



22 August 2017

Mr Shane King MP,
Chair
Public Works and Utilities Committee
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr King,

**HOUSING LEGISLATION (BUILDING BETTER FUTURES) AMENDMENT BILL 2017
PART 4 - AMENDMENT OF MANUFACTURED HOMES (RESIDENTIAL PARKS) ACT 2003**

Please find attached our submission regarding the proposed amendment to the Manufactured Homes (Residential Parks) Act (the Act). This has been prepared bearing in mind the overarching objective of the ongoing review and amendment of the Act and other related legislation, as published by the Public Works and Utilities Committee on 11 August 2017, as follows

- “To ensure fairness and consumer protections for people who are either living in regulated accommodation or considering moving into these types of housing”.

We also refer to statements made by the Premier about the ongoing review and amendment in a press release dated 9 July 2017 that:

- “New laws will be introduced to protect Queenslanders living in retirement villages and residential parks across the state in a **major shake-up of the industry**” (including limitations on rent increase and the simplification of contracts); and
- Changes “were urgently needed to ensure seniors’ rights were protected”; and
- “We must ensure our Queensland seniors can enjoy peace of mind in their retirement years by giving them stringent consumer protection they need and deserve”; and
- “People have invested significant amounts of money to live in manufactured homes (in residential parks). They have a right to be heard”.

Having reviewed the Housing Legislation (Building Better Futures) Amendment Bill 2017 (the Bill) that was introduced into the Queensland Parliament on 10 August 2017 by the Minister for Housing and Public Works and Minister for Sport, we must conclude that the admirable objectives outlined above (which we fully support) simply cannot be met by the Bill in its current form.

This is because the review of the Act as contained in the Bill is far too limited in its approach and totally misses the point in that it fails to address some of the fundamental flaws, inequities and biases (in favour of Park Owners/Operators) that are embedded in the current Act and which seriously undermine the very protections and rights of seniors that the statements made above refer to. Some of these are covered in our submission.

Having pressed for a review of the Act for many years so that some of the inequities embedded within it may be corrected, we are reluctant to suggest further delays. However, we consider that the Bill in its current form does not introduce the essential reforms to ensure seniors' rights are adequately protected. We believe that the major change promised cannot be achieved through the minimalist approach adopted.

We therefore urgently request that the Bill be withdrawn to facilitate a further and fundamental review so that the above matters can be fully addressed and the "**major shake-up of the industry**" (including limitations on rent increase and the simplification of contracts) as promised actually achieved.

In conclusion, we would like to emphasise that the main investors in Residential Parks are the Home Owners, not the Park Owners. All we are asking for is that they be given the same rights and protections as investors in any other industry.

We look forward to the Committees' authorisation for publication of this submission.

Yours sincerely

Beryl Dwyer

President

Associated Residential Parks Queensland Inc