

Aveo Cleveland Residents' Committee

20 September 2012

Attention: The Research Director
Transport, Housing & Local Gov Committee
Parliament House
George Street
BRISBANE QLD 4000

thlgc@parliament.qld.gov.au

Dear Sir,

Re: Review of Retirement Villages Act 1999

The Residents' Committee of Aveo Cleveland Retirement Village hereby submit the following points for the consideration of the review panel:

1. The Act does not address the situation of incomplete villages.

This village is approximately 70% completed (119 units out of a proposed 175) and residents were advised that completion would be effected by 2006. Because the infrastructure is in place for 175 units, the residents are paying the full operating costs and have been severely disadvantaged financially. We believe the Scheme Operator should pay the GSC and MRF contribution of the uncompleted units.

The Committee has, over the years, taken this issue to the Consumer Affairs Tribunal and has taken legal advice at considerable expense, but, because the Act does not provide for this anomaly, the Scheme Operator is not in breach of the Act. Similarly, the Act does not require the Scheme Operator to subsidise a GSC deficit.

We know we are not the only Village with these problems.

In the interest of fairness, we believe the Act should address this situation and include words to the effect of :

"That in a Retirement Village where the number of completed units does not equal the number of units on the original development application,

the Scheme Operator shall contribute the monthly installments of the GSC and MRF of the uncompleted units."

2. **Separate budgets for Assisted Living Units and Independent Living Units in the same village.**
3. **Standard PID and Lease for all residents of a village.**
4. **Restrictions on the Scheme Operator to alter the PID.**

Points 2, 3 and 4 are already in the Act but should be amended in order that no resident is in any way disadvantaged financially or otherwise.

The opportunity for a delegation from our Committee to address your Panel would be appreciated.

Yours faithfully,



JIM HENRY
President