

From: [Lois Towart](#)
To: [Residential Land Lease Communities Review](#)
Subject: Review of laws for residential land lease communities
Date: Monday, 25 January 2021 9:25:05 AM

Dear [REDACTED]

In my recently completed PhD thesis I examined supply drivers of retirement communities, of which residential land lease communities are a type.

My research identified a number of issues with planning and operation. I acknowledge that your review of legislation is into the operational aspects, however planning issues include development on hazard prone sites and locations inappropriate for large numbers of older people.

With regard to operations there are a number of issues. They are advertised as affordable housing, yet in the longer term compared to owner occupation they end up being more expensive for the residents. Second-hand relocatable homes depreciate rapidly, leaving residents with few assets with which to access residential aged care. Residents may lack the funds to upgrade a dilapidated relocatable home, currently operators cannot force them to do this. Incoming prices are often greater than surrounding residential real estate, this research identified one estate with prices in excess of \$600,000, which is not affordable.

The relevant sections to land lease communities – I refer to them as manufactured home estates are as follows

4.3.3 Commonwealth rent assistance – how operators advertise that this subsidy gives cashback to residents (admittedly this is a Commonwealth issue)

4.4 Policy influence (or lack thereof) on the industry

5.3.5.3 They are financially very attractive to operators, unofficial quotes that I couldn't use included "these things make a shedload of money". The willingness to evict low socio-economic tenants in order to raise the incoming purchase prices. How do you force tenants to maintain and upgrade the physical property when they don't have the funds to do so.

Planning issues are in sections 6.3.3 and 6.4.3, regarding flood affected lands and mine subsidence.

My thesis can be obtained from the following link

<http://minerva.mq.edu.au:8080/vital/access/manager/Repository/mq:71580>

(Ignore the quote about there being 140,000 people in them on page 158, I am currently accessing some reliable up-to-date data and it is coming through at much lower numbers)

Regards

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