

## **To the Residents of Queens Lake Village.**

Dear Fellow Residents,

As your elected representative in respect to the ongoing Tribunal matter I submit the following for your information.

### **Report of District Court Directional Hearing:**

The (Stockland) Queens Lake Village Pty Ltd v Queens Lake Village Residents Association Directional Hearing was held in Sydney on Tuesday, 8th February 2011, before Registrar, Mr C Smith.

The receipt of a letter from our operator's Solicitor (Gadens Lawyers) on the 3<sup>rd</sup> February requested that we agree to have the Directional Hearing which was set down for the 8<sup>th</sup> February postponed for a period of six weeks, supposedly to allow us sufficient time to prepare our case. Our legal representative, Peter Hill was opposed to that suggestion and was able to convince Gadens to not object to the matter proceeding as soon as possible.

As a consequence when the matter was called before the Registrar there was agreement between the legal representatives from both sides that the matter be dealt with at the earliest opportunity available to the Court.

The matter has been set down for a Hearing (full day) on Monday, 14th March 2011 at the John Maddison Tower, 86 Goulburn Street, Sydney.

At the Directional Hearing our legal representative, Peter Hill and I were supported by 36 Residents from various villages around Sydney and the Central Coast, this number include the President, the Secretary and two of the Committee of the RVRA. This support was much appreciated. The Court Room was overflowing as all the seating was taken by Residents and the waiting legal profession who were also having matters dealt with as set down for Mention had to stand in a very crowded Court Room until their matter was called and dealt with.

As the District Court rulings, unlike the CTTT, sets "precedent at law" there appears to be a great deal of interest in the outcome of this matter. An outcome that is favourable to the Queens Lake Village Residents will prove to be beneficial to retirement village Residents throughout the State. Consequently an outcome favourable to Stockland will no doubt be used by NSW operators as a precedent to restrict the information detail supplied in the presentation of proposed budgets.

I am confident that we have a strong case and have hope of a favourable outcome on the 14th.

Any support by way of letters and emails similar to those received by the RVRA leading up to the Directional Hearing, and in particular attendance on the 14<sup>th</sup> by our fellow Residents from villages within convenient travelling distance of Sydney will be greatly appreciated.

***John Cooper***

8/02/11