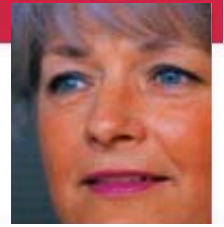




VASEY
HOUSING



VASEY NEWS

“for quality of life ... make the right choice”

Spring Edition 2009, Issue 16

Patron: Her Excellency Professor Marie Bashir AC CVO Governor of New South Wales

A MESSAGE FROM THE CHAIRMAN OF VASEY HOUSING

The 47th Annual General Meeting of The Association was held on the 15th July at the Four Seasons Hotel. Some photographs of the event are portrayed in this edition, and you will see that a good roll up of Members, Guests and Village representatives was present.

I was happy to report to the Meeting that Vasey had experienced a most successful twelve months in 2008/2009, with an operating surplus of over \$1.78M, a vacancy rate of less than 6%, and considerable capital expenditure outlaid on the continuing upgrading of village facilities.

Accreditation of each village pursuant to the Australian Retirement Village Accreditation Scheme has been gained once again for the coming year. Also the installation of lifts at Lane Cove will occur this year, and at Waitara next year (subject to Council approval).

All Residents and Members will receive an invitation shortly to join with Directors and Staff for our annual Christmas Luncheon aboard the Showboat on the 21st November next.

The installation of rain water tanks throughout the villages is progressing well, and will provide water for gardens and common property this coming summer. The Association wishes to acknowledge the support given to it by our members of parliament and local government Mayors, which enabled us to gain financial assistance from the federal government for this project.

Bruce Trimble

Brigadier Bruce Trimble OAM RFD
Chairman



Pictured at Vasey Housing's 47th Annual General Meeting are Vasey Director Mr John Lang, Lady Joan Cutler, Miss Helen Meikle, Chairman Brigadier Bruce Trimble, Mr Anthony Roberts MP, Miss Margo Patterson and General Manager Mr David Elkins.



The Vasey Newsletter is designed primarily for residents of Vasey Villages, as well as local communities and friends of The Vasey Housing Association, N.S.W.

NEWS FROM THE GENERAL MANAGERS' DESK

I take this opportunity to bring residents up to date on *The Retirement Villages Amendment Act 2008*, which were recently passed by State Parliament. These amendments will introduce a package of reforms that will provide significant benefits to residents. It is anticipated that the reform package will come into effect in late 2009.

In this and forthcoming Vasey Newsletters, I will provide you with a brief overview of some of these changes, as advised by the NSW Office of Fair Trading.

Capital works

The existing cost sharing arrangements in the *Retirement Villages Act 1999* are being retained. Residents will continue to pay for maintenance and operators will continue to pay for the replacement of fixed capital items.

However, several key enhancements are being introduced.

A resident will be able to carry out urgent repairs if the operator has been notified and has not responded in a *reasonable time*. The operator will have to reimburse a resident for the cost of the repairs.

Annual Budgets will have to itemise capital maintenance proposals and their costs. Any quotes the operator has obtained will also be provided to residents.

To reduce disputes, regulations will provide clear definitions of '*maintenance*' and '*replacement*', and guidance for funding non-fixed capital items.

Annual management meetings

Village operators will be responsible for organising annual management meetings with residents. All residents will be entitled to attend and submit questions to the operator. Either the operator or a representative of the operator will have to attend this meeting.

Recurrent charges

Where there is no fixed formula in the village contract, it will not be possible to increase recurrent charges more than once in any 12 month period.

If the increase is less than the consumer price index since the last increase, 14 days notice must be provided to residents. If the increase is more than the consumer price index change since the last increase, residents' consent must be obtained and 60 days notice must be provided.

When a resident permanently vacates a village, their liability for payment of the full amount of recurrent charges will be limited to a maximum of 42 days.

Settling-in period

The new settling-in period covers the first 90 days after a new resident is entitled to move into the retirement village. If a resident vacates their unit within that period, they will only be liable to pay fair market rent for the period of occupation and any reasonable administration fee as set out in the contract.

This will not have any impact on the rights of previous residents of that unit to receive their financial entitlements.

Other changes will be covered in the next edition of "Vasey News"

David Elkins - General Manager





Mrs Margo Rule and Mrs Rita Forder of “Wurley Court” with Mr Richard Sellars of “Ivan Court”.

Ma Jennifer Collins Acting NSW Deputy Commissioner - DVA with Mr Andrew Condon (CEO) Sydney Legacy.



Vasey Member Mr Bruce Adams with Vasey Board of Directors Mr Warwick Williamson, Mr Grant Greene-Smith and Mr Graham Byrne.



Vasey’s General Manager with Ms Jan Stevens, Mrs Patricia Campbell (CEO) and Mrs Anne Bonner (State President) representing the War Widows Guild of NSW.



Ms Beverley Sharpe of “Parkview” pictured with Vasey Members Mrs Judith Williamson and Mr John Roberts.

Mr John Percival Robertson AM (1921 - 2009)



It is with deep regret that we note the passing of Mr John Robertson AM.

John on the proposal of Maj Gen Sir Ivan Dougherty became a member of Vasey on the 10th October 1978.

John was elected as a Director of Vasey’s Board on the 17th July 1979.

He later served as Chairman from the 9th September 1980 to the 22nd July 1986. He remained a Director of the Board until the 31st March 1996.

On the 26th January 1991 John was awarded the Member of the Order of Australia for his services to the community.

We greatly acknowledge the ongoing support that John had given to Vasey over the last 31 years.

VASEY’S ANNUAL CHRISTMAS LUNCHEON

We ask that all Members and Residents keep Wednesday the 25th November 2009 free, as this is the date for this years Members and Residents Christmas Luncheon.

This year we have organised a “Showboat” cruise on Sydney Harbour as the venue for our function.

Your invitation and information in regard to transport schedules will be forwarded to you closer to the date of the function.



THE VASEY HOUSING ASSOCIATION, N.S.W.

<u>STAFF</u>	<u>CONTACT DETAILS</u>	<u>BOARD MEMBERS</u>
Mr David Elkins - General Manager	6th Floor	Brigadier Bruce Trimble OAM Chairman
Mr Andy Cheung - Financial Controller	283 George Street	Mr John Lang OAM Director
Mrs Chris Williamson - Leasing Manager	SYDNEY NSW 2000	Colonel Ken Duncan Director
Mr Jason Busuttill - Facilities Manager	Phone: 02 - 9299 3951	Mr Grant Greene-Smith Director
Mrs Jade Ricafuente - Resident Coordinator	Fax: 02 - 9262 5610	Mr Warwick Williamson Director
	ABN 79 000 389 319	Mr Graham Byrne Director

Email: vaseynsw@bigpond.net.au

Website: www.vaseyhousing.com.au

We warmly encourage and welcome contributions to the Vasey Newsletter. Interesting photos, incidents, anniversaries and stories of special experiences that can be shared are most desirable.

Please send us your contribution to “Vasey News” GPO Box 3640 SYDNEY NSW 2001.