

ARPQ — ASSOCIATED RESIDENTIAL PARKS QUEENSLAND INC.

YOUR VOICE FOR RESIDENTS IN OVER 50'S RESIDENTIAL LIFESTYLE PARKS

April 2016 issue **ACTIVITY BULLETIN.**

WHAT HAVE WE BEEN UP TO SO FAR IN 2016.

MORE INFORMATION SESSIONS

The first session held on 15th March in the Logan catchment area was a great success.

WATCH FOR THE NEXT ONE. ON THURSDAY 19th MAY IN CABOOLTURE .

Invitations will be sent to members/residents in surrounding Parks.

An open forum of questions, answers and discussion, so register now.

Information Session held on 15th March in the Logan area. This was attended by a good representation of Homeowners. Some of the concerns and discussions centered on issues regarding electricity rebates, financial and emotional bullying, over 50's age policy to enter Villages, disputation of site fee increases, alternative arrangements after death or going into care by homeowner, misrepresentation of facilities in order to sell homes, reclassification of a park taking it from one Act to another and unreasonable/unlawful Park Rules. Morning tea was enjoyed by all, and participants went away inspired to take the message to homeowners in their particular parks. *This was followed by an invitation for Beryl and Barbara to speak at the monthly General Meeting at Palm Lakes Eagleby the following week. Their Committee is to be congratulated on their professionalism in being an incorporated body and their proactive approach in looking after their Homeowners interests.* Over 100 attended this talk.

Meeting with the Minister for Housing Mick de Brenni & his staff, 27th February.

This was convened by Shannon Fentiman MP and Minister for Communities, as a request from Homeowners in her electorate. ARPQ were invited to attend. The Minister advised 160 attendees that the review of the Act was almost completed and hoped to come back to a meeting such as this in a few months. A draft document was being prepared but some work has still to be done. Ministerial Meetings are still being conducted with ARPQ Committee members in attendance.

Some of the 11 main points that were discussed are below –

Site Fee Increases under section 71. The Minister agreed that it was unfair for Park Operators to expect Homeowners to pay for improvements and maintenance.

QCAT operations.

Sale of existing homes.

Delays to the Act review.

Site fees on empty homes.

Change of usage of the land and legal ramifications on homeowners.

Training of HOC's in proper procedure.

Training and certification of onsite Managers.

This was a good meeting with a new Minister (although the third Minister in 2 years) and we at ARPQ are not letting up and are continually writing to his department and others to keep the pressure on and the momentum going.

A Ministerial working party meeting for the act review was attended by Barbara Oudt and Don Ehrlich this week.

17th March – International Longevity Centre lecture at State Library.

Barbara Oudt and Beryl Dwyer attended by invitation from COTA. Dr Alexandre Kalache an international expert on equality and human rights spoke re. Housing & Communities as well as equality and human rights for the aged and seniors. Beryl spoke and asked a question about Over 50's Village/Resort living and how he saw this in the future. He congratulated ARPQ on being the only non-profit active volunteer body in Queensland, and to keep up the good work. **A video of the above lecture was taken and we have asked COTA for a copy.**

TRANQUILITY AND PEACE OF THE MIND.

At our time of life we do not need to be spoken down to, bullied, lied to or treated in any way as a 2nd class citizen. Our new Minister for Housing Mick de Brenni advised ARPQ in recent correspondence that if any homeowner is experiencing this in their Village he and his department wishes to know about it and will take action.

We at ARPQ are committed to advocating for and enhancing the experience of living in an Over 50's Lifestyle Resort and will take on board any concerns our members have that effect their peaceful lives in and around their homes.

All we want is a fair playing field and to be treated with respect.



QUOTATION BY ISAAC ASIMOV.

“The saddest aspect of life right now is that science gathers knowledge faster than society gathers wisdom.”

The Manufactured Homes Industry is fraught with traps for the unwary. Big business at the high end of town is taking over Parks with advertising to match their deep pockets. The value of our homes collectively in these Parks is worth more than the land value. Make this known.

CHECK YOUR HOME INSURANCE

It has recently come to light that because manufactured homes are not built to any regulations such as the Building Code of Australia (BCA) and do not conform to the BCA as far as tie downs go. Manufactured homes can easily be blown away and occupants injured or killed, now that the weather pattern is changing. The government know of this but will not change section 10 of our Act, they couldn't care less. We recently checked with an insurance company that insures these homes and were told, that if the insurance company is not told the homes are not tied down properly from the start this could affect any insurance claim made for home destruction. Manufactured home owners who do inform their insurance company will attract an increase in premium. This is something that the government and their friends the park operators will never tell you.

For further information and guidance on this issue you may find the case of *Walter Elliot Holdings Pty Ltd v Logan City Council* BD 659 of 2009 .Do you Have More to Say?

Sure, this is a newsletter, not a novel, however if you as a homeowner have more to say to us our contact details are on the web site www.arpq.org.au - Membership details, application forms and newsletters are also on the site.

Your ARPQ Committee.

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