

Manufactured Homes (Residential Parks) Amendment Bill 2024

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MANUFACTURED HOMES (Residential Parks) Amendment Bill 2024

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The use of CPI to calculate the applicable increase of site rent does not seem fair or appropriate as many factors comprising the CPI calculation are not part of the costs incurred by Park Owners in the operation of Manufactured Home Villages.

To set the minimum rent increase figure at 3.5% with no upper limit other than CPI if higher defeats the purpose of the amendment to make rent increases fairer and more affordable. It would disadvantage senior residents on fixed incomes subjecting them to even greater financial stress and hardship resulting in an increase in possible homelessness.

Using CPI or 3.5% whichever is higher to calculate the rent increases you run the risk of causing greater financial burden on fixed income seniors. As although probably unlikely (considering current inflation), it is possible CPI could be lower than the 3.5% proposed minimum .

- Dec 2019 2%
- Dec 2020 1%
- Dec 2021 4.3%
- Dec 2023 7.7%
- Dec 2024 4.2%

Pension payments are increased using CPI guidelines to help low income earners and seniors with increased cost of Living, with rent increases allowed using a figure higher than CPI the income adjustments would be less causing greater financial stress.

Using CPI or 3.5% whichever is **LOWER** would be a fairer method to calculate rent increases.