

Statutory Review of the Residential (Land Lease) Communities Act 2013
Policy and Strategy Division
Department of Customer Service
4 Parramatta Square 12 Darcy Street
PARRAMATTANSW 2150

18 February 2021

The officer in charge,

Dear Sir,

I am writing this submission as an example of **the imbalance of power** in the current Act.

I refer to Article 90:

In order to change or add to community rules the operator has to consult with a residents committee.

If there is no agreement between the operator and the committee it appears that the operator has the final say and amend or add a rule anyway, without having to consider the wishes of the residents.

The operator has the power, not the residents. As it is a COMMUNITY rule it would be logical to have input and decision making shared by operator and residents.

It would be better if there were a mechanism to include the wishes of the residents and or the Residents Committee, e.g. a majority of the residents must be in favour of the added rule or amendment.

I hope you will consider this item when reviewing the Act.

Yours sincerely,



Henry Pit

