

# **Western Australian Retirement Villages Residents Association Inc**

ABN 31 565 412 127

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## **WARVRA SUBMISSION TO REVIEW of THE W.A. LOCAL GOVERNMENT ACT.**

The Western Australian Retirement Villages Residents Association (Inc) has a membership of over 16,000 residents in 120 retirement villages and is recognised as a Peak Advisory Body to the W.A. Commissioner of Consumer Protection and Retirement Living Council.

WARVRA Members who reside in Retirement Villages which are “For Profit Villages” have in the past 4 years raised concerns over Council rates with the W.A. Valuer-General and their local Council to no avail and as a consequence we put forward the following comments and submission:

### **Background:**

Within Western Australia, there are over 230 “Retirement Villages” that fall under the W.A. Retirement Villages Act, Regulations and Code, of which a significant number are operated as “For Profit Villages”.

Under existing legislative requirements within the “ For Profit” Retirement Villages, residents are required to pay to the Local Government Authority (Council) full annual rates, which includes Fire Services Levy, Rubbish Collection and the General Rate (struck annually) less any concessions which may apply to seniors/pensioners.

Within the boundaries of these “For Profit” Villages, residents are required to meet ALL the costs of maintaining roads, kerbs, verges, street lighting and also all underground essential services. This represents considerable annual savings in maintenance to the Local Council and if Councils were to evaluate these amenities paid by the residents, we believe it would be at least 10% of the General Rate and considerably higher in older established villages.

**Proposal:**

We propose that an amendment be considered to the Local Government Act on the following basis:

“ Within Western Australia where a Retirement Village operates under the W.A. Retirement Villages Act, residents who reside within in a Retirement Village, who are individually charged annual rates by the Local Council, be granted a Special Retirement Village Allowance of 10% off their annual general rate, as these residents are required, at their expense, to repair/replace/upgrade the village roads, kerbs, street verges and street lighting, which elsewhere would be maintained by the Local Council.”

David J. Street

Member, WARVRA, Legislation Committee.

  
Cc; David A. Templeman, M.L.A.

Minister for Local Government; Heritage; Culture and the Arts.