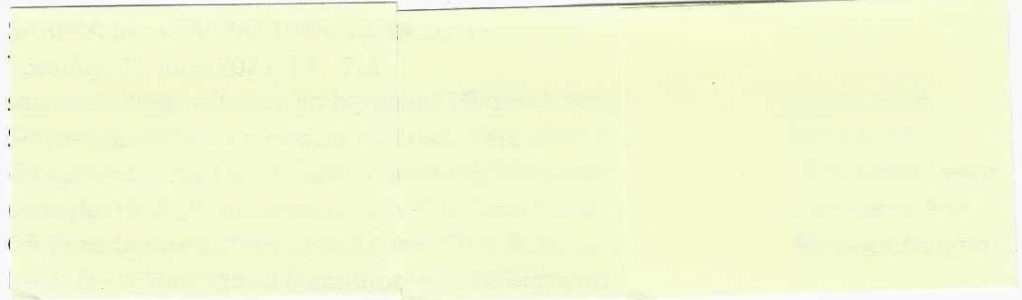


geoff.cann1@gmail.com

From:
Sent:
To:



Subject: FW: Residential Parks Standard Site Lease
Attachments: AGD LETTER May 2021.docx; FW_ Shared Equity AGD Reply.eml; Fwd_ FW_ NCRV - ADDITIONAL FEES.eml; 15th April Meeting Minutes[539].pdf

This is Email sent to MPs with these attachments you can follow up with your local MP please.
AGD & CBS Letter will be sent tomorrow
Cheers
phil

Sent from [Mail](#) for Windows 10

From: [SARPRA Inc](#)
Sent: Tuesday, 15 June 2021 8:27 PM
To: florey@parliament.sa.gov.au; mtgambier@parliament.sa.gov.au; mawson@parliament.sa.gov.au; wright@parliament.sa.gov.au; frome@parliament.sa.gov.au; playford@parliament.sa.gov.au; [Waite EO](#); [Narungga EO](#); westtorrens@parliament.sa.gov.au; croydon@parliament.sa.gov.au; taylor@parliament.sa.gov.au; [Hammond EO](#); ptadelaide@parliament.sa.gov.au; [Finniss EO](#)
Cc: bonaros.office@parliament.sa.gov.au; darley.office@parliament.sa.gov.au; [Franks, Office](#); maher.office@parliament.sa.gov.au; [Pangallo Office](#); simms.office@parliament.sa.gov.au
Subject: Residential Parks Standard Site Lease

The " South Australian Residential Parks Residents Association " seek the support of all the attached Honourable Members of Parliament in procuring this Compulsory Document.
When you read the attached Letter/Email to the AGD & CBS you will see that this has become an essential change. It has already been addressed in the Press and we are sure that more of the Media will pick up this subject. Considering the concerns being expressed over Retirement Villages Act.
There are operators out there who are "gouging" senior residents this needs to be circumvented.
Please also read the complete history of communication to date that has been sent to you previously.

The PETITION regarding this will be lodged by Jon Gee MP probably on the 16th June or soon thereafter.

Chris Sloper
President

Phillip Byrne
Secretary

Sent from [Mail](#) for Windows 10



**SOUTH AUSTRALIAN RESIDENTIAL PARKS
RESIDENTS ASSOCIATION Inc. (SARPRA)
PO Box 39, Smithfield, SA 5114**

16th June 2021

Email Transmission

The Honourable
Vicki Chapman MP.
Attorney General
Deputy Premier

Dear Minister

We have received your last communication regarding our request for a Standard Lease Document for Site Only Lease in Residential Park.

May we point out that since that communication it come to the notice of SARPRA that Hometown Pty Ltd are asking Residents to sign agreements that quote NSW legislation.

It must also be noted that Northern Community Residential Village has concerns that their operator is using and quoting Interstate Standards.

Hampshire Properties are also advertising "Shared equity sales" which contravene the Legislation in South Australia, this needs urgent attention before any sales are contracted under this scheme,

There has actually been a lodgement with CBS regarding this matter on the 23rd Jan 2021.

It has also come to our attention that Lakeside do not wish to comply with the disclosure statement regarding advertised and promised amenities published and used as a sales tool. Please see attached document from the Resident Committee, referring to highlighted section of "Attached Minutes Document". We were approached for advice and felt we should refer to your departments.

We also have been informed Lakeside Agreement contravenes the South Australian Legislation by quoting a "deferred Amenities Fee .35% per annum & Sales administration fee" in the SCHEDULE OF AGREEMENT.

It is our understanding from correspondence with your department that no "fees" other than Site Rent maybe charged.

Due to the above situations, we feel that it is even more critical to move quickly to a compulsory "Standard Site Lease" for Residential Parks.

We mention the above situations due to the request in previous correspondence to advise of any situation that may not comply with the Residential Parks Act.

As for the situation regarding "lifts" at Lakeside we have never been involved in this situation, except to quote the Reply from Jennifer Johns regarding the mess of their agreement.



**SOUTH AUSTRALIAN RESIDENTIAL PARKS
RESIDENTS ASSOCIATION Inc. (SARPRA)
PO Box 39, Smithfield, SA 5114**

SARPRA has also at the same time conducted a survey of all registered villages on behalf of AGD & CBS using the information provided by these departments, to ascertain numbers of permanent residents at each site this information will be sent when collated.

During this process we have also initiated a Petition regarding a Standard Lease format, which has received excellent support from both Residents and Management. This will be lodged in the House.

The intention of SARPRA is to seek support from all Political Parties and Independents on this matter.

We reiterate that we are only too happy to be part of a project to correct this situation, just as we did with upgrading the Act.

For and Behalf of SARPRA

Chris Sloper
President

Phillip Byrne
Secretary