
From: Bruce Hill-Webber [REDACTED]
Sent: Thursday, 8 July 2021 8:57 AM
To: Community Support and Services Committee
Subject: Manufactured Home Parks left out of inquiry

Dear Community Support and Services Committee members

My Name is Bruce Hill-Webber and I live in Burpengary Pines Over Fifty's Village with my wife Lynette. It is a Manufactured Homes (Residential) Park, a mixed Park with 150 Manufactured Homes, owned and maintained by the park residents, with 30 rental cabins and 20 Caravan sites, all owned by the Park.

My concern is for the single pensioners who make up the majority of residents who live in these Manufactured Homes and Villages. I am very well aware that the recently amended Manufactured Homes (ResidentialParks) Act 2003 only came into full force in September 2019. It is a good act, but this is not what we are complaining about. The high demand for Manufactured Homes has allowed a **cartel** type of anti-competitive collusion between a large number of Park and Village owners to milk the homeowners' rent on their tiny piece of land for all its worth.

This is achieved by their common combined use of the same tactics that is CPI plus anywhere between 2 and 5 per cent per annum rent increase, and a triennial Market review carried out by an "independent" Valuer employed and paid for by the Park owner/s.

In the six years that Lyn and I have been in Burpengary Pines, our rent has increased by an average of 1.9 times the CPI. This means that Single Pensioners in our Village are now paying 38 per cent of their pension with rent assistance included, with no sign of rent increase ever slowing down. How are they ever going to be able to replace high ticket items that fail? They are already having to choose between food and medications when doing their weekly shop. Our Park owners are not the worst. A neighbouring Park is charging their residents 43 per cent with rent assistance included plus water and electricity.

These Residents should be commended, not ignored by their Government, as they have downsized into a Manufactured Home Park to be independent and not a burden on anyone, not even the Government. What are these homeowners supposed to do? Their home is all that they have left after a lifetime of hard work. They will stay in their homes as long as they can and go without just to keep their home. One homeowner, in our village last year went without hot water all winter because his hot water system failed and he couldn't afford to replace it.

The Department of Public Works figures, from the Manufactured Homes Survey 2013's report and findings, state that the majority of residents in Manufactured Homes Parks and Villages are and always will be single pensioners irrespective of where the Park/Village is located. Their average age will be in their 70s, with 59% female and 41% male. As of the 28th February 2021, there were 40,464 Manufactured Homes in 100 Manufactured Home Parks in Queensland.

I am angry and dismayed as are 40,000 other Manufactured Homeowners, that the current Housing Legislation Amendment Bill 2021 enquiry is addressing weaknesses in the Acts covering rental housing and residential Villages but appears to be ignoring the Manufactured Homes (Residential Parks) Act 2003, despite our continual appeals to Government, for help, year after year. Q, do you really want 40,000 angry homeowners and their families voting against you this election year because of an oversight. Please answer our prayers and include Manufactured Home Parks and allied Villages in your inquiries.

Yours sincerely
Bruce Hill-Webber

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