



Western Australian Retirement Villages Residents Association Inc

GENERAL MEETING

12 August 2016 at 10.00am

Piney Lakes Environmental Education Centre, Winthrop

16.08.01 Opening 10.00am

16.08.02 Attendance and Apologies:
Present 73 as per Register

Apologies 10

16.08.03 Minutes: of the general meeting on 13 May 2016 confirmed with the following correction
8.2 Eugene Browne – Rowthorpe
Village contracts say no Reserve Fund – is a Reserve Fund compulsory? Juniper has introduced 40% then 60% increase maintenance expenditure via Reserve Fund.
Moved Des Cousins Seconded John Ward **CARRIED**

16.08.04 Business Arising from the Minutes: Nil

16.08.05 Correspondence: Nil

16.08.06 Reports:

6.1 President - Colin Edwards

- All the State representatives met with the National retirement Living Council with the objectives of listening to each others challenges and concerns and explore the possibilities of joint efforts to tackle some agreed priorities.
- Identifying a work plan to address industry problems and assist reaching a common consensus of dispute resolutions.
- A joint approach to the issue of Council Rates with both parties researching the technical arguments that can be adopted at all levels of Local, State and Federal Govt.
- Transparency of Budgets. Achieved by us not in some States Codes/Regulations.
- Codes of conduct and Industry pride – standards of customer service across the industry- establishing standards similar to NZ model including a Residents rights and responsibilities.
- Resident representative participation in Property Council Management training programs.
- Integrity of Independent Living – standards for potential residents.
- Redevelopment of older villages – working with existing residents.

The following issues were discussed.....

- What are the problem areas for Operators with new legislation?
- Is there too much Legislation?
- Training of Retirement Village on site Managers
- Ageing Retirement Village residents – discussion needed
- Council rates Property Council support would be appreciated

6.2 Treasurer - Bob Hamilton presented the Treasurer's Report for July 2016

Opening Balance	\$12,740.23
Income	\$764.00
Expenditure	\$3,139.81
Closing Balance	\$10,364.42
Term Deposit held	\$36,049.29

Moved B Hamilton

Seconded Fred Gfeller

CARRIED

6.3 Legislation and Advocacy – Des Cousins

- An incorrect claim by the Property Council that the Government has announced a two year freeze on further changes to the Retirement Villages act led to WARVRA seeking confirmation from the Minister. The Minister confirmed that work on the remaining changes to the Retirement Villages legislation is continuing, but that it is complex and may require input from the Resident and Industry stakeholders.
- It is expected that no legislation will be introduced in less than 2 years and possibly more, particularly if there are any major changes after March 2017 elections. The consequential amendments to regulations are likely to take a further 2 years.
- The focus for remainder of 2016 will be directed to completing a submission on Retirement Village Schemes and to supporting/review of Retirees WA.
- Plan for a short series of training and mentoring meetings to meet to work with new advocates. Volunteers are urgently needed in order to maintain WARVRA's level of service to residents.
- There have been many issues re Budgets and Finance as some operators have been slow to adjust to the new reporting obligations
- Strata Title Villages – Both Harbour Pines Geraldton and St Ives Northshore are situations where the rights of residents under the retirement Villages legislation seem to have been overlooked.
- The convener conducted a training session on establishing and working residents Committees on Wednesday 15 June 2016 for Amana Living Village Managers. More opportunities are needed to equip village managers for their work as many are poorly briefed and supported, particularly in stand-alone villages or small group operators.

6.4 Membership and Education - Ian Nordeck

30/6/16 107 villages 13,048 members

- Attendance at meetings at visited villages was less than usual as many people travel north for the winter
- Opportunity was taken to discuss the details of the report "Where to from Here" with the convenors of each region. All regions agreed that in future winter meetings will be held in Autumn and Spring only with the latter being formatted as an AGM.
- **Recruiting Development:** Following the advertisement in the last Newsletter, eight people have volunteered to consider joining the Membership Development Team.
- Overall the membership activity has resulted in increasing numbers and now WARVRA can claim to represent over 50% of villages and residents but there is still a long way to go. There are 220 villages containing 23,000 residents in retirement villages in Western Australia.

16.08.07 General Business

- **Dee Bickley, Willow Creek Mews** – Is there a criteria for managing/running a village? Is there legislature?
A: Government is not willing to engage in any form of accreditation for village management. Government is not willing to become involved in setting standards.
- **Ray Thompson, Settlers Ridgewood** – Local Government and Rates – Council can

do differential rates. Residents in Retirement Villages pay more rates than residents outside villages. RAAFA don't pay rates. Lifestyle Villages pay approximately ½ rates. John Quigley MLA agrees to differential rates.

- **Graeme Brown, St Ives Murdoch** – is also looking into council rates. The Local Council will only deal with owners.
- **Fred Gfeller, Lady McCusker** – Joondalup Council adjusted rates when presented with pension entitlements. Amana Living has improved living conditions since des Cousins presentation of seminar at Amana Living offices.

16.08.08 Guest Speaker

8.1 University students doing research on changes to lifestyle following retirement. Three students addressed the meeting in order to ascertain if the members would be interested in partaking in a questionnaire on the transition from to retirement.

8.2 Paul Hart of SolarGain – explained the significances of Western Power changes to the regulations applicable to Solar Power installations. Compliance kept to a minimum for solar panels. A Forum for cost and compliance requirements will be made available to village owners, villages and village representatives.

16.08.09 Next Meeting

Meeting: 11 November 2016: Piney Lakes Environmental Education Centre, Winthrop
(General Meeting)

Meeting closed at 11.55am