

WARCRA Newsletter

July 2012

Vol. 12 No. 3



WARCRA

NOTICE OF GENERAL MEETING

The next General Meeting of the Association will be held at the
Piney Lakes Environmental Education Centre, Leach Highway, Winthrop
(The entry to the centre is on the south side of Leach Highway between Murdoch Drive and Winthrop Drive)

FRIDAY 10 AUGUST 2012 at 10.00 am

Guest Speaker: Craig Donovan

Director of Strategy and Architecture, Health Information Network
"An Introduction to e-Health"

This innovation in health recording could be very valuable to retirees who are frequent travellers.

THE QUARTER'S NEWS IN SUMMARY

- The Retirement Villages Act Amendment Bill No. 1 was expected to be introduced in Parliament in the week before the winter recess began—but it has been held up for so far unexplained reasons - have the operators lobbied the government and secured a last minute change?
- We continue to lobby parliamentarians of all parties to keep them abreast of the matters that are of concern to Retirement Village residents. Recently we met with the Hon Kate Doust MLC who is the shadow Minister for Commerce.
- A seminar for Residents Committees is being conducted at Lady Brand Lifestyle Village in Mandurah on Tuesday 31 July 2012—last minute registrations to Jane Levett on 04458 812 888. This is particularly for villages in the Peel Region but anyone can come.
- Joan Worthy has been forced to resign from the WARCRA Committee for family reasons. The Committee is seeking suggestions for a possible replacement.
- The WARCRA Strategic Plan expired at the end of 2011 and the Committee is working to bring it up to date. Your comments on matters that should be our focus in the next two or three years are welcome.
- The WARCRA Constitution is also due for review. At the same time the Committee proposes that we change our name to the WA Retirement VILLAGES Residents' Association.

Western Australian Retirement Complexes Residents' Association Inc.

ABN 31 565 412 125

PO Box 7896 Cloisters Square WA 6850

www.warcra.org dcousins@iimetro.com.au 0417 314 735

WARCRA COMMITTEE DIRECTORY 2012-13

POSITION	NAME	PHONE	EMAIL
President	Des Cousins	9407 7849	dcousins@iimetro.com.au
Vice President	Jane Levett	9387 8598	jane.levett@optusnet.com.au
Secretary	Bernard Francis	9455 2510	marmet@bigpond.net.au
Treasurer/Membership	Ron Hasluck	9456 1991	rhasluck@bigpond.net.au
COTA Representative	Philip Griffin	9371 5277	grifmar@upnaway.com
	Ron Lullfitz	9388 8645	lullfitz@myway.com
	Ken McKnight	9291 4928	barken@iinet.net.au
	David Street	9586 1667	davenwen@multiline.com.au
	Rob Waite	9452 0797	rob_waite@bigpond.com
	Patrick Wyburn	9271 2733	spwyb@westnet.com.au

DES COUSINS is a retired Church administrator and consultant. He resides at Harbourside Village Mindarie (purple title) where he is chairman of the Residents Committee and Convener of the Finance Committee. He was formerly Chairman of the Board of UnitingCare West and of the Council of St Stephen's School, Duncraig.

JANE LEVETT is a retired Registered Nurse. She resides at St Ives Centro (lease) where she is a past President of the Residents Association and a member of the Social Committee. Her former experiences include senior management in gerontology and residential aged care.

BERNARD FRANCIS is a retired Electrical Inspector. He resides at Jacaranda Gardens (lease), Canning Vale, where he has been President of the Residents Association. He has had much experience in professional and community associations.

RON HASLUCK is a retired Automotive Technician. He resides at Forest Lakes Lifestyle Village (loan lease), Thornlie where he is a member of the Residents Committee and senior first aid officer.

PHILIP GRIFFIN is a retired Master Mariner. He resides at Lawley Park (lease). He has been a member of the WARCRA Committee for six years and represents us on the Council of the Ageing Policy Committee. His past experiences are in refrigerated transport, the off-shore oil industry and as a marine paint technical advisor.

RON LULLFITZ is a former lecturer at TAFE and before that was a high school teacher in science. He resides at Mercy Retirement Village (lease) in Wembley. He is a member of the Residents Committee, previously he was Secretary.

KEN MCKNIGHT is retired from the business equipment industry where he worked for the same company for 46 years in the UK, Ireland and Australia. He resides at Villa Maria, Lesmurdie (lease) where he is President of the Residents Association.

DAVID STREET is retired from domestic gas sales marketing with Alinta Gas and Rheem Industries. He resides at Lady Brand Lifestyle Village, Mandurah (lease) where is President of the Residents Association. He is a past commodore of the Swan Yacht Club.

ROB WAITE worked as a financial planner and administrator in co-operatives and credit unions. He resides at Arcadia Waters (lease), Maddington where he has been chairman of the Residents Committee.

PATRICK WYBURN is a retired social worker who worked for 28 years with the Community Welfare Department. He resides at Lawley Park (lease) where he has been chairman of the Residents Association. He is the past chair of WARCRA and has been executive officer of Community Aid Abroad.

***Note:** There is a casual vacancy for an additional member of the Committee (to be appointed by the Committee) and suggestions for possible appointees are welcome—please contact the President.*

WARCRA ACTIVITIES

LEGISLATION REPORT

In June 2012, a round table consultation was held at which the Department of Commerce presented a report to the representatives of the Residents (WARCRA) and the representatives of the owners/developers/operators (RVA and ACSWA) on the progress toward the amendments to the Retirement Villages Act following the six year review which culminated in a final report in November 2010.

The amendments to the Act are to be presented in two sets of amendments, the first to be completed by the end of this year and the second sometime after the State elections due in March 2013.

We are fairly happy with the proposed amendments, with one or two exceptions. However, the form of the amendments to the Act is largely to grant powers to the Government and the details will then be incorporated into the Regulations made under the Act. This is a classic case of "the devil will be in the details" which are still to be revealed.

The only encouraging note about this process is that we have been invited to be represented on a small working party to prepare the Regulations (and any amendments to the Code). The working party will consist of a Policy Officer and a Lawyer from the Department of Commerce, a representative from each of RVA and ACSWA and (after our protests at them having two representatives) two representatives of WARCRA—Patrick Wyburn and the President will be our representatives.

However, though this working party was announced some 6 weeks ago, no advice of any meeting has yet been received.

The first amendments were to have been introduced in Parliament at the end of June, but when Parliament rose for its winter recess the Bill was still sitting on the notice paper. We understand that the Liberal-National Party room referred the Bill back to the Cabinet for some changes—yet, though we have been involved in all the round table conferences and are vitally concerned, we have had no official word of what further changes are being considered.

At the round table conference, both RVA and ACSWA indicated their complete opposition to the proposal from the Review that on-going charges for non-owner units should be limited to a six month period after the unit is vacated. We fear that the Government may have been persuaded to change this proposal.

If, when we finally see the Bill, that proves to be the case, we will need to become very active. We will advise all members and provide you with lobbying material and we will need everyone to write to every politician that you know or who is your area protesting at the lack of protection being given to residents and the unfair treatment of lease holders in Retirement Villages (much more severe than applying to leaseholders in other situations).

Please, be prepared to act. Politicians are frightened of organized opposition!

THE CODE

The present Code (2009) expires on 30 September 2012. In recent years, the Government has simply re-enacted it for another three year term. This year, they are proposing to make some changes to implement some of the recommendations of the Review that do not need legislation.

One of the changes that we are negotiating with them concerns meetings of residents to pass special resolutions. Under the Code at present, these meetings must be called by the administering body of the Village and we have had several reports of managers manipulating this process (wording the resolution, bringing in outside lawyers to chair the meeting, and confusing residents). The Department of Commerce is considering our request that such meetings may be called by the Residents Committee (as well as the Managers), that they are **RESIDENTS** meetings from which the Managers may be excluded and the meetings will be chaired by a person chosen by the residents.

It is the Government's plan to have the amended Code prepared for 1 October, but if they fail to meet this deadline (which looks increasingly likely), the present Code will only be extended for a short time.

COMMUNITY & VILLAGE PROMOTIONS

Jane Levett, Patrick Wyburn and Des Cousins will be speaking at the Glyde In Community Learning Centre on 4 September 2012.

We are also available to speak to residents in villages—this could be particularly helpful if you are trying to get your whole village to become members. Contact Jane Levett or the President.

PEEL DISTRICT SUB-COMMITTEE

The Peel District sub-committee met on Wednesday 11 July 2012 at the RAAFA Erskine Grove Estate. The President presented a report and there was a good discussion on general topics and concerns from some of the Villages. The Convener is David Street and he will present a report at our next General Meeting.

WARCRA FINANCES

Following the suggestion made at the last general meeting, the Committee reviewed the level of funds being held in our general operating account and authorised the Treasurer to invest a further \$10,000 in a term deposit.

At 30 June 2012, total funds held were \$36,208.53, of which \$9,530.82 was in the general account and \$26,677.71 was in term deposits.

RVA STATE CONFERENCE

The Retirement Villages Association (operators) state conference is being held on Friday 10 August 2012 at the Esplanade Hotel, Fremantle. Our President has been invited to attend the conference as a guest and to be a panel member. He will therefore miss our August meeting and Jane Levett will be in the chair.

WARCRA ACTIVITIES Continued

REVIEW OF OUR CONSTITUTION

The time is past for a review of our constitution. At the June 2012 meeting of the Committee, a draft revision was presented for consideration. The constitution has been tidied up in a few places where the provisions were not clear, or where the requirements of the Associations Incorporation Act were not absolutely adhered to.

The major change was to include the President's role in the Constitution, to provide leadership to the Association—the previous constitution only provides for the President to be the chairperson of general and committee meetings.

The Committee has decided to recommend that the Association change its name to the WA Retirement **Villages** Residents Association. The title "Retirement Villages" is the one in normal usage—no one understands immediately what the present name means and there are many retirement complexes that are not Retirement Villages. Retirement Villages is the name of the Act that regulates our Villages and that Act defines what a Retirement Village is.

It is proposed that the necessary special resolutions to change the Association's name, clarify its purposes and amend the Constitution will be moved at the November 2012 General Meeting.

Meantime, we are providing you with the proposed amended constitution with this Newsletter. You are invited to look at it and if there are any matters that are of concern or about which you are unsure or that you consider should be changed, PLEASE contact the President, Des Cousins on 9407 7849 or by email to dcousins@iimetro.com.au as soon as possible.

WARCRA'S STRATEGIC GOALS AND/OR PRIORITIES

In 2007, WARCRA adopted a five year strategic plan, for the period till the end of 2011. The has decided to update this plan and invites members (both individuals and villages) to make suggestions for topics to be included.

The broad areas of the plan are:

- Legislation—what do we want?
- Prospective residents—how can we best help them?
- Current residents—what services can we provide?
- Advocacy/Appeals/Litigation— what topics should we should focus on—what the big problems for residents?
- Public relations—how can we best promote retirement villages, village life, benefits of WARCRA membership etc.?
- Partner organisations—with whom should we work to create strategic alliances?
- WARCRA organisation—what changes need to be made—how can we recruit suitable people with skills and experience to support our work?

Send your suggestions to be President.

AN ANALYSIS OF THE RETIREMENT VILLAGE INDUSTRY IN WA as at 14 May 2012

Mr Bob Bunney, the Manager of the Department of Commerce Senior Housing Centre has prepared this interesting set of data.

Villages

Total number of villages	213	
Not For Profit sector	147	69.01%
For Profit sector	66	30.99%

Units

Total accommodation units	14,686	
Comprising		
apartments	1,308	8.91%
Units/villas	13,298	90.55%
Serviced apts	80	0.54%
Owned by		
Not For Profit	8,900	60.6%
For Profit	5,786	39.4%
Accommodation planned	1,170	

Size

4 bedroom	64	0.44%
3 bedroom	4,254	28.97%
2 bedroom	7,382	50.27%
1 bedroom	2,690	18.32%
Bedsits	296	2.02%

Tenure

Lease/Loan/Licence	11,537	78.56%
Rental	855	5.82%
Strata	1,456	9.91%
Purple Title	838	5.71%

Other Accommodation

The above figures do not include a further 43 villages, comprising 754 units (114 x 2 bedroom, 597 x 1 bedroom, and 43 bedsits) that offer only rental accommodation and would not necessarily be retirement villages as defined by the *Retirement Villages Act*.

Nevertheless, some of these villages are owned by operators of retirement villages, have memorials over their titles, and might be considered by their residents and the public to be retirement villages.

Note

The above data has been obtained from publicly available information provided in advertising and industry websites, supplemented by information already held by the Department of Commerce.

Nevertheless, "we do not know what we do not know" and, for example, only this week another village was identified and added to the data. There are sure to be others that have yet to be identified, particularly in regional areas. [This last comment underlines the need for a register of retirement villages which WARCRA has been advocating for some time.]