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Committee Secretary  
State Development, Natural Resources and Agricultural Industry Development  
Parliament House



I register my opposition to amend the SCRA to allow a retirement village and an aged care facility in a zone or part of a zone in Sanctuary Cove.

1. The proposed legislation is not limited to the Aveo site.

The Sanctuary Cove portion of the bill adds in schedule 1 of the SCRA, an aged care facility and a retirement village. The proposed amendment does not identify the zones that will include these uses.

The zones are contained in the regulations to be determined and changed by the Minister, not parliament.

While the PBC agreement with Aveo limited the retirement village to the Aveo site, the proposed legislation contains no such limitation.

This means that in the future a Minister could add a retirement or aged care facility to any of the other zones.

2. Also missing from the proposed legislation is any existing legal protection for the people who become residents of a retirement or aged care facility in Sanctuary Cove.

The Retirement Villages Act does not apply to Sanctuary Cove.

As the ethical practices of Aveo have already been questioned and with the scheduled Royal Commission into Aged care operations, I am concerned that this proposed legislation does not address any legal protection for those residents.

3. In 1985 at the second reading of the Bill that became the Sanctuary Cove Resort Act, the Minister stated. "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"

The government has proceeded to lodge this amendment without first obtaining 75% approval of the residential community.

4. Economic Impact

If passed, this legislation needs to address just compensation, as the proposed legislation raises the spectre of massive property devaluations. It is believed that given the above our valuation could fall dramatically

Lee Bennett – Resident Sanctuary Cove since 1994