



**NEXT GENERAL MEETING - TUESDAY, 24th NOVEMBER 2015, COMMENCING 10.00 a.m.
AT WANNEROO RECREATION CENTRE, SCENIC DRIVE, WANNEROO**

MEMBERSHIP FEES: \$15.00 – Single, \$25.00 – Couple

ANNUAL GENERAL MEETING REPORT

Attendance – approximately 30.

Dept. of Commerce) Guest Speakers Amanda Blackwell & Sarah Hazell (Legal Policy Officers, Legislation Policy, Consumer Protection), and **Tara Mahoney** (Senior Legislation & Strategy Officer, Local Government Legislation) delivered well received presentations on the current Review of the Residential Parks (Long-stay Tenants) Act 2006, and the proposed Holiday Parks & Camping Grounds Legislation arising from the current review of the Caravan & Camping Grounds ACT 1995.

Ken Marston, CEO of COTA WA, spoke of decreasing membership being widespread, including national organisations such as COTA and National Seniors, so PHOA is not alone in this. Ken advised that as important as member numbers could be claims of outside support, and reiterated COTA WA support of PHOA.

TREASURER'S REPORT:

Richard Hopps presented an audited annual account, including the following:

Income Total:	\$9770
Expenditure Total:	\$9570
Surplus:	\$ 200
Cash at Bank:	<u>\$9683</u>

Post-AGM, Richard reports that as *at September 2015 we had received \$5990 in current year membership fees from 424 members, about 100 fewer than last year. Most of the fees (\$4270) were received in the period April-June 2015 and were included as income in last year's accounts.*

MEMBERSHIP OFFICER'S REPORT: Sadly, membership has declined. Those who've decided not to renew have to remember it's their security of tenure at risk. They're playing into the hands of those responsible for delays in completing the review. If people living in this environment don't stand up for their rights, we're likely to get the abhorrent legislation enacted in 2006. This is wrong. Many good people have spent a lot of time and effort to see we're protected in future. So, I say, let's stay strong as an association, fight for our fundamental right to live our twilight years without the threat of eviction without grounds, excessive rent increases, and with compensation from any park owner selling a park, heedless of residents who've been their bread and butter for up to 20 years or more. Without us many parks would have gone to the wall long again. *John Ransom*

REMINDER BANK TRANSFERS: Name & Park on Bank Receipt. Complete Membership form, add No. & date of bank receipt, mail to Treasurer, PHOA address, or email details.

Bankwest BSB 306086 A/c 024180-2

CHAIRMAN'S ADDRESS

The past year has been extremely hard for committee members. I thank each and every one of them for their efforts and dedication in trying to improve the lifestyle of all park home owners, with security and free from stress.

It's been a frustrating year with continued delays in the RP(LsT)A review. Membership numbers are down, in part due to our inability to expedite resolution of the review. It is now with the Minister for Commerce, and efforts continue to speed up the process to when it becomes available for public viewing, and its effective date.

Your committee has seen changes, losing Treasurer Louise Boyd (shifted to the USA); the sad passing of Evelyn Cox (10 years' service); the resignation of Maxine Paul (15 years' service); and Jim Cusack, not standing for re-election. However, he advises that if and when he is back on full power, he will reconsider his position. Speedy recovery Jim.

We have had excellent help from members and non-members. I thank Colin Redgewell for assistance with the web site, Richard Hopps for excellent book keeping, Rob Gibbs for auditing our books free of charge, and Professor Eileen Webb for legal support and understanding of the situation many park home owners find themselves in.

The biggest disappointment has been our inability to affect a better outcome for permanent residents at Palm Beach and Carine Gardens, both under eviction notices. Morally wrong, but legally correct under the Act, they are unable to get any compensation. In PHOA responses to DOCs, major issues strongly requested for consideration are security of tenure, compensation for all lease types, CPI rent increases, limits placed on rent payable by deceased estates, etc.

We've had some success with the return of monies paid by Banksia residents for water meter reading charges; and satisfied residents at Hopetoun by silencing the snake repeller. Finally I ask all members to consider helping on the committee, and encourage non-member park home owners to consider membership. We are in a numbers game - the more members the better our ability to influence government departments. *John Fleg*

FIRST MEETINGS 2016

(2015)				
December				NO MEETING
(2016)				
January 23	Sat	10.00 am	Woodman Pt.	Committee
February 16	Tue	10.00 am	Manning	General
March 19	Sat	10.00 am	Woodman Pt.	Committee

COMMITTEE MEMBERS 2015-2016

John Fleg (President)	0427 770 686
Wendy Morris (Secretary)	0417 907 100
Richard Hopps (Treasurer)	
John Ransom (Membership)	0408 094 266
Margaret Lesham (Catering)	9274 5591
	0422 500 697
Jennifer Engwirda (Newsletter Editor)	0439 814 377
Jenny Parker (Committee Member)	9418 7169
John Wood (Committee Member)	
Dr Eileen Webb (Associate Member)	
Professor, Faculty of Law UWA	

MEET THE NEW EDITOR, JENNIFER ENGWIRDA

Jennifer, retired librarian from SE Queensland, relocated to Fremantle Village in 2012. She enjoys renovating and landscaping her park home, and travels frequently, often by motorbike, solo, to visit family and experience adventure.

Jennifer left here last week to complete the Victorian sector of an Australian tour on her trusty BMW F800R.

Jennifer is an avowed advocate for reducing disempowering influences of park operators over residents, and improving compliance with legislative standards.

Jennifer's email address is: phoa.fremantlevillage@gmail.com and she will be producing the Newsletter from January next.

WELCOME ABOARD JENNIFER!

NOTES: DEPARTMENT OF COMMERCE PRESENTATIONS:

Amanda Blackwell and Sarah Hazell spoke of their work towards preparation of the draft Decision Regulatory Impact Statement now with Minister for Commerce the Hon. M. Mischin. (PHOA President, John Fleg. has been writing to him re when the Review will be available for Public viewing). Sarah spoke of her task to read every one of the almost 800 submissions from park home owners, assuring that the issues raised were considered, and the importance of PHOA's contribution was acknowledged.

Tara Mahoney spoke about the current review of the Caravan & Camping Grounds Act 1995. Subsequently information was received on release in September of a Proposal for Holiday Parks and Camping Grounds Legislation, Second Consultation Paper. The Consultation paper, form and flyer are available at <http://dlg.wa.gov.au/Content/Legislation/UnderReview/CaravanCampingLegislation/ConsultationPaper3.asp>

Wendy Morris summarised some points in the Proposal as Goal of Review is reducing 'red tape'; Preferred Options in 2nd Consultation Paper are recommendations only: The CP&CG Act 1995 classified Park Homes as vehicles; favoured from the 1st CP was for Park Homes to be classified 'Transportable Homes', future PH would be assessed under Building Act & Code; the change would not affect rent assistance according to current Centrelink views.

Submissions are invited from Park Home Owners.

Feedback submissions close on 30th November.

By Request, Re-Advertising DOCTOR EILEEN WEBB'S SURVEY on decisions to down-size into a Residential Park, targeting people aged 60 and over 60. Eileen would like some more responses. People could contact her by email to receive a questionnaire to complete and submit after which she would do a follow up interview. Eileen's email address is:

Eileen.webb@uwa.edu.au

PARK NEWS

Our membership stems from various residential parks. Experiences range from bearable to unbearable, the most dreaded is park closure, and eviction with no financial compensation. Below is a sampling of what's happening at some Parks.

PALM BEACH CP, ROCKINGHAM: Sold to Australia Defence Housing, residents evicted with extended notice, no financial compensation. Rose E. Flint, now sole resident on-site, is busy packing up, between daily visits to her son in palliative care, Kalamunda. She hopes she's sold her house – her daughter is attending to that. There are just a handful of houses left at the park.

CARINE GARDENS CP, CARINE: (Wendy Morris). *Of 98 PHOs, about 50 still live at Carine Gardens CP, hoping to sell their house. Some moved into Homeswest housing, leaving vacant houses. They can't afford to pay double rents, and all are concerned (as I am) that park owners will bill them for unpaid rent when it closes at the end of January 2016. Some have sold homes for a pittance (i.e. \$10 000), which is expected to continue as "sharks are circling". Many are concerned about the cost to them of clearing their sites if they can't sell by the time the park closes.*

A pro-active group was helped by Eileen Webb (Lecturer in Law at UWA and PHOA Associate Member) to prepare a submission to the WA Law Society for a pro bono case for compensation. Watch this space

SERPENTINE PARK HOME & LEISURE VILLAGE (John Fleg). For over three years there was concern here about park management interference with nominations and election of resident reps for a Park Liaison Committee. Appeals to DOCs revealed the *Commissioner's Guidelines, PLCs*, were just that, not covered by the Act, and Management could escape a fine because, legally, they had offered to convene a PLC, but their call for nominations from residents resulted in none received. Now DOCs have notified that residents will have interference-free nominations in the near future. *Hopefully, I will be able to advise the final outcome in the next issue of the newsletter.*

DISCOVERY HOLIDAY PARKS, KOOMBANA BAY: Jim Cusack reports that Discovery is buying up land adjacent to the park. He's involved in election of Resident Reps. to the PLC – it happens every two years. They've received 6 nominations for 5 positions

TRIBUTES

***MAXINE PAULL:** Thank you for fifteen years of loyalty and dedication beyond the call of duty, everything tackled with competency, cooperation and a smile. Good to know you'll still attend some Committee meetings in your role as Park Representative for Lakelands.

* The late **EVELYN COX** who gave ten years of dedicated service as Secretary, even when battling ill health – she still tried to 'keep up her end' until reluctantly resigning from the Committee last year.

* **JIM CUSACK** who didn't stand for re-election this year for health reasons. Jim is awesome in his promotion of things PHOA, and in keeping in touch with local politicians, always giving of his best. Happily, Jim sounds very well following Cyber-knife treatment and it's looking good so far. Best wishes for a continued smooth recovery.

APOLOGIES to all contributors for the degree of editing that's occurred to fit everything in this issue. A case of E&OE. *Editor*