

Submission  
No 59

## INQUIRY INTO HOMELESSNESS AND LOW-COST RENTAL ACCOMMODATION

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**Position:** President  
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**Robert Browning Jones**  
**President Central Coast North Park Residents Association**

Submission  
Parliamentary Committee on Social Issues

This submission is to highlight some of the issues affecting the people who live in Residential Parks, Caravan parks or Manufactured Home Villages.

Continuing rent increases, which arrive on an annual basis based on the CPI (there is some conjecture as to which CPI is the one to be applied) the owner believes that it is their given right to these increases. Once having received a rent increase it is according to the act, for the resident to prove that the increase is excessive, not for the owner to state the reasons why they wish an increase in line with the CPI.

These rents are now for single pensioners greater than 50% of their pension income.

There is also some misconception that most of the residents in these situations are renters, but in reality they are the owners of their homes and only renting a small section of land belonging to the Park Owner.

Most sites would only be of some 230 square meters or less at which the average rental payable is \$125 per week.

Admittedly this includes the infrastructure within the park, the residents have to pay for water, electricity, gas and the general upkeep of the site and the home.

There seems to be a Caravan Park Mentality in as much that most residents live in caravans not well constructed Manufactured Homes of which are mostly 3 bedrooms with full bathroom and toilet facilities.

Accessibility within the Parks for residents with a mobility problem, such as spoon drains and step-ups on kerbed and gutters and the owners refusal to make their more compatible to these residents,

Yours Sincerely

  
Robert Browning Jones