



PARLIAMENTARY BUDGET OFFICE

NSW Parliament • Parliament House, Macquarie Street Sydney 2000

Election Costing Request Form

Details of request	
Party:	Australian Labor Party (NSW Branch)
Name of Policy:	Strengthen protections for residents of residential parks
Date of request:	9 March 2015

Description of policy	
Summary of policy (please attach copies of relevant policy documents):	Strengthen protections for residents of residential parks (see Attachment 1).
What is the purpose or intention of the policy?	As above.
Has the policy been publicly released yet?	

Your estimated costing of the policy ¹						
	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	4 Yr Total \$'000	Other years ² \$'000
Impact on General Government Sector (GGs) net operating result ³	-	-	-	-	-	-
Impact on GGS capital expenditure ⁴	-	-	-	-	-	-
If different from above, impact on total State Sector net financial liabilities ⁵	-	-	-	-	-	-

¹ Amounts should be expressed in nominal dollars. GGS - General Government Sector.

² Please provide information on other years if spending occurs outside the forward estimate years and will be required to cost the policy.

³ Negative for a saving that reduces expenditure

⁴ Negative for a reduction in capital expenditure.

⁵ Only required if proposal is outside GGS. Negative for a reduction in net financial liabilities.

Key assumptions made in the policy	
Does the policy relate to a previous announcement? If yes, which announcement?	No.
What assumptions have been made in deriving the financial impacts in your estimated costing? <i>(See checklist)</i>	The policy is regulatory in nature and has no impact on the general governments sector budget balance over the forward estimates.
Is there a range for the costing or any sensitivity analysis that you have undertaken?	No.
Are there associated savings, offsets or expenses? If yes, please provide details.	Costs associated with administering these regulatory arrangements are expected to be small and should be absorbed within existing resourcing.

Administration of policy	
Intended date of implementation:	1 July 2015.
Intended duration of policy:	Ongoing.
Who will administer the policy (e.g. Government entity, non-government organisation, etc.)?	Department of Fair Trading in NSW.
Are there any specific administrative arrangements for the policy that need to be taken into account?	No.
Are there transitional arrangements associated with policy implementation?	..

Attachment 1 – Strengthen protections for residents of residential parks

A Foley Labor Government will strengthen the rights of residents living in residential parks - following the Liberal Government's changes to the governance of residential communities that strip away residents' basic protections from unfair and arbitrary site fee increases.

Labor's policy addresses many of the concerns that have been raised by some of the 33000 permanent residents that live in over 500 residential communities through NSW. Labor will:

- Scrap the Liberals' plan to link site fee increases to increases in the aged pension
- Remove the Liberals' unfair capital gain sharing provisions that will allow park operators to have a financial interest in the sale of residents' homes
- Prevent park operators from increasing site fees to pay for tourism based facilities that favour the commercial interest of the park owner,
- Do away with the Liberals' forced infrastructure levies and sharing agreements that are 'voluntary' in name only
- Increase certainty in living in residential communities as a viable means of alternative accommodation