

RESIDENTIAL PARKS (LONG STAY TENANTS) ACT — REVIEW

2287. Mr C.J. Tallentire to the Parliamentary Secretary representing the Minister for Commerce:

I refer to submissions given to the review of the *Residential Parks (Long Stay Tenants) Act* which closed in November 2012, and ask

- (a) given that residents in Riverside Gardens in my electorate took part, mostly as a reaction to the manner they have been treated by the park operators, when will you bring on the amendments to give security to older, vulnerable people
- (b) does the Government support the practice of charging residents entry and exit fees without full disclosure of those fees will be

Mr P.T. Miles replied:

- (a) The statutory review of the *Residential Parks (Long-stay Tenants) Act 2006* commenced in 2012 with the release of a discussion paper. This discussion paper was the first stage in the statutory review process.

The next stage in the review process involves a regulatory impact assessment in line with the guidelines set down by the Regulatory Gatekeeping Unit.

The Department released a Consultation Regulatory Impact Statement on 6 June 2014 which sets out options developed after analysis of all the feedback received in response to the discussion paper. Issues surrounding security of tenure for park residents and possible options for reform are discussed in the paper.

- (b) At present, the *Residential Parks (Long-stay Tenants) Act 2006* provides that a park operator must not charge a tenant or prospective tenant any fee for entering into a lease except for rent and a security bond. There is no current intention on the part of the Government to remove this prohibition on the charging of entry fees for residential parks.

The Act does not currently prohibit the charging of fees when a tenant leaves a park. Options for the regulation of exit fees and disclosure requirements are considered in the Consultation Regulatory Impact Statement. In principle, the Government believes residents should be aware of all fees and charges that apply to them.