



22 August 2017

Act review continued

The site fee saga continued:

The reality:

We have already supplied an answer to the site fee saga and now insisting on a sensible star rating system for all residential parks instead of the "Cartel" system introduced by government. We have no wish to be rude to the committee now assigned to view submissions from home owners but we have all put up with the continuous uncaring attitude of government that is reflected in the current Act. We would much prefer to work with government by injecting a fair balance of interest into this legislation.

We note from the previous "Confidential Consultation Draft" that there is an intention to introduce a 75% ratio of home owners required to object to a site increase. May we take this opportunity to point out that each home owner holds a separate legally binding lease/site agreement with the park operator. Each are separate from all the other leases/site agreements. If a single home owner objects to a site fee increase based on the Act and the lease agreement then that is their right. With respect, this attitude within government is to treat all home owners living in residential parks like cattle. How dare you.

It's bad enough with park operators taking advantage of the elderly without government legislating our rights away. What happened to Annastacia Palaszczuk's voluntary pledge to introduce "**New Laws to protect seniors**"? The writer would like to say more about this premier but self-pride is a restraint.

We at ARPQ have no wish to be rude or offensive but our members come first and rely on us to protect their interest. We have been meeting government officials regularly since 2013. We have been right through the Act with them and they know of the shabby legislation home owners are subjected too by park operators. Just what sort of government are you people, are seniors such a burden that you legislate to create as much stress as possible for us?

We have included an email with this submission from one of our members that shows the results of this Government's legislated "Cartel" conditions for increasing site fees. The email also reveals the changed genre of the residential parks industry from the original concept of the *Mobile Homes Act 1989* and the current *Manufactured Homes Residential Parks Act 2003*.

The industry has moved on. We can only speculate as to which era this government slumbers in. Park operators no longer require the protections of Government, the industry is thriving. The industry no longer requires government legislated "Cartel" protection to prosper. What is now needed is a site fee regime to establish real competition. Hence our Star rated suggestion. Please wake up, it's now 2017.

ARPQ Committee