

PARK HOME OWNERS ASSOCIATION WA INC



**REPLY TO
DEPARTMENT OF LOCAL GOVERNMENT AND
COMMUNITIES CONSULTATION PAPER**

**PROPOSAL FOR CARAVAN PARKS AND
CAMPING GROUNDS LEGISLATION
MAY 2014**

REPLY SUBMITTED

AUGUST 2104

HOLIDAY PARKS

Question 4

The term 'Holiday Park', when applied to a mixed use facility, does not adequately reflect who the business is catering for. Park Home tenants are not on holiday, they live permanently in the Park. 'Holiday Parks' seems to be an attempt to exclude the existence of this substantial group of Park tenants from whom the Park owner derives a significant income each year. Park Home tenants numbers can, in some Parks, be equal to those occupying short-term sights.

PHOA believes Park Home tenants deserve recognition for the role they play in supporting Park operators by contributing to their annual profit margin. Including in the Holiday Park title, when permanent sites are occupied, should be 'and Park Home Village. Thus **Holiday Park & Park Home Village** would form the title of a multi-use Park. This title would more accurately reflect who the Park caters for.

Question 5

On applying for a licence to run or develop a 'Holiday Park & Park Home Village' planning legislation needs to be complied with. There are instances, especially in the country, where shoddy work has been carried out by Park operators or their representatives. (I am not qualified to comment on planning legislation and can only report what I have seen) Instances of fences erected between homes by the operator or their representatives only to start falling down once the Park Home owner moves in. Grey water pipes being placed above ground and leaking causing unpleasant odours on the tenant's site. **All buildings and their associated external fixtures need to comply with planning legislation and safety procedures.**

Question 6

Distinguishing between 'Holiday Park' users and tenants living permanently (Long-Stay) in Park Home Villages recognises two groups who have very different needs. Park Home Village tenants have few need other than rubbish removal, a facility available for social gatherings and an administrative point to pay account. 'Holiday Park' users may require substantially more facilities.

Question 7

BUILDING STANDARDS

Question 11

The impact of the Building Act being imposed on current Park Homes and converted caravans could, if applied retrospectively, cause considerable stress on existing tenants who own older style dwellings that do not meet the required standards. The Building Act , if utilised, should not be applied to non-compliant dwellings that are occupied by the owner, permanently. If safety issues are identified which places the occupant, or near neighbours, at risk of harm then a 'reasonable' approach to remedying the situation needs to be allowed.

LICENSING REGIME

Question 22

Separating the land used for tourism and permanent residents.

Park Home Villages attached to caravan parks require legislation that .

Without appropriate protection there is the potential for land nominated as a Lifestyle/Park Home Village to be used for other purposes. This has occurred at Wavecrest in Hoptoun where residents were informed they were buying into a Park Home Village for older people. That situation has now changed with families being encouraged to purchase Park Homes. Three homes have been sold to local residents who rent them out to holiday makers. This has greatly impacted on the lifestyle of residents who have no protection from the changes being imposed upon them and no recourse to the law.

- A definition of Lifestyle Village including the age group catered for could be helpful in offering protection for tenants buying into this style of Park.