Sender Details Your Name

Your home address

Email address if you have one

Your phone

Recipient Details

Date

Dear\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

You will be aware that The Department of Housing have recently released a Consultation Regulatory Impact Statement (C-RIS) in relation to a number of options under consideration for amending the Manufactured Homes (Residential Parks) Act 2003 (The Act).

The policy objectives set out in the C-RIS are;

1. Residential parks which are fair and transparent:
2. A legislative framework which is contemporary and meets community expectations:
3. Residential parks which are sustainable for home owners and park owners;

I would like to bring to your attention several factors as you consider your position on the proposed reforms.

With reference to Point (1), currently the situation leaves much to be desired in this regard and further regulation is required to reverse the prevalent imbalance of power which is skewed very much toward park owners.

Point (3) is very much at the heart of necessary amendments. Should site rents in these parks continue to escalate at rates we have seen over recent years, they are outstripping increases in aged pensions and eventually, parks will become unsustainable as home owners are priced out. This will only result in further headaches for Government as an increase in homelessness results.

As for parks being sustainable for park owners this is not a problem as we see a proliferation of new parks developed over 80% in the last 10 years and the increasing investment in the industry by major corporate entities including multi-national organisations. Obviously, these companies can see the enormous profitability in residential parks and appreciate the protections provided by legislation.

In the interests of fairness and accountability I look forward to your support for home owners in any upcoming amendments to the Act and in particular the following.

* Prohibit market reviews of site rent increases as proposed in option 6 in C-RIS;
* Imposing a ceiling on site rent increases ensuring it is done in a way that is fair to home owners (option 7 in C-RIS);
* Pursue the idea of an industry specific CPI calculation as a measure for site rent increases (see options 4, 7, 8 & 9 in C-RIS);
* Support the simplification of the sales process as set out in option 3; and
* Support the development of comparison documents and maintenance plans as provided in options 2 & 10 in C-RIS.

Greater detail of residents’ concerns can be found in the Queensland Manufactured Home Owners Association response to the C-RIS which I understand was recently forwarded to you.

I look forward to your support and invite you to contact our Home Owners Committee on (phone number) or (email address) should you require further information.

I also invite you to attend at our park at a time of your choosing to address residents on your views of matters included in the C-RIS.

Sincerely,

(Name of person writing letter)