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From: [REDACTED]
Sent: Wednesday, 4 August 2021 1:00 PM
To: Residential Land Lease Communities Review
Subject: Embedded Networks

To whom it may concern

Failures of the Embedded Network System

There are three hundred and sixty homes in our community at [REDACTED]. Prior to 2011 half of the community was a tourist park/ caravan park, the electricity supply for that half was an Embedded Network with a maximum of supply of 32 amps. Between 2011 and 2015, the then owner [REDACTED] shut down the tourist business and began building and selling 2/3 bedroom new homes. The average price of the homes was around 300k, at no time were buyers of the homes informed that we were entering into an Embedded Network, or that the maximum supply was only 32 amps. In fact buyers of the homes today are still not provided with this fact.

A total of 182 new homes were sold between 2011-2015, if a developer built was is virtually a mini suburb outside they would be required to provide a minimum of at least sixty amps. Somebody within Fair Trading, need's to ask why these Operators/Owners were allowed to build new homes with an inadequate electricity supply. The other half of the community consists of free standing homes some of which have been here for decades. They are not part of the Embedded Network , and are able to purchase their electricity from legitimate suppliers. They also have access to various discounts, that are not available to the EN customers.

The Reckless case is often quoted as an example of how an EN should operate. To compare the community that Mrs Reckless lives in to our community is foolish and short sighted. The Operators of these communities have "been allowed to fly under the radar" by NSW Fair Trading and the two Ministers Kean and Anderson, not just in relation to the EB but on other matters that require investigation. The Operators often cry poor and quote the costs of operating an EN, what they fail to mention is their failure to upgrade their electricity supply systems.

There needs to be a complete investigation into all Embedded Network's operating in Land Lease Communities in NSW.

Regards Brian Bavin

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