



Dear sir/madam,

Your residential land lease act doesn't have enough teeth.

Little money is placed back in the community from the operators of the park. It's run as a slum with improvements mainly coming from residents.

Operator is not concerned with amenity block condition reports and maintenance.

Operator gets away with too many rip offs and abuse and the tribunal process seems to have bias towards operators.

Community committee is often infiltrated by stooges of the owners or people who are too afraid to make any meaningful changes or benefits for the community.

A third party perhaps on council ought to inspect park operators once or twice a year to see if maintenance is made. This interested third party should have power to fine operators for lack of responsible action. Plenty of older residents here and are at risk of abuse from operators. Toilets and leaking taps not fixed for months. Toilet/ shower doors getting jammed.

Council inspectors please....

Thank you.

Regards,
Joe Hooper



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