

Peter S. Boam

February 2011

The Hon. Giz Watson M.L.C.
339 Oxford Street
LEEDERVILLE 6007

21 FEB 2012

Dear Giz .

RETIREMENT VILLAGES ACT .

Enclosed please find my request for your support , which is also signed by many of the residents of Leederville Gardens Retirement Village (which has a total of 66 units) which is meant to inform you of some of our serious concerns regarding the long-awaited changes to the Retirement Act .

We have now been advised , that the first part of the **AMENDMENTS** to the Retirement Villages Act can be expected soon , since it was decided to split the whole into two parts !

Our village , like quite possibly 90% of all retirement Villages in Western Australia , is a "LEASE-FOR-LIFE" village – which means that we lease the unit but we do NOT own our units !.

Our primary demands for changes to the existing Act are :

- (1) the curtailing of the monthly (weekly) fees to be paid by residents (or their executors) to a maximum of **SIX (6) MONTHS** , after the unit has been vacated and the keys have been handed back to the owners of the unit . At present this time is unlimited !
- (2) that this curtailment be made **RETROSPECTIVE** , or if that is not possible , to phase it in after two (2) years , otherwise it is of no help to the many thousands of residents now living in lease-for-life retirement villages in Western Australia , many of whom would like to (or need to) move into care facilities but are unable to do so for financial reasons !.

There are numerous examples where units have been empty (and the leases remain un-sold) for up to 2 years – and even longer ! All the while however , the departed resident (or his/her' estate) is required to pay the monthly fees – or (in some cases) if these fees are not paid monthly , the full sum of unpaid fees - plus costs , interests and charges – may be (are) deducted from the eventual pay-out sum ,(over which the former resident – or his/her' estate - has no control whatsoever !) when , in time , the lease is re-sold .

If say the monthly fees amount to \$400 - an average figure - over 2 years , this mounts up to the best part of \$10.000 which considerably reduces the pay-out figure ... for absolutely no gain – except to the owners !!

It happens time and time again , that for health reasons a resident should actually vacate his or her unit and move into care facilitiesbut cannot do so , because of course , there – in the care facility - monthly fees will also be charged . It is obvious that this causes great financial – and consequential additional health - problems to many ailing residents !

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