



25 August 2017

Act Review – Summary

Submissions:

1. Overview and the need for the *Fair Trading Act 1989* as at the 4 March 2016 to be inserted into the objects of the Act as a real protection for home owners.
2. Change the definition of a manufactured home as described in section 10 of the Act to a meaningful definition that defines the diversity that has been allowed to develop unchecked by government.
3. True identification of a leased site in a residential park is not an option, it is a legal requirement to *precisely* identify a site under a lease agreement commercial or residential.
4. We have put forward an alternative star rating system to balance the site fee regime in line with true competition as per the open market. Such a system would also identify the better parks for the more discerning potential home owners. It must be done.
5. Deals with the basic right for all to legally dispose of their own property without interference of another party with no legal interest in such a property be it real estate or chattel.
6. Deals with the illegal comparison of other parks to increase site fees without any defined quality or standard applicable to the parks compared with. This is a “cartel” arrangement which is illegal under the *Fair Trading Act*
7. We attached a true story from one of our members showing the unfair tag along system that currently exists favourable to lesser parks. This is why the site fee regime must change and reflect the true nature of the residential parks industry.
8. We have highlighted the very unfavourable dispute resolution process based on the protection by government of park operators. We believe the RSU is stymied by government, the Tribunal is basically devoid of natural justice and PAVIL, a complete waste of public money.
9. Sets out to identify much needed change to the dispute resolution issues within the residential parks industry.

ARPQ Committee