

Manufactured Homes (Residential Parks) Amendment Bill 2024

Submission No: 35
Submitted by: William Hardwick
Publication:
Attachments: No attachment
Submitter Comments:

10 April 2024

William Hardwick



Committee Secretary
Housing, Big Build & Manufacturing Committee
Parliament House
George St
Brisbane Qld 4000

Dear Sir/Madam

RE: SUBMISSION - MANUFACTURED HOMES AMENDMENT BILL 2024

With regard to the Manufactured Homes Amendment Bill 2024 which is to be introduced to Parliament on 22 March 2024 I have a few questions pertaining to how the Site Rent should be increased, the transparency by the Park Owners as to how the Site Rent is distributed and Maintenance issues that take longer than normal to be rectified.

INCREASE OF SITE RENT

Would it not be more beneficial to the residents to have the increase based on the current rent plus CPI or Current rent x 3.5% whichever is the lesser. Home owners who rely on the Aged Pension will find that the increase in their rent is greater than the increase in their pension when the CPI is less than the 3.5%. There is a strong possibility that the increases on the costs of operating a Park will be well below increases in CPI, especially when inflation and CPI are high as they have been in the past two years. This means that park Owners will be increasing their profits by imposing unwarranted increases in site rents on home owners. Our site agreement has the increase calculated on Market Rent Review which is grossly unfair.

I was very pleased to see that the proposed amendment was removing the Market Rent Review as a means of calculating the increase to the site rent and that the CPI is to be calculated as the national 8 capital cities and not the Brisbane one.

TRANSPARENCY OF DISTRIBUTION OF SITE RENT

When we are advised that there is a rent increase, we are not advised as to how these funds are distributed. When we were given the site agreement at the time of purchase there is no evidence as to the distribution of the funds. With regard to the portion of the site rent that represents the percentage distributed for the amenities, a sole occupant is charged the same as a dual occupancy. I find this unfair and would like to see this as an amendment with the proposed Bill.

MAINTAINANCE BY THE PARK OWNERS

We need some clarification on the maintenance by the park owners. At times this is not done in a timely manner. We are advised at the time of purchase that the Site Frontage of our home is the responsibility of the Park Owner. That the Park Owner mows the lawn, the gardens maintained and the trees trimmed. There is no maintenance done by the Park Owner to the Site Frontage garden. For those of us who take a pride in how our garden looks, we replenish the mulch and bark and fertilise all at our expense. The gardener only quoted for mowing and tree trimming and said that there was only a certain amount allocated for the replenishing of the mulch/bark.

Some of the amenities that need attention are overlooked or take forever to have the rectification work done. I am aware that on occasions that parts are sometimes unable to be sort and have to wait for stock. Our lighting, which is a security and safety factor has taken over 2 years to rectify. This is unacceptable. We have asked for a cover for the outdoor pool back in 2022 and 2 umbrellas were purchased and one broke which has not been repaired. Now we have been advised that a sail would be erected and only over half of the pool. Better late than never. Once again, the time factor is an issue.

If we are to abide by the Park Rules, why do the Park Owners, not apply to the rules which stipulate that they look after the maintenance of the garden at the Site Frontage? Those residents who outlay the cost of maintaining their garden should have their site fees adjusted accordingly. We come into these Villages with the knowledge that the site fee calculated by the Park Owner, includes the maintenance of the gardens.

I believe that the Housing, Big Build and Manufacturing Committee look into Park Owners who do not comply to the terms which have been set out in the Site Agreements. We pay a large amount of money to purchase our home on the understanding that we have the gardens at the front of our homes maintained. Some residents are not capable of maintaining a garden and is the reason they have bought into the over 50's lifestyle complexes.

Kind regards

