

## Manufactured Homes (Residential Parks) Amendment Bill 2024

**Submission No:** 25  
**Submitted by:** Phillip O'Leary  
**Publication:** Making the submission and your name public  
**Attachments:** No attachment

### Submitter Comments:

Submission for the 2024 Manufactured Homes Amendment Bill. 1. Removal of the market rent review. This is well over due. And support this. 2. Capping of site rent increases. Sounds very good but what CPI are you referring to as the moment we are exposed to the full CPI many parts of which includes items that are not relevant to pension rates. There needs to be mentioned that the CPI used for pensions be the figure to be used for rent increases. Many people come to these villages as couples but the ravages of time also means that at some stage that home will only have one occupant there needs to be a formular similar as to some other states that rent is tied into the pension value. 3. A comparison document for residential parks. Be hard and will need to be regularly up dated to be accurate. Who would have this responsibility to keep this up to date, and what would be available to police this otherwise it would very quickly fail. 4. Simplification of sales process. Purchasers ultimately at this stage are purchasing blind, myself included, I was told at my April purchase that my rent would not go up until next year which gave me 17 months at this price. I was not told my rent was the highest in the village as they put us on the rate that the September increase was going to be, yes they new 5 months ahead what the new rent was going to be, which 2 things one the company will price gouge you and two they had control of what they wish to charge you with out referring to what the physical Australian monetary climate was like. We are not a cash cows or just a number!! 5. Buy back scheme. I can only offer a comment I had from a home owner, my question was, what could be done to make your life more manageable in this community, his reply. The park to purchase his house and move him to a site nearer the front road as it was such a long walk from the back of the community to the front so he could catch a bus to see his doctor he is 93. We are a very large community over 600 people and we do not have a community bus. This should be mandated in this state. 6. Registration. I agree but who will police this as there are so many yeas and maybe's, I do not even know if these owners are even insured or are they "self" insured, there are thigs in this park would suggest that it is the latter. 7. Regulatory Services Unit, please define stake holders as we all have a stake in this. 8. Maintenance & Capital replacement. First is when are they required to let us know and secondly at the moment you hear rumours of what of what they are going to do..... But oh no another park has got a problem and we are diverting your funds (budget) to another park ( Self Insured?) we will try again another year, these plans need to be audited so they are fulfilled. 9. Methods of payment. Agree as many people here use the jar budgeting method. 10. Review of amendments, Why can park owners ask for 2 years? 11. Dispute mechanism. QCat are lazy and should be retired they have zero enforcement capability, in this park we have more than three properties in qcat and they have been there for a number of years, so what, in that time these properties both interior and exterior are making the whole community a mess lowering the sale ability of all the properties within. We need an ombudsman, it would save the state Government literally millions of dollars as well as a saving to park owners.