Dear (Member of Parliament)

**Concern about Retirement Villages**

I am writing to express concern about the protections available to residents of Retirement Villages and ensuring that this form of housing addresses the needs and expectations of older people. Growth is occurring in this sector with increasing demand and the impact of developments in aged care but unfortunately Victoria is not keeping pace with these changes.

In 2017, the Parliament of Victoria conducted an Inquiry into the Retirement Housing Sector. The Inquiry identified problems with:

* Costs including ingoing, ongoing and outgoing
* Contracts
* Relationships between management and residents, and
* Dispute resolution.

The Government responded in 2019 and established a review of the Retirement Villages Act (1986). The review of the Act has released issues and options papers for comment, but four years later, the Act is unchanged in 2021.

Many states have made changes to retirement villages regulation in recent times. Queensland addressed many of the similar concerns to Victoria and enhanced regulation of the industry and Western Australia is currently reviewing regulation of the industry in that state.

Victoria is lagging and must use the opportunity of this review to develop a policy framework that can drive the future regulation of retirement villages. We need to ensure that the rights of retirement village residents are enshrined in the act and they are protected from unfair contract terms, unfair business practices and unconscionable conduct.

I urge you to consider the up-coming revised Retirement Act to ensure it provides a strong framework capable of addressing the issues previously identified back in 2017 and since.

Yours sincerely