




Speech By
Barry O'Rourke

MEMBER FOR ROCKHAMPTON

Record of Proceedings, 3 April 2019

HEALTH AND OTHER LEGISLATION AMENDMENT BILL

 **Mr O'ROURKE** (Rockhampton—ALP) (3.47 pm): I rise to speak in support of the Health and Other Legislation Amendment Bill 2018. While this bill will amend several acts, I am only going to cover the amendments to the Retirement Villages Act. The amendments to the Retirement Villages Act will apply retrospectively from November 2017 when the original changes to the Retirement Villages Act took effect. We heard through our briefings that there were amendments made to the housing legislation to allow a change within the act. This will allow for a mandatory payment of a resident's exit entitlements from the point of 18 months after they move out of their unit, regardless of the tenure type.

When residents move into a village they pay an entry fee and other fees and charges. They live in the village and when they move out an exit entitlement is paid out of the proceeds of sale. The operator gets their exit fees, which is the money that the operator makes for running the village. There would be other fees and charges that are imposed at the point of sale, but they are the basic concepts that we are dealing with in the amendments to the Retirement Villages Act.

In the briefings we heard from some residents about their real pain and suffering given the lengthy delays in the sale of their retirement village home. Concerns were raised that, as some retirement villages are expanding with new units, the sale of second-hand units can be a low priority for the retirement village management. We heard stories of people who had exited the retirement village and moved into aged-care facilities and were under additional personal stress given the lengthy delays in the sale of their retirement unit. We heard of families also experiencing difficulties in finalising estates due to the lengthy delays in the sale of their units.

The department of housing confirmed that residents sometimes have to wait a long time for their retirement village unit to sell. Some have taken many months and sometimes even years. For as long as the unit remains unsold the resident does not get their exit entitlements, so they do not get the return on their capital until the unit is sold. The new amendments include those units that are freehold title.

I would like to thank the members of the committee. I would like to thank the secretariat for their assistance and also the various government departments for the work that they have done. I commend the bill to the House.