

**Security of tenure for the ageing Western Australian Population: does current housing legislation in Western Australia support seniors' on-going housing needs?**

**(Summary of residential parks security of tenure issues)**

**Lotterywest funded research project report Professor Eileen Webb et al..**

**Held at University of WA , November 10 2014**

Residential Parks

Focus on seniors:

- Education and pre-purchase information to inform decision making.
- More digestible forms and information brochures.
- Regular visits by/communication with DOC and prompt investigation of complaints.

Focus on statutes:

- A register of residential parks in Western Australian be established.
- Periodic leases are not permitted unless for holiday lettings.
- All leases have open ended terms (as in Queensland)
- Termination by an order of the State Administrative Tribunal.
- 12 month notice period.
- Compensation and assistance to find alternative premises to be available in particular circumstances.
- Park Operator Owner and Residents' rights and obligations are incorporated specifically in the legislation.
- The Act contains specific provisions regarding misleading or deceptive conduct, unconscionable conduct, harrassment and unfair conduct terms.

Focus on management:

- Improved screening, training and regulation of park operators and managers.

Wendy Morris – Secretary PHOA  
4 December 2014