

**From:** [REDACTED]  
**To:** [Residential Land Lease Communities Review](#)  
**Subject:** Re: Homeowner in a RLLC village  
**Date:** Sunday, 14 February 2021 10:04:56 AM

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On Sun, 14 Feb 2021 at 9:43 am, [REDACTED] wrote:

The officer-in-Charge.

As a homeowner in a RLLC village, I am pleased to contribute to the Review of the Act

When the Act was reviewed in 2013 the vast majority of caravan parks were long term caravan and annex accommodation. They are now purpose-built manufactured home sites owned by large investment companies such as Hometown and Ingenia. They have access to legal and financial resources that homeowners can only dream of. Social demographics have changed, and the terms of the Act must reflect those changes. The Act must reflect the power imbalance between operators and Homeowners and must also reflect the intention of providing affordable housing to people on low income, including pensioners.

As Residents we are constantly being reminded of Operator's responsibility to INVESTORS. There is a growing sense that Homeowners are merely the cash cow for investors.

Hometown has presented themselves to Government and potential buyers.....

That they provide affordable housing for those on limited incomes, particularly pensioners with no or limited superannuation **ref. Submission to Treasury, provided by the Operator's 20 April 2017.**

Operators are pricing this primary group out of the market, creating fear and insecurity amongst existing Homeowners who are on pensions..... which have not received any increase.

A cap on site fees or new site agreements to be CPI only would greatly assist the struggles in these communities.

Kind regards

Diane Jaffray

[REDACTED]

[REDACTED]

[REDACTED]