



IPRAG NSW INC

Independent Park Residents Action Group NSW Incorporated

Supplementary Submission to the Select Committee of Inquiry into Social and Affordable Housing.

**We seek to provide this supplementary submission to the Inquiry which addresses:
Question on Notice Page 11 of Highlighted Transcript**

CHAIR: You mentioned future investment in these parks and that they are becoming very attractive to corporations. For the record please give the Committee your solution to the problems raised in that table.

Summary:

Please also refer to the previously provided document “Response to “Question on Notice Page 11” which addressed the Table referred to in the question, and some general comments and solutions.

This submission seeks to address the problem, by looking into the new Act, the Residential (Land Lease) Communities Act 2014 , R(LL)C Act, and recommending changes which would result in wider discretionary powers for Tribunal oversight, and also improve the chances of living in Residential communities (or Parks) being part of the affordable housing mix in the future.

The Act, if it were to operate as it currently stands, could decimate the affordability of Residential Parks, and encourage a transformation into a predominately retirement living, over 55’s resort style industry.

The attached tabulated document forms the basis of this submission, and recommends key changes to the R(LL)C Act that would ensure a viable industry with affordable housing options as an ongoing part of them mix.

This document focusses on how Site Fees (rent) increases are managed, and other provisions linked to affordability and security of tenure for homeowners in NSW Parks.

Please refer to the attached document “Submission, RLLC base document.pdf” which would be a solution to the problems raised in the table, in combination with proposals in our other submissions.

End of Submission.