



Minister for Housing and Public Works
Minister for Digital Technology
Minister for Sport

Our Ref: HS 00324-2019

14 MAR 2019

Mr Neil Laurie
The Clerk of the Parliament
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Dear Mr Laurie

I refer to paper petition number 3078-19 titled 'Proposed Amendments to the Retirement Villages Act 1999' that was tabled in the Legislative Assembly on 12 February 2019. I note the views of the petitioners about the concerns of Pebble Beach Retirement Village residents and appreciate their interest in this matter.

The Government has introduced the Health and Other Legislation Amendment Bill 2018 into the Queensland Parliament proposing amendments to the *Retirement Villages Act 1999* (the Act) to improve consumer protection for retirement village residents in freehold units by providing certainty of a maximum length of time before receiving their funds once they leave a village. The amendments address resident stakeholder concerns and improve clarity about how the existing protections in the Act are to apply.

These amendments to the recent reforms ensures that payment of funds 18 months after a resident permanently leaves a village extends to owners of freehold retirement village units, as well as residents with lease or licence tenure over their retirement village units. The amendments are drafted to create appropriate parity between freehold residents and residents with other tenure types.

Where an operator, including the operators of a resident-owned retirement village, would suffer financial hardship as a result of the new requirements to purchase an unsold freehold unit, the operator may seek an extension of time from the Queensland Civil and Administrative Tribunal. The unit remains on the market during the extension and the matter would be resolved by any resale to an incoming resident.

The Health and Other Legislation Amendment Bill 2018, which includes the proposed amendments, is currently before the Queensland Parliament. It will be a matter for the Parliament to decide if the Bill is to be passed.

I trust that this information is of assistance.

Yours sincerely

Mick de Brenni MP
Minister for Housing and Public Works
Minister for Digital Technology
Minister for Sport