

Manufactured Homes (Residential Parks) Amendment Bill 2024

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From: KerenandBob Palethorpe [REDACTED]

Sent: Saturday, April 13, 2024 6:43 PM

To: Bancroft Electorate Office [REDACTED]

Subject: Submission for strengthening the Manufactured Homes Amendment Bill

Dear Chris Whiting

We are writing to express our concerns regarding the Manufactured Homes Amendment Bill, specifically addressing the balance of power between park owners and homeowners.

While the proposed cap of 3.5% is a step in the right direction, it falls short of providing adequate protection for homeowners, especially when a higher CPI index could easily override it.

As constituents and homeowners in a manufactured home park, we understand the significant investment and financial commitment that comes with owning a home in such a property. However, the current imbalance of power favours park owners, leaving many of us vulnerable to their potentially exploitative practices. One crucial aspect that needs addressing is the assignment of site agreements to new buyers. Park owners must be legally obligated to transfer these agreements to new homeowners, ensuring continuity and stability for residents. Park owners also should be held accountable for telling homeowners that they must sell their home through the park owner as occurs in Pacific Palms Village.

Furthermore, the decisions made by QCAT lack enforceability, rendering them ineffective in resolving disputes between homeowners and park owners. This loophole must be closed to ensure that residents have access to fair and enforceable resolutions.

While we appreciate the efforts being made through the proposed amendments, we firmly believe that they do not go far enough in safeguarding the rights and interests of manufactured homeowners.

Therefore, we urge you to advocate for further amendments that address these concerns and ensure that homeowners are adequately protected under the law. Thank you for your attention to these matters. We trust you will represent the interest of homeowners like ourselves and work towards creating a fair and equitable environment for all residents of manufactured home parks.

Sincerely

Keren and Bob Palethorpe

Pacific Palms Village
[REDACTED]