

ARPQ

The

ARGUS

ASSOCIATED RESIDENTIAL PARKS QUEENSLAND INC.



ABN: 24 359 567 567

Home Owners Advisory and Advocacy Service

Last

NEWSLETTER FOR HOMEOWNERS IN QUEENSLAND RESIDENTIAL PARKS

DECEMBER 22

Farewell to ARPQ

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Welcome to



becomming ONE - 1 - Organisation

Agreement has been reached between ARPQ and MHOA with their conjoint decision to Amalgamate

To the benefit of ALL Homeowners/Residents in Manufactured Homes Parks in Queensland

"We now stand TOGETHER for our mutual benefit"

Some of the benefits we will have:-

- One voice to Government
- One Secretariat
- One membership promotion
- One membership data base
- One accounting system
- One bank account
- One web site
- One Advice and Assistance Service
- More committee members; a greater depth of experience and advice and member support.



Above: - ARPQ members at their "last" meeting!
Inset: - President Roger Marshall, presiding.



This Special General Meeting (SGM) was for ARPQ members to approve the amalgamation.
(MHOA did the same at their SGM)



PRESIDENT'S CORNER



This is likely to be the last newsletter that will come to you as the “ARPQ Argus”. Though there are formalities to go through, the New Year will see the amalgamation with MHOA completed and the next newsletter members will receive will be from the newly formed Queensland Manufactured Home Owners Association Inc. (QMHOA¹).

I see the pooling of the resources of the two organisations as a sensible and desirable step. I believe that QMHOA will be better equipped than ARPQ or MHOA to assist and represent home owners.

In particular it will mean that we will be able to speak with a stronger voice in the negotiations that we anticipate will need to take place with the Government and other stakeholders over the changes to legislation and regulations that will take place during the year.

I guess time will tell, but at the moment I look forward to these negotiations with a sense of optimism.

Roger Marshall, President ARPQ

ARPQ members **APPROVE** amalgamation with MHOA (Manufactured Home Owners Association)

At our Special General meeting the following resolutions were passed:-

- A) That members of Associated Residential Parks Queensland Inc. resolve and agree to amalgamate with Manufactured Home Owners Association Inc. and to adopt a single set of proposed rules and to elect interim officers for the new Association.
- B) That, subject to approval from The Office of Fair Trading Queensland (OFT), this meeting agrees to adopt a Constitution and Operating Rules.
- C) That the Interim Officers of the new Association shall be
- i) President – Roger Marshall,
 - ii) Vice President – Errol Way,
 - iii) Secretary – Maggi Wayne, and
 - iv) Treasurer – Wim Saarberg
 - v) That all the current Committee Members of both Associations shall form the Interim Committee of the new Association”.
- D) That the name of the merged Association shall be: -
Queensland Manufactured Home Owners Association Inc.
With the following *alternative* names to be submitted to the OFT-
- i. Manufactured Home Owners Association Queensland Inc.,
 - ii. Residential Parks Home Owners Association Inc.

ANNUAL GENERAL MEETING

Our Annual General Meeting was held on the 25th October 2022 at the Caboolture Hub, with 45 members in attendance.

We are pleased to advise the Committee for the coming year (until amalgamation) is:-

President:	Roger Marshall
Vice-President:	Dawn Cameron
Secretary:	No nomination <i>Interim appointment - Maggi Wayne</i>
Treasurer:	Wim Saarberg
Committee:	David Kennedy Max Broad Noel Wright Neil Bilney Vacant - (no nomination)

Any member interested in taking up either the committee position or the role of secretary can contact a committee member to find out more about what is involved.

FOR THOSE LIVING IN HOMES ON STEEL STUMPS

It has come to our attention that the steel stumps and/or the hold down systems on some homes constructed on this type of support are suffering from corrosion, presumably from lack of adequate protection at the time of installation and as a result has the potential to fail in extreme circumstances.

It has also been found in some cases that the concrete footings around some stumps have not been brought to the surface of the

surrounding ground, resulting in the stumps actually being surrounded by water during rainy weather. Again, unless the post is adequately protected, under these conditions corrosion can occur.

It is therefore advised that the whole support structure for homes on stumps be inspected regularly and where corrosion or any other defects are identified that an inspection by a specialist be carried out.

Queensland Manufactured Home Owners Association Inc.¹

Please refer to ARPQ (?QMHOA) website for full copy of the proposed constitution. It is twenty two pages long and is the complete document for our ongoing operations, rules and procedures.

You will be advised and be able to access a copy of the constitution when it is available.

However, below is a summary of some of the detail which may be of interest to you

The name of the incorporated association is
Queensland Manufactured Home Owners Association Inc.
(the association)¹

Objects

The objects of the association are—

- (a) Establish the rights and obligations of Home Owners residing in Residential Parks in Queensland.
- (b) Provide advice to current and prospective Home Owners on such rights and obligations;
- (c) Keep abreast of relevant legislative changes and keep members informed of the consequence of such changes;
- (d) Support members in their dealings with Park Owners and Government agencies;
- (e) Lobby Governments and other institutions for the betterment of members;
- (f) Liaise with similar organisations in other States with a view to sharing expertise and information;
- (g) Network with other retiree groups with a view to improving influence at a political level. Page 2 Current as at 17-11-22,

Powers

- (1) The association has the powers of an individual.
- (2) The association may, for example—
 - (a) enter into contracts; and
 - (b) acquire, hold, deal with and dispose of property; and
 - (c) make charges for services and facilities it supplies; and
 - (d) do other things necessary or convenient to be done in carrying out its affairs.
- (3) The association may take over the funds and other assets and liabilities of the present incorporated associations known as Associated Residential Parks Queensland Inc. and Manufactured Home Owners Association Inc. (the incorporated associations).
- (4) The association may also issue secured and unsecured notes, debentures and debenture stock for the association.

Classes of members

(1) The membership of the association consists of ordinary members, and any of the following classes of members—

- (a) Ordinary Members – Individuals who are home owners residing in, and prospective home owners considering residing in, residential parks in Queensland under the terms of a site agreement with the park owner;
- (b) Association Members – Residential Park Home Owner Committees or Associations;
- (c) Honorary Members – Persons with relevant special skills or expertise who can assist the Association as approved from time to time by the Management Committee.
- (d) Life Members – Persons elected by the Management Committee to acknowledge outstanding service to the Association.

(2) The number of members is unlimited.

Automatic membership

A person or Home Owner Committee or Association who, on the day the association is incorporated, was a member of Associated Residential Parks Queensland Inc and/or Manufactured Home Owners Association Inc., must be admitted by the management committee—

- (a) to the equivalent class of membership of the association as the member held in the previous incorporated association; or
- (b) if there is no equivalent class of membership—as an ordinary member

New membership

- (1) An applicant for membership of the association must be proposed by 1 member of the association (the proposer) and seconded by another member (the seconder).
- (2) An application for membership must be—
 - (a) in writing; and
 - (b) signed by the applicant and the applicant's proposer and seconder; and (c) in the form decided by the management committee

¹-subject to approval by Office of Fair Trading (OFT)

NB: Contact details subject to alteration

ARPQ Contact details:- PO Box 1124
Park Ridge Q 4125
Phone: (07) 3040 2344
Membership: membership@arpq.org.au
For advice: advisory@arpq.org.au
General enq.: secretary@arpq.org.au

Many thanks to Logan Council's Bethania Community Centre

For use of a meeting room during the year and the Auditorium for our AGM. Bethania Community Centre has rooms for hire. Just contact them on (07) 3805 2687



From the "Editor"

Most Newsletters in the past have been so full of articles there was no room (or need?) for any editorial comment.

However, in this Newsletter, the last from ARPQ as we know it, I feel a couple of comments would be appropriate.

Years ago, at the behest of ARPQ's only Honorary Life member, the late David Paton, I joined the Committee with the late Glenn Franklin as President.

Over the years we "swapped" jobs, taking turns to fulfill the roles of Secretary, Treasurer, Membership and committee.

During this time various others joined the committee, all with the objective of seeing ARPQ prosper, and membership gradually increased. We thank those who participated, especially as President—it was no small task and we thank Glenn Franklin, David Paton, Beryl Dwyer, Graham Marriott and Roger Marshall.

I note also that I have been producing "The Argus" newsletter since Sep-Oct 2016—my, how time flies!

No doubt QMHOA¹ and its "New" committee will be designing new logo, stationery, forms etc. to start its journey in the interests of ALL Queensland homeowners in Residential Parks.

No doubt there will be discussion over the

ENERGY & WATER OMBUDSMAN QUEENSLAND — (EWOQ)

An Ombudsman for Energy and Water complaints in Queensland has been appointed.

If you have an issue with the charges or rebates you are receiving for either **water** or **electricity**, whether **direct** from the supplier, or your Park Owner, make this your first port of call for remedy.

This office has the ability to investigate and resolve these issues and has a reporting duty to the relevant Minister's Office.

Such reporting should alert the Government to the issues and prompt them to provide appropriate legislation.

Make complaints to <https://www.ewoq.com.au>

If after that process you still wish to contact our Advisory Committee for further assistance please do so at advisory@arpq.org.au

STOP PRESS

MHOA—SPECIAL GENERAL MEETING

We are pleased to confirm that at their Special General Meeting, MHOA members have also approved amalgamation with ARPQ to form the new organisation.

YOUR NEW QMHOA¹ COMMITTEE

As you can well imagine, it will take some time for your new committee to "get its feet under the table".

We wish them well in their endeavours and look forward to progress reports from them.

Funded by



format and content of future Newsletters and publications.

Probably the saying "out with the old and in with the new" is appropriate?

As ARPQ's time is at an end, it is probably also the appropriate time to pass over the reigns as "Newsletter Editor"; but I will be available for any help I can provide during the transition.

I extend the incoming committee "best wishes" in their endeavours for the future.

Ian Morgan—"Ed"

HOME INSURANCE.

It has become evident both from personal experience and through the complaints made to our Advisory Committee that premiums for home insurance have, along with most other commodities, increased significantly over recent months.

Regrettably, ARPQ is unable to give recommendations to our members in relation to which insurers provide the best value for money for a number of reasons but primarily because the factors which are taken into account when insurers set their premiums are so varied.

The only recommendation we can give is

'to shop around'...

To contact Committee members please see details on our website <http://www.arpq.org.au>