

From: [Kirsten Gate](#)
To: [Residential Land Lease Communities Review](#)
Subject: Land Lease Communities Act Review
Date: [REDACTED]

To whom it may concern,

As a resident in a land lease community; I was interested to learn that the Act is currently under review and reforms will go to Parliament in November 2021.

I was disappointed that the feedback timeframe has ended and that I was unable to provide feedback.

I believe that the proposed changes are a great start; however there are some things which I would like to highlight:

I believe that Residents who live in Land lease communities need to be made aware that there is an opportunity to have a say by the Operators of the community. We were not made aware of this

I am aware that the consultation process is now closed; however wish to highlight the following gaps.

There are Operators have not received any education concerning land lease communities already; and rather than just offering this education to new and incoming operators; the education needs to be made available and mandatory for those who are already operators.

I believe it would be beneficial for residents committee members to also receive education regarding land lease communities.

Furthermore there is no mention in the proposed changes of ability to dispute site fees based on the reduction or removal of amenities either temporarily or permanently which were present when a person first entered an agreement to live in a land lease community or where services which are inherently provided; are suddenly not provided.

Whilst the governance around compliance by Operators to the Act is clearly established; there seems to be no compliance type officers who ensure that the Operators are adhering to the regulations and no checks seem to be carried out.

Some of the work which is carried out by sub contractors could be deemed as sub standard; but once again there are no compliance officers to ensure that those contractors hired by the Operators are meeting all industry standards whilst carrying out their work.

Furthermore when a community comprises of new builds; shouldn't these be finished to the same level; rather than there being differences in the homes ? Once again; there are no compliance officers who check to ensure that all homes are completed in the same way.

I am hoping that there will be further opportunities for amendment to the Act.

I am also hoping that my concerns will be understood.

Yours sincerely,

Kirsten Gate

Sent from [Mail](#) for Windows 10