



Subject:
Date:

Submission to Parliament re the proposed AVEO development in Sanctuary Cove
Saturday, 6 October 2018 8:17:58 PM

The Committee Secretary
State Development, Natural Resources and Agricultural Industry Development
Parliament House,
George Street
Brisbane QLD 4000
email: sdnraidc@parliament.qld.gov.au

Dear Sir /Madam

The following submission outlines my objections to the proposed amendments to the Sanctuary Cove Resort Act (SCRA) and the proposed Aveo retirement facility within Sanctuary Cove.

The economic impact of the proposed legislation includes the likelihood of massive property devaluations in Sanctuary Cove. Currently, the estimated valuation of residential property in the Cove exceeds two billion dollars. If this legislation were to proceed, it would need to factor in the need for just and adequate compensation to current residential property owners, many of whom have been resident in the Cove longer than the present developer.

The amendments to SCRA have been proposed despite residents alerting the Minister via email and letter that the majority of residents in Sanctuary Cove are opposed to this development. We have invested in good faith in this development and thought ourselves to be protected from economic exploitation and lifestyle changes by the existence of SCRA and the protection of the Queensland government

In 1985, at the Second reading of the Bill that became the Sanctuary Cove Resort Act, the Minister stated that:

'any decisions made by the Principal Body Corporate which affects the interest of members must be carried by a special resolution, which requires at least 75% support by its members based on the voting entitlements mentioned previously.' Despite a petition tabled in Parliament on 1 December 2015, the government has proceeded to lodge this amendment without first obtaining 75% approval.'

Multiple opinion polls were conducted and the results reported to State Government, all of which clearly reflected that a majority of residents do not support the proposed retirement facility and aged care facility. One poll was conducted by the Aveo Working Group which was established by the PBC. At least three other polls were conducted over a period of years at different times by residents on Facebook. Currently, there is a poll being conducted on the Sanctuary Cove Locals Facebook site, which reports it has 1,200 members. There are approximately 1300 homes in Sanctuary Cove. This poll was created after the proposed bill amending the Sanctuary Cove Resort Act was published. It requests the PBC conduct a Homeowners' poll to confirm the residential community's position on the proposed changes to SCRA. Please note that there has been no consultation with the community by State Government or the Minister's staff prior to the publication of the proposed changes to SCRA.

The PBC vote, which was not a special resolution, was held over two years ago and lot owners now have access to more information about the proposal. Also new home owners have come to Sanctuary Cove and have had no option to have their say on this matter.

And, let us not forget that recent *Four Corners*' episode, 'Bleed Them Dry', which shed such an unfavourable light on the Aveo organisation. After such exposure, it is little wonder that the residents of Sanctuary Cove wish to protect themselves and future residents from the quality of 'care' that is the reality of this company.

The Palaszczuk government was elected and re-elected on a platform of honesty and integrity, which I have hitherto believed to be an accurate one, from a party whose ideology has always been to protect the rights of the individual over the power and pressure from 'big business'. I hope my faith has not been misplaced in this instance.

Yours faithfully

Darelle Housden

