

From: [Marion Slater](#)
To: [Residential Land Lease Communities Review](#)
Subject: Site fees, land lease communities
Date: [REDACTED]

Hello [REDACTED]

I am aware that the submissions have closed, however my local member's office told me that under certain circumstances, a late submission might be accepted.

Background – my husband and I are pensioners.

Around this time last year we downsized, buying a small 2 storey unit. A few months ago my husband had a stroke and now he can't negotiate the stairs so we are looking to downsize even further. We put in an offer for a home on a land lease community site but were horrified to learn, when we received their disclosure statement, that our site fees have risen from \$155 per week charged to the previous owner, to \$191 per week to us as new owners. Not only that, the site fees are due for a 3.75% increase within a couple of weeks after we take possession, and then a 3.75% annual increase. This means that within five years, the site fees will have increased by over 20% and all things being equal, if the owners of said community are able to continue passing on these huge site fee increases, it won't be very long before the fees have doubled.

We do not know how the figure of 3.75% was arrived at. However one would have thought that for a community whose residents are pensioners, the site fee increases might have been along the lines of annual pensioner increases or the CPI. It seems a shame that profit for these organisations comes at the cost of taking advantage of pensioners.

I do hope that the review, once finalised, will be in our favour.

Thank you for listening.

Regards

Marion Slater