

WARVRA Newsletter



WARVRA

PRESIDENT'S REPORT

For most of us, 2020 has been a memorable year! Due to COVID 19 WARVRA was unable to hold the regular meetings and gatherings we normally expect to do, but upon reflection most of us survived 2020 with only minor disruptions to our daily lives. Who would wish to live in any other place!

It has been frustrating however, from the Council's point of view, that proposed changes to the Constitution have not yet been presented to a meeting for consideration but hopefully this will be rectified early next year.

I must say that this has been a very successful year for our organisation, even though you will not experience many of the improvements in legislation, which I expect will eventually happen in years to come. This is because legislation doesn't happen overnight; however, I believe that the meetings in the last couple of months, which have involved WARVRA, Consumer Protection and attending Operator Associations¹, have provided us with a basis for improvements in legislation in years to come.

In the absence of meetings, we have had a "breathing space" in order to meet the demands of the responses to the CRIS papers and the heavy demand of Roundtable meetings which have occurred during the past six weeks.

I have conducted three ZOOM meetings for members as promised in late October, and I expect that the final one on Residents' Committees will be repeated on a number of occasions next year. Don't forget that there is a lot of valuable information on the WARVRA website that answers many of the questions you may have on how Residents' Committees should operate.

In mid October 2020 the Premier announced that the WA COVID-19 Roadmap Phase 4 will continue for a further two months.

A General Meeting of WARVRA needs to agree to Special Resolutions relating to matters, including amending the Constitution to comply with the Associations Act 2015, before an Annual General Meeting is held.

The Council has taken the decision to apply to Consumer Protection requesting further time to hold the Annual General Meeting, proposing August 2021. This application has been successful.

Resumption of meetings will be advised with as much notice as possible.

Residents' Committees should play an important part in each village to benefit both the residents and the operator.

Finally, as this is likely to be the final newsletter for the year, may I, on behalf of the Council, express best wishes to all residents, for a very happy Christmas and New Year and hope that those who have not been able to see family from interstate are able to do so over the festive season.

Ron Chamberlain, President WARVRA

¹Operator Organisations: Retirement Living Council (a section of the Property Council WA), ACSA (Aged and Community Services Australia) and LASA (Leading Aged Services Australia).

Attention: Residents' Committees

Have you advised WARVRA of your Village Contact Details after your Village 2020 AGM?

The Form can be downloaded from the WARVRA website and forwarded.

The third of the Zoom Seminars "Resident's Committees, Meetings and Constitutions" was successfully recorded and will be available on the website once editing has been completed.

WARVRA Council Directory

NAME	ROLE(S)	PHONE(08)	MOBILE	
Ron Chamberlain	President and Convener L&A*	9456 4598	0447 315 160	ronlyn_2@bigpond.com
Eugene Browne	Vice President	63636477	0424 818 840	eugeneb@inet.net.au
Maureen Miller	Secretary	-----	0424 208 873	maureenmiller@westnet.com.au
Corry Knappers	Treasurer	9550 4964	0488 059 103	corryadri@terancamews.com.au
Lexie Beardmore			0406 539 720	
Barry Butterworth		9537 6937	0499 187 128	
Frank Egan		9531 0210	0431 836 025	
Chrissie Jordon		9384 7946	0409 086 412	

Regional Committees Directory

NAME	POSITION	PHONE	MOBILE	
Monika Cull	(Great Southern) Convener	9842 3786	0407 691 975	
Lorraine Watts	Co-Convener (South West) Busselton	9754 2346	0408 127 674	
Dianne Wilson	Co-Convener (South West) Bunbury	9724 4889	-----	
Colin Edwards	Convener (Peel)	9535 6005	0427 247 514	
John Lewis	Convener (Mid West)	-----	0437 780 798	

Legislation & Advocacy Report

WARVRA has to date participated in four scheduled Roundtable discussions with Consumer Protection and participating Operator Associations¹. The purpose of these meetings is to assist with the economic development as we exit from the COVID 19 crisis. There have been two major issues on that agenda:

Easing restrictions on land covered by Memorials. There has been a great deal of discussion on this matter as WARVRA regards the Memorial as the signal that resident's money is protected. We do however concede that there may be land covered by the memorial that is surplus to the needs of the village and could be developed and that some villages need re-development because of design issues and the age of the village. We have been very careful to ensure that residents' rights are well maintained during any re-development of a village.

Exit Entitlements has been the other big item on the agenda of these meetings and WARVRA will continue to argue that the exit entitlement belongs to the resident and should be paid as soon as possible after the resident departs the village. In this process Consumer Protection offered one year as the maximum time allowed for exit entitlements to be paid. Naturally WARVRA had asked for the minimum time, six months, but Operator Associations stressed

the economic hardship on village operators, especially small operators. While WARVRA does not want any operators to "go broke", we maintain that the exit entitlement should be paid out as quickly as possible after the resident leaves the village.

Another topic we would like to see attention paid to is the need for **definitions**, such as those defining a resident, a retirement village or the arrangements which describe the day-to-day activities of any village, decided upon and written in terms which can be easily understood by lay persons reading the legislation.

I would like to express my thanks to Des Cousins, David Street, John Vincent and Eugene Browne, who, with me, have been your representatives in these talks.

¹ See previous page

Ron Chamberlain, Convenor, L& A Committee



"The skulls of your enemies are much more environmentally friendly than plastic cups. Just sayin'."

WA Household Electricity

Credit Offset.

On the 4th October 2020, the WA State Government decided to give \$600 to every household in WA from the proceeds of the recent Bell Group settlement. This would be in the form of a \$600 credit towards the electricity bill for every domestic household.

WARVRA fielded a number of enquiries about how this would apply to Retirement Villages, especially those where power is on-sold to residents by the village operator. WARVRA raised the issue with the WA Government, and we are pleased to report that all issues seem to have been resolved.

In Retirement Villages, the \$600 benefit will occur through two different methods.

Method one will apply where a resident is billed for electricity directly by Horizon Power or Synergy. In this case no action is needed by the resident. A \$600 credit will automatically appear in the residents account as from 1 November 2020.

Method two will apply where a resident is billed for electricity by the village operator. In this case the Energy Concession Extension Scheme (ECES) will be used to pay the \$600 into a bank account of the residents choosing. Residents must be registered with ECES to receive the \$600. Details of all this can be found on website: <https://www.wa.gov.au/service/community-services/grants-and-subsidies/apply-household-electricity-credit>

For residents who have no computer, some details of the second method are set out below.

2.1 A resident who is registered with the Energy Concession Extension Scheme (ECES) and currently gets \$305 every year, will automatically receive the extra \$600 payment which will be paid before Christmas 2020.

2.2 A resident who is eligible, but not yet registered with ECES, must register to get the \$600, and should do so to get the additional benefits as well. To be eligible, a resident must hold one of the following concession cards: Pension Concession Card, Health Care Card, Commonwealth Seniors Health Card, or a Department of Veterans Affairs Gold Card. For any queries 'phone 9262 1373

2.3 A resident not eligible for ECES (i.e.: a self-funded retiree) will have to apply for the \$600 payment by filling out a claim form which will be available in December 2020 from the website or the Department. The resident will need to lodge the claim before 31 March 2021. For any queries 'phone 9262 1165

TREASURER'S REPORT – END OF THIRD QUARTER – 30TH SEPTEMBER, 2020

Year to date	\$
Opening Balance 1 January 2020	13,960.71
Receipts	
Village Membership	18,588.00
Individual Memberships	1,010.00
Associates Family	250.00
Associates Management	440.00
Bank Interest	14.95
Donations	15.00
Received by mistake	1,650.00
Total receipts	21,967.95
Expenditure	
Software for Newsletter	150.00
Legal expenses	990.00
IT Services	854.98
Postage, stationery & ink	667.17
TransPerth train and parking	50.05
Morning tea supplies	62.00
Meeting expenses	90.31
Telephone	110.80
Auditor	50.00
Flights to meetings	455.23
Refund amount received by mistake	1,650.00
Insurance	637.26
Total Expenses	5,767.80
Cash Book Balance at 30/9/2020	30,160.86
Bank Reconciliation	30,160.86
Total Funds ANZ Bank Account	30,160.86
Plus Westpac Business Cash Reserve	3,313.73
Plus Term Deposit Investments	47,567.47
Total Funds as at 30/9/2020	81,042.06

Eugene Browne, Vice President

What is a Residents Committee?

The Retirement Villages Code provides for the establishment of a "Residents Committee". The function of the Residents Committee is to consult with the administering body (the owner, developer or manager) on behalf of the residents about the day-to-day running of the retirement village and any issues or proposals raised by the residents.

The residents of a retirement village may establish a residents committee by an election conducted among themselves or by the administering body if requested by a minimum of 5 residents or 10% of the residents (whichever is the greater) or if there are less than 10 occupied residential premises by a majority of the residents.

Only one residents committee (regardless of its name) may be established in the retirement village to fulfil the above function and only residents of the village may be members.

A member of a residents committee holds office for only one year (but may be re-elected) and may be removed at any time by a special resolution approved by the residents.

Setting up and running a Residents Committee

WARVRA believes that a residents committee is both desirable and advantageous in the development and management of any retirement village. We have developed several resources for your use.

Setting up a Residents Committee

An Agenda for a Residents Committee

Rules for a Residents Committee (and a Residents Association)

Helpful Procedures for a Residents Committee

Guidelines for Sub-Committees

Outline Constitution for a Residents Association

For more information on the topics listed above visit:

<https://warvra.org.au/current-residents-2/residents-committees/>