

**Submission  
No 145**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE  
HOUSING**

**Name:** Ms Janice Edstein

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### **The Role of Residential Parks**

Dear Mr. Paul Green MLC

My name is Janice Edstein. In 1993 my husband John and I moved into .  
John had to retire much earlier than planned because of ill health. The lifestyle was  
affordable as we only had a limited amount to spend.

We have enjoyed this great lifestyle for 20 years but since the introduction of the RLLC Bill  
2013 with its new laws that swing the balance of power in favour of Park Owners we are  
greatly concerned about our future in the park. We feel that because the RLLC Bill has linked  
Tenancy, Residential Parks and Retirement Villages all together under the one umbrella this  
Act cannot be successful as all three relate to different areas of housing .

1. **Tenancy**, Rent Home & Land
2. **Residential Village**, OWN Home & Rent Land
3. **Retirement Village**, own Home and land and have security of tenure.

CCIA maintain that the 'park industry' is no longer viable. How come developers are buying  
parks across NSW at a rate of knots and turning them into expensive RESORTS? One  
company in particular who have recently bought parks in NSW described parks as  
"CASHCOWS" Developers do not become involved in anything that is not going to make  
huge profits for themselves and their shareholders.

We envisage, in the near future, all older parks being sold to developers who will demolish the park and build new resorts, thus enabling high home prices and elevated rents, which will ultimately make the now affordable housing “ UNAFFORDABLE” What will happen to the people like ourselves? Social Housing? Boarding Houses?

The majority of the residents in our park are pensioners who exist on the Pension only. The pension is increased by the CPI. Unless you are lucky enough to have a CPI clause in your lease rent increases are at the mercy of the Park Owner.

We know that the new Resort Style parks are very attractive to the people selling their homes for \$500,000.00 - \$600,000.00. They can afford to buy a lovely home for \$350,000.00 pay a high rental and still have money behind them. The residents in aged parks will be subject to all the new laws and regulations pertaining to the new parks, but without the comfort of affordability. The older parks are deteriorating, and have no chance of ever being upmarket unless they are demolished.

We are so worried about the effects the RLLC Bill will have on us that **if we could afford to move we would.** We would have to leave our home, security, social aspect, community help, our doctor, our transport etc. We couldn't afford to buy a house, let alone afford to rent anywhere nearby. The proposition of staying where we are and being **sold out** is a terrifying thought and is causing us much angst. We were expecting to stay in our home until we move on permanently.

Please give your utmost consider to residential parks because if the older parks are eventually demolished, the already immense affordable housing problems will be unsurmountable.

Yours Sincerely

Janice Edstein