



## COMBINED PENSIONERS AND SUPERANNUANTS ASSOCIATION OF NEW SOUTH WALES INC.

Founded 1931. Celebrating 75 years of service in 2006.

Serving pensioners of all ages, superannuants and low-income retirees.

*Consumer Protection Awards – 2002, 2003, 2004*

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# MEDIA RELEASE

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14 September 2005

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## **Pensioners reserve decision on proposed reforms to the Residential Parks Act**

Morrie Mifsud, State President of Combined Pensioners & Superannuants Association of NSW Inc (CPSA) today said CPSA would be reserving its decision on reforms proposed by the NSW Government to residential park tenancy legislation.

Many of the reforms proposed by Diane Beamer, Minister for Fair Trading are welcomed by CPSA as they appear to provide additional protection to park residents and the Minister and her Government are to be congratulated. CPSA, however, cannot support all of the reforms and believe reforms that are intrinsic to the protection of park residents have been overlooked

There is no indication that residents who are unable to find alternative sites for their dwellings will receive any compensation for the loss of their dwellings. If this issue is not addressed as a matter of urgency, there may, in reality, be little improvement from the current situation.

“Without these compensation provisions, any other reforms may prove to be useless. All the rights under the sun won’t help a resident if they can’t find anywhere to move their home to,” said Mr Mifsud.

CPSA cannot, however, support any reforms to the rent increase provisions of the Residential Parks Act if those reforms prevent park residents from challenging a proposed rent increase in the Consumer, Trader and Tenancy Tribunal if the rent increase is less than the current Consumer Price Index.

The Minister is to be congratulated for the following proposed reforms:

- park owners will have to have development approval before giving notices of termination on grounds of redevelopment
- residents affected by park closure for redevelopment will have to be given 12 months notice instead of 6 months
- compensation will be payable in advance and residents will not be required to vacate until they get the money upfront
- park owners will have to disclose more information to residents before they move

Page 1 of 2

in and in cases where notices of termination are issued for redevelopment purposes

- a mechanism to ensure that residents who sell their homes to the park owner get a fair price
- emergency services having access to the parks when needed by residents
- retention of resident's rights if they have to go into a nursing home
- Fair Trading will have the power to apply to the Supreme Court for the appointment of an administrator if the actions of a park owner seriously threaten the well-being of residents.

CPSA continues to maintain that the only way residents of NSW parks will be adequately protected is if all land occupied by residential parks is zoned "special purpose" preventing redevelopment of the site and the consequent displacement of permanent park residents.

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