

**Submission
No 64**

**INQUIRY INTO HOMELESSNESS AND LOW-COST
RENTAL ACCOMMODATION**

Name: Mr Tom and Mrs Lil Johnson

Date received: 9/06/2009

Statement by Tom Johnson and his wife Lil who have lived in a Residential Park in Hastings ever since it was legal to do so. Tom is a highly respected and well known advocate for Home Owners in the Hastings area and whose council is sought through out NSW

[1] To further working for and maintaining better conditions for Park Home Owners

[2] We {Tom Johnson and wife Lil} moved into a Residential Park when Long Term Living in them became legal in 1986 for the community lifestyle and the comfort of an affordable Manufactured Home.

[2a] Yes, provided it remains affordable as it was at that time when pensioners were able to pay site fees that were about 20% of the pension.

[2b Residential Park living is essential for a large percentage of retirees.

[3] A large number of retirees can afford to purchase Manufactured Home from Superannuation funds and could not afford a similar home and land in real estate.

[4] NO

[4a] YES

[4b] Yes, Council owned or leased parks from the Dept of Lands are more stable in Site Fees and maintenance

[5] The closing of Residential Parks is disastrous for residents as their whole life style is changed, a large majority of Home Owners are elderly and depend on their local Doctor and established friends for their well being, and the options for relocation in close proximity is extremely unlikely.

[6] That no development approvals be approved unless the Home Owners can be relocated in another park in the same council areas.

[7] That rent increases be affordable in relation to the land value of the park and rent increases not to exceed more than 20% of the single pension and not above the Sydney CPI.

[8] Allow more land for the development of Residential Parks including Crown land and small Rural Land Lots not being used or unlikely to be used for rural purposes.

[9] There is no formula coverering rent increases in NSW

[10] No

[10b] No

[10a] No

[10c] The release of more land for Residential Parks and the maintenance of existing ones