

REVIEW OF THE LAWS FOR RESIDENTIAL LAND LEASE COMMUNITIES

When the current version of the Act in 2013 came into effect I felt happy living at [REDACTED] as I thought all my doubts and issues regarding living in this type of accommodation had been resolved.

However, that has not been the case and I hope that with this review my main issues will be addressed & that laws regarding the following can be enforceable.

- The right to assign my site agreement, including the site fee, to a new buyer when I sell my home or to my family in the event that I die and it is left to them in my will and that they will then be able to sell & assign my site agreement. At the moment this doesn't seem to be the case unless the community owner agrees & they are not likely to do that. In fact, any new owners are charged higher fees than the current owners, and are made to accept a fixed site fee. This makes it very difficult for us to sell our homes for a reasonable price. The majority of owners receive an annual increase by notice and I imagine most, if not all, people living in these communities are aged pensioners existing on a fixed income increased only by the CPI. If new owners are forced to sign an agreement at a higher starting site fee together with a fixed annual percentage site fee increase they may find it impossible to continue living here in a few years' time as the fees may increase to an amount more than what pensioners can afford to pay. This arrangement may also then make it impossible for them to sell their homes for what they are worth.
- I do not believe that Operators should be allowed to claim their capital and infrastructure costs via our site fees.
- I believe the Act needs to make it clear what expenses can be used when the owner increases the site fee. We have no facilities whatsoever at [REDACTED] – not even our own meeting room. However, our fees are the same as most of the other Land Lease Communities in the local area which have numerous facilities such as a swimming pool, etc. as well as a community meeting room.
- Our community is advertised as a so-called "Lifestyle Village" where in fact it is registered as a caravan park. I didn't realise that when I bought my house here and feel the fees to live in a caravan park with no facilities are exorbitant.