

CCI sub 53



**From Rita Saffioti MLA**  
**Member for West Swan**  
**Phone: (08) 9248 3822**  
**Fax: (08) 9248 3922**  
**Email: westswan@mp.wa.gov.au**

# Fax

<b>To:</b> Vanessa Beckingham	<b>From:</b> Daniel Pastorelli
<b>Fax:</b> 9222 7804	<b>Pages:</b> 3 (including this one)
	<b>Date:</b>
<b>Re:</b> Submission	<b>cc:</b>

Hi Vanessa

Here is Ms Saffioti's personal submission for the inquiry into the Provision, Use and Regulation of Caravan Parks (and Camping Grounds) in Western Australia.

The original is in the post.

Regards

Daniel

---



Rita Saffioti MLA  
Member for West Swan  
Unit 1, 23 Exhibition Drive  
MALAGA WA 6090  
Phone: (08) 9248 3822  
Fax: (08) 9248 3922  
Email: [westswan@mp.wa.gov.au](mailto:westswan@mp.wa.gov.au)

Our Ref: 20090151

The Principal Research Officer  
Economics and Industry Standing Committee  
Legislative Assembly  
Parliament House  
Perth WA 6000

To whom it may concern

**RE: INQUIRY INTO THE PROVISION, USE AND REGULATION OF CARAVAN  
PARKS (AND CAMPING GROUNDS) IN WESTERN AUSTRALIA**

I am writing to put forward the concerns I have regarding the *Residential Parks (Long-stay Tenants) Act 2006* and the impact this legislation is having on park home tenants.

My electorate has two caravan parks located within it, the Perth Vineyard Holiday Park in Caversham and the Swan Valley Tourist Village in West Swan. Since being elected to Parliament in September last year I have worked closely with park home tenants in the Swan Valley Tourist Village, in relation to their concerns with the new legislation.

The intention of the legislation was to provide greater security and protection for tenants of caravan parks and other villages.

Unfortunately, in my view, this legislation does not provide an adequate level of security and fairness for the park tenants. Even worse, it allows for the owners of the park to develop agreements that are unfair and heavily biased towards the park owners.

A number of my constituents in the Swan Valley Tourist Village have been living in their village for a number of years. They invested in their home and are very happy with their lifestyle in the village.

With the introduction of the new legislation, the park tenants are being required to sign a new agreement. I have gone through this agreement and believe many requirements of the agreement are unfair.

The agreement has a whole range of new conditions, including a whole range of fees and charges. Many of these charges did not previously exist, and the park owner seems to be using the development of this new agreement as a mechanism in which to levy these new charges.

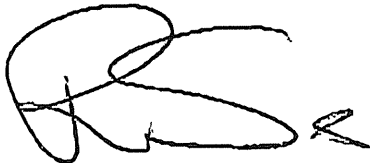
The charges cover such things as levying charges if a tenant's grandchild is staying overnight, and limits the number of visitors allowed on any given day. This has ramifications for family celebrations and events. Other requirements include prescribing selling agents for the homes.

The agreement also does not provide any additional security or guaranteed tenure for the tenants. The events at Kingsway have clearly displayed the existing legislation needs to be strengthened. Options to strengthen the legislation include requiring fixed term leases. And as I understand, the current legislation also allows for eviction without reason.

I firmly believe that the legislation should be strengthened to provide greater fairness and security for park home tenants. More and more people are choosing the park home lifestyle, and it is incumbent on Government to ensure that the necessary legislation and regulations are in place to protect these tenants.

I urge the committee to take note of my views and for that reason report to Parliament appropriately.

Yours sincerely



**Rita Saffioti MLA**  
**MEMBER FOR WEST SWAN**

30 April 2009