

Hon Vickie Chapman MP
Attorney General
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Madame

It has come to the attention of SARPRA Executive that there is huge difference in the lease agreements used by Residential Parks in South Australia, this was discovered by Ms Jennifer Johns Senior Advice and Conciliation Officer Consumer and Business Services, during her enquiry into a current case from Lakeside Village.

After discussion at SARPRA meeting, held on 13th October 2020 we have discovered some Villages e.g, Rosetta Village in Victor Harbor have multiple agreements in use, all different, this is also the case at other Villages within South Australia.

There is also another situation where the purchasers of Northern Communities Residential Park feel they do not have to comply with South Australian Legislation as their head office is in NSW, We at SARPRA feel it is time a standard form of lease agreement be developed for this type of living along the lines of the Fixed Term Residential Lease that is the recognised standard in South Australia.

The industry is growing massively and is purported to be a Low Cost Seniors Housing system, but without a standard document laid down, for terms and conditions , including rental increase system the current situation could have a severe impact on our industry.

We at SARPRA are only to willing to be involved in this project just as we worked with AGD to implement and update Residential Parks Act.

We also feel this action needs to be started and completed as a matter of urgency.
We do not wish to see owner/operators disadvantaged in anyway, just as we do not wish tenants to be disadvantaged either.

Phillip Byrne

Secretary SARPRA.

Copy to
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