

# THE LEADING AUTHORITY ON OVER 55'S HOUSING WEEKLY

## AGED CARE HOUSING

### WEEKLY NEWS

FRIDAY OCTOBER 27 2006 AUSTRALIAN EDITION VOL. 3 NO. 277

## VICTORIAN PLANNING JUDGE UNMASKED AS RETIREMENT VILLAGE/AGED CARE DEVELOPER

MELBOURNE: A \$21.5 million retirement home being developed by Victoria's top planning judge is facing a mountain of opposition, with more than 200 residents lodging objections.

Faction residents have formed a protest group and held two public meetings, vowing to fight the proposal through the courts.

It was revealed in July that Justice Stuart Morris, QC, was advocating a property development and wanted to build a four-story, 92-apartment retirement

home on eight blocks of land he owns with his wife Jennifer in leafy East Ivanhoe.

The residents marked scenes of conflict of interest, with residents fearing they would not get a fair go if they took any concerns about the development to the Victorian Civil and Administrative Tribunal, of which Justice Morris is president.

Grubbs St resident Jane Morrison said another residents' meeting would be held soon. "We are extremely concerned about the perceptions of conflict of interest," she said. Ms Morrison said residents did not have a blanket opposition to a retirement village on the site, but did object to the size and scale of the proposal.

"We have written to (Chief-Justice-General) Rob Hudd and specifically requested that if the case goes to VCAT, the tribunal member should be Mrs Morrison."

### Minister draws fire on seniors' housing

PERTH: The WA Government has been accused of failing to match accommodation needs of seniors, with figures revealing a jump in the number of people waiting for public rental housing and a drop in building projects for the elderly.

Senior Minister David Tompkins struggled to explain the figures when confronted in State Parliament, saying the shortage of accommodations should probably have been raised with Housing and Works Minister Mitchell Roberts.

Opposition seniors spokesman Graham Jacobs told Parliament there had been a 13.4 per cent increase in the number of seniors waiting for public rental housing between 2001/02 and last financial year, leaving 2672 people seeking accommodation.

Mr Jacobs said during the same period, the number of new building projects to provide seniors' accommodation had dropped 60 per cent from 266 to 106. "Unfortunately, it is not just first home buyers who are feeling the pain of the housing crisis that is gripping WA," Mr Jacobs said outside Parliament. "Seniors are also finding it difficult to find affordable accommodation in WA during one of the State's most prosperous periods."

Mr Tompkins said a range of initiatives and subsidies were provided by the Labor Party.



DAVID TOMPKINS

### RV investment report released

SYDNEY: Retirement village owners need to get their financing right if they are to make their investments viable, but to do this they need to better understand their resident profiles, according to a report from Colliers International.

The report, Retirement Village Management Fee Structures and Investment Returns, notes that this may not be so easy as the industry generally assumes - which is expected to have a longer life expectancy - than ordinary.

The most popular type of occupancy agreements are now based on the departure fee model, which compares a percentage fee based on the value of the unit adjusted for the period of occupancy, the capital gain share, or a combination of the two. The report said that the return to the operator is not evenly spread over the

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STUART MORRIS

### DATE COMMUNITY LIVING WITH OAK TREE GROUP

DATE Community Living Deal has entered into the Queensland-based Oak Tree Group. Under the deal, DCL would have the first option to buy up to 10 per cent of the group's shares. The deal was identified as a pipeline of future returns across Australia, it said this week. It has an average of 80 units each and would operate in Queensland, Victoria and New South Wales under the Oak Tree brand. The Oak Village to be built will be in Gordonvale, Ipswich, in southern Queensland.

★ Wharfedale's Fubar Family's small Australian private company fund, Riverwood, Ltd, have closed successfully. The fund was raising to raise \$60 million with an option for a further \$30m in over-subscriptions. Fubar holds significant stakes in retirement village entities MacKenzie and Kyles.

★ The ANZ has granted Village Life Ltd a further year when granting a five ranking (fixed and floating charge over the assets of a company). Village Life Ltd is borrowing \$1m from founders John Kriemler and Tony Roberts to buy a share.

★ The GST changes in relation to retirement villages announced by the New Zealand Minister of Revenue this week could have some effect on the structure of retirement villages says Paul Smith, a GST specialist with Ernst and Young. The deadline for submissions on the draft regulations is December 22.

Published by [www.biznews.com.au](http://www.biznews.com.au) 11-17 Aberdeen Road, Pineside, Vic 3041. Ph: (03) 8528 6114 Fax: (03) 9518 8738 Email: [news@biznews.com.au](mailto:news@biznews.com.au)

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