12th April, 2013

Boarding house Reform
Law & Justice Directorate
Ageing Disability and Home Care
Department of Family & Community Services
Level 4, 83 Clarence Street
SYDNEY NSW 2000

To Whom it May Concern

Please find my submission in representation of Carinya Lodge, 117 Livingstone Rd, Marrickville.
Licence No B – 2389-1116.

We understand that is a draft regulation where we see many problems and issues that will arise should you change some of the existing regulations in the Act of 1978.

These main ones of concern, we list below.

1. The proposal to install single occupancy rooms within the next 5 years time. Our licence was granted in Accordance with the Youth and Community Act 1973, in which we were granted occupancy of 24 residence (including our Manager) to reside here. We built additions to this house (bedrooms, bathrooms kitchen etc) in accordance with this Act and were then given a licence to operate with this number of people.

It is not possible to reconfigure any of these rooms in this existing house to create more single rooms, without having to evict at least 10 potentially displaced persons. Dual occupancy in rooms has been operational within this boarding house for many years now. The residents have created close relationships because of this arrangement. Some have no family contact, this is their life and family now. Many do not want to feel isolated and stripped of their companion. This would be detrimental to their health and well being. It could be potentially very dangerous and it would be more likely that accidents could occur.

In regard to a lockable door in any sleeping room, this is most undesirable if perhaps only one resident does not abide by the house rules. eg Non smoking in the house. The owners/managers cannot be responsible for the acts of anybody behind locked doors,
2. Carinya Marrickville is a reputable boarding house. Carinya Marrickville is of very high standard in which we are proud that all is of the standard that the residence and their families would expect. There is nothing else that we believe we could do better to benefit our residence. We make sure that the Boarding House is maintained and has all the necessary equipment required for each person that resides there. We do not cut on any costs, we provide everything that is asked of us and more. Our Manager has encouraged all residents to be independent now and many have now found themselves out working during the week, they encouraged each other, they are confident and much happier, they work together and help each other. The Boarding House is a very happy place to live.

3. The business at Carinya Marrickville is our livelihood. The income that we receive from the business does not go into a “savings account”. It is spent on our living expenses. We are both elderly and need this income. It covers our Health Costs, the soaring costs of general living in Sydney. Our costs to run the boarding house each year are huge. We pay our Manager very well and she does an excellent job in keeping the standard of care and living very high.

The assumptions you have listed in the Summary to the draft regulation, the hand out given at the meeting on 26.03.13, exclude many expenses we incur.
- We do pay land tax annually on these premises
- Our insurances for Workers comp and Public Liability are exorbitant.
- Our council rates continue to rise
- Constant maintenance and upkeep to the house.
- Fire and Security Protection

4. A standard Occupant Agreement. What are the obligations of residents? What rights do the mangers/owners have? Do we as the owners of the building collect a bond to be submitted to the Bond Board? A residency lease is essential, clearly stating the legal rights and obligations of both parties and any bond to be deposited to the rental bond board.

Carinya Marrickville complies with ADHC in all regulations audits, instructions, directions and the like. We wish to continue to do so.

Yours sincerely,

[Signature]

Jacqueline Baker OAM & John Baker
Rommit Pty Ltd