

Health, Communities, Disability Services and Domestic and Family Violence Prevention Comr

From: [REDACTED]
Sent: Friday, 14 December 2018 2:21 PM
To: Health, Communities, Disability Services and Domestic and Family Violence Prevention Committee
Subject: Retirement village Buy-back scheme
Categories: Submission

I submit that freehold (strata-title) villages be exempt from this option. It is not feasible and would be very disadvantageous to residents in this type of village as all unit holders have an equal share in the village and would be liable to equal costs should this occur.

If at any one time there were several units unsold and vacant after 18 months, the cost would be very high with no guarantee of recouping the amount paid out. Also, many pensioners would not have ready funds to contribute their share, others would have draw on savings with no interest income available on the contribution, it would be detrimental to future sales as prospective buyers would not want to place themselves in a situation where they may be called upon to front up thousands of dollars, and there is the very real prospect that when sold, the unit would not return the original contribution.

We are a village of 151 units with units ranging in value from \$320,000 to \$500,000. Rentals are not allowed.

We bought into a strata-title (freehold) village with the knowledge that when we sold, we would be dependent on current real estate market values and demands.

The buy-back option if legislated will become a nightmare for freehold owners.

I ask that the buy-back option be excluded for freehold (individually owned strata-title unit) villages.

Anne Eagles

