



Housing for the Aged Action Group

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Caravan Parks or Villages? Forum

Notes by Sahndra Nelson, HAAG member

Thursday 16 October 2008

Held at Australian Centre for the Moving Image, Federation Square

MC: Cr Brian L. Stahl OAM JP – Mornington Peninsula Shire

Forum Summary

A rich diversity of experience and government responses was given voice at the forum. It began with Welcome to Country by Vicki Nicholson Brown. This set the tone for a day where issues could be aired in a spirit of seeking meaningful solutions to this aspect of housing. The forum successfully provided the opportunity to bring together:

The story so far
Issues arising
Where to from here?

Following is an outline of the day:

The forum began with the Minister for Consumer Affairs, The Hon. Tony Robinson, addressing the complexity of the issue and importance of tapping existing expertise from others. He advised that Report is expected in November.

Jeff Fiedler, Policy Worker HAAG gave a comprehensive talk, entitled A Changing Landscape on the various factors that have contributed to the current issues involving Caravan Parks.

Sabra Lazarus, Mornington Peninsula Shire spoke of the Seachange 2004 Report documenting changes which have had major impact on residents.

Wyn Stenton & Lionel Foster, HAAG Caravan and Residential Park Residents Working Group: Issues that arose included:

Effect of poor management
Victimisation
Intimidation
Need for better regulation including code of conduct and safety

Local Government Representatives unanimously expressed how encouraging it was to hear of work at local government level being done across Victoria. Issues ranging from from community development programs to foster inclusion of new communities through to planning regulations were covered.

State Government Gave a strong commitment to transparency and information sharing.
Advised that legislation expected by end 2009

The general feeling of the forum was that the situation is crying out for co-ordination. The forum expressed the willingness for this to happen.

The proposal of the forum was to set up a Working Group to:

- Identify }
 - Monitor }
 - Respond }
- to the issues that have emerged in recent years

The Working Group should include:

- State Government
- Local Government
- Residents representing the range of parks.

At the forum's end a unanimous show of hands support setting up statewide working group.

Jeff Fiedler undertook to provide further information via mailout as available.

OPENING ADDRESS

Hon. Tony Robinson Minister for Consumer Affairs, Victorian Government began by acknowledging traditional owners, thanked Vicki Nicholson Brown.

He explained that Consumer Affairs Victoria seeking Residential Accommodation Strategy reform.

“Issue of affordable housing is one that concerns all of us. Today provides an important opportunity to look at issues to do with Residential Accommodation Strategy reform.

CAV has developed a Residential Accommodation Strategy that can be broken into 3 parts:

- 1. Students. Currently landlords are exempt from Residential Tenancies Act, therefore students don't get the protections of the Act.*
- 2. Boarding Houses and Rooming Houses – one important early reform is to align the regulations under Health and Residential Tenancies Act.*
- 3. Caravan Parks and Residential Parks – an area where the law has not kept pace with the changing nature of occupancy. It still reflects the 'holiday' ethos. When the reality is:*
 - an increased proportion of caravan parks used for permanent accommodation*
 - an increasing number of residential parks being (developed?) but law currently doesn't recognise them.”*

The Minister went on to explain that the reforms His department seeking include:

- Best and most appropriate series of reforms so that diverse uses are catered for.
- Appropriate protections and the industry
- To address the question 'How do we get a law that addresses the ever present issue of QUALITY of Residential Park Management?' Currently, whilst management practices are usually good, at times outdated attitudes surface. How do we steer these bad management practices toward better practices.

Long term tenancies in caravan parks are becoming a significant option. There is a necessity for law to be reformed to cover this.

Consumer Affairs Victoria has commissioned independent researchers from Price, Coopers, Waterhouse to look at legislative issues.

It is important to not reinvent the wheel, rather to benefit from the experience of others. The experience of discussions with the South Australian Minister for Consumer Affairs is a valuable example of this, particularly in relation to specific recognition for Residential Parks. Important to note the Act doesn't meet all needs, and needs to be paralled with planning changes. There are still grey areas but gives valuable experience we can benefit from.

Consumer Affairs Victoria Independent Research found that issues of importance include:

- Appropriate information disclosure
- deferred fees
- construction and design features

- resident participation in park management

Consumer Affairs Victoria encourages good dispute resolution procedures being built in around the areas of:

- Rent increases
- Park closures
- Importance of access to Commonwealth Rent Assistance

November 2008 – Options paper

Objective to set mechanisms in place that suit years ahead

- Standards are being reviewed
- State Planning Authority – re land use

The Minister commended Mornington Peninsula in this area and acknowledged the importance of The Caravan Parks or Villages? Forum as an opportunity for CAV to attend. The Minister gave his assurance that the issues would be heard.

Brian Stahl thanked Tony Robinson.

A CHANGING LANDSCAPE

Jeff Fiedler

Jeff expressed appreciation for committee and dedication of Minister and Consumer Affairs Victoria. He said how good it was to be constructively engaged in the process, seeing it as testament to the reform agenda.

Jeff began by acknowledging Caravan Parks and Villages is a complex subject, and there was much to cover in his presentation. In summary:

Caravan & Residential Parks Working Group is made up 60 residents who address these issues.

Old Caravan Park model covers a diverse range of housing accommodation

Who lives in Parks & Villages?

- Itinerant and seasonal workers
- Accommodation of last resort at a particular time for people affected by . increased rents which make it only viable option. Also used as welfare housing.
- Fixed income people
- Residential Villages cost anywhere between \$80,000 - \$200,000 as an alternative to apartment living etc.

Profile of Parks and Villages

There are meagre statistics. Australian Bureau of Statistics figures exclude 500 parks (ie. those with fewer than 40 residents).

- 1800 caravan parks and villages
- 100,000 residents in Victoria. Many in traditional holiday areas, eg. peninsula.

Census data reveals two types of tenure.

1. **Renter/renters who rent housing and the site.** Issues arising include:
Marginalised in caravan parks.
Home of last resort.
Highest (check if highest or increased) in Northern Victoria; Mildura, Shepparton.
Largest in Frankston.

Transformation of caravan parks into purpose built construction of residential villages.

Mixed use of caravan parks – wide range of occupancy.
Limited facilities (is this a heading or one of the items?)

- Health issues
- Expensive
- Lack of security of tenure (no cover until 60 days)
Have evidence of residents being evicted on 59th day

Varying styles of management – fear of disclosure of working party.

2. **Owner/renters.**
Major issue affecting this group is Park closures.

The question of how and where to relocate? Some may not cope with being moved.

Jeff showed photos of conditions he has seen. These include:

- Condensation
- Annex has wooden floor, thus mouldy
- Lack of facilities - Indignity for disabled residents, eg. showering.

Also photos showing the creativity of the dwellings; caravan forms the base from which residents have made homes.

RESIDENTIAL PARKS

Are caravan parks where majority of the residents are permanent residents. They have similar issues to caravan parks.

Confusion of actual type of accommodation. Central question:

What is caravan park/what is residential park?

The new forms of residential parks are challenging the definition. Expectations have been raised but residents have waited for years. .

Major questions -

Whose home is it?

What is role of park owners? eg. deferred management fees: upwards of 3% a year up to 10 years.

Construction ambiguities arise. They dwelling look like houses but technically they are not.

Residential Villages = hybrid of residential parks and retirement villages.

The expansion of their development raises issues about load put on the infrastructure of the community where they are located.

Is it a developer's dream?

- Don't come under Building Act
- No subdivision costs
- Fewer building construction regulations

The attraction of this form of housing is it provides a retirement lifestyle at lower cost than other options.

Ambiguity with the law re tenure. 99 year lease but under Residential Tenancies Act 60 days notice applies.

Various Views:

What about the Retirement Village Act?

Can the current one be amended or Is a totally new act required?

Current act contains many ways around regulations.

Conundrum of fixed home, but don't have stability of the site.

HAAG Recommendations: These will appear in forthcoming report by HAAG on local government areas

1. Security of tenure the key across the board.
Benefits for both residents and industry.
Need to be specific (as in size of land etc.) long-term leases.
2. Increased public housing to provide viable alternative.
3. Ongoing monitoring via a working group involving local government, community agencies and residents.
4. Protect diversity of options.

RESIDENTS' PERSPECTIVE

Speakers:

HAAG Caravan and Residential Parks Working Group members

Wyn Stenton – Summerhill Residential Park resident since 2001

Lionel Foster – Summerhill Residential Park resident since 2005. Chairperson of Residents' Action group formed to address issues around poor management.

Lionel Foster began with some examples specific examples of poor management.

- \$90 difference across 8 levels of rents.
- Dispute over placement of pot plants on 'common land'. Resulting in reprisals, escalating acrimony. Negotiation resolved it. However, manager reneged on paying as agreed which lead to forming of Action Group.
- Deferred management fees charged on lump sum have lead to losses of up to one-third the value. Lionel gave example of a case where unit valued at \$120,000 decreased in value to \$68,000 as a result.
- Water access/charges – not possible to discuss due to poor interaction.
- Notification of rent increase badly handled – lead to manager hiding behind 'not a caravan park'. Another example of ambiguity due to lack of clear regulations is of manager hiding behind technicalities of 'visitor'.

In Lionel's case VCAT as umpire ruled in Lionel's favour, finding manager's ruling resulted in "excessive rent".

Lionel advised that there are ongoing legal proceedings concerning excessive rents with:

\$13 charged to those who challenged
\$6 to the others

Lionel's comment was that surely none of these are conducive to peaceful living.

He then spoke of HAAG Working Group for residents in Residential Parks, which was formed from the HAAG Living in Limbo Forum held in 2006.

He advised that the working group meets monthly and has a log of claims.

Major problems to be addressed include:

- Law reform needed to protect residents. Security of tenure essential.
- Stabilised prices – fee control
- Resident participation. At present Manager controls activities.
- Right to sell own home.
- Question of charges after vacating
- Standardised leases
- Deferred management fees; need to be fair and equitable
- Regulation of utility infrastructure
- Mandatory emergency procedures
- Park Registration Accreditation and Management Training
- Financial disclosure
- Need for clarification on WHAT IS A RESIDENTIAL VILLAGE?
(definition of a manufactured home doesn't comply with Caravan Park definition of movable dwelling). This highlights the ambiguities inherent in current situation.

Wyn Stenton paid her respects to Indigenous Owners of the land.

Wyn began by addressing the diversity and fast growing nature of Residential Parks. She raised the question of suitability of land, and who is liable for costs of any associated problems that may arise given that no building permits are required.

“Without these where is the supervision and control”.

Unlike Caravan Parks, Residential Parks have no star rating, residents are excluded from decision-making, and despite having their own unit there is no security of tenure.

As a result issues to be addressed include:

- Stricter building standards
- Safety issues to be addressed. Wyn gave examples of electricity and damp, pointing out that responsibility for these matters fall between the cracks. Includes those who have increased need in the form of steps, wheelchair access, for example.
- Sealed roads and footpaths
- Shower recess that can hold shower chair
- Hot water regulators (safety issue)
- Light shades which allow easy access to change globe
- Clearly identifiable illuminated house numbers
- Accreditation process

“Separate legislation is required to reflect the specific needs of residents in Residential Parks; to create a situation where residents have freedom to approach management without fear of reprisals.”

LOCAL GOVERNMENT PERSPECTIVE

Sabra Lazarus Community Health & Wellbeing Development Officer, Mornington Peninsula Shire

Sabra told the forum that In 2004 Caravan Park Project was undertaken to investigate Caravan Park closures in the Shire. Central questions were:

- What was driving the closures?
- What was effect of the closures?

The effect of closures was dramatic; Sabra equated the situation to post-bushfire devastation. For those who had to leave there was the threat and fear of homelessness, for those who remained in parks there was the fear of 'will we be next?'

The report identified 3 broad groupings of residents.

1. Increased number of older seachangers drawn to the good location of the peninsula, sense of community and providing a financially viable option to downsize in comfort.
2. Decreased availability of public housing there were those whose life circumstances, including mental health issues, financial difficulties, lead to it providing only form of crisis accommodation.
3. Holiday makers.

Overall there has been a decrease in the number of renters and increase in people buying; seeking an affordable lifestyle opportunity. Due to there being no clear legislative protection, difficulties have arisen concerning 'feudal tenancy arrangements' which were subject to the whim of the manager. These result in ongoing stress, fear, ill health.

The current situation is that with the removal of land tax more larger sized cabins and small houses have replaced the traditional vans. The number of permanent residents remains constant from 2004-2008, at around 450 residents.

The underpinning need is for affordable housing. The rising number of buyers pay anywhere between \$110,000 and \$200,000.

Sabra stated that currently there is no legislative protection. This has allowed for poor management to occur, resulting in even higher levels of duress and ill health. It is therefore imperative that as a community we turn insecure housing into secure homes.

She also raised the unsettling question of those who've already lost their homes, asking the question '*where do the evictees go?*' Solutions for Caravan Parks must take homelessness into account as well.

Gary Arnold, General Manager, Development & Environment, Moira Shire

Covers 4000 sq km

Gary spoke of a positive outcome in Cobram where a local developer who since 90s, has been building, landscaping and managing the provision of affordable housing for the over 55s. He has now provided 175 relocatable dwellings, which house 6-7% of Cobram population.

Gary reported that the Shire is supporting the erection of another 700 units, but he expects 150 will be approved.

Despite this he acknowledged that this is a good developer, and raised the question of who supervises the building of these units. He added that he was heartened to hear the Minister supporting the new proposed legislation, and offer to rezone.

Rob McVernon, General Manager, Community & Recreation, Mitchell Shire

Covers 3000 sq km from Kalkallo to Seymour

Rob's approached the topic from a community and wellbeing perspective. He spoke of where retirement accommodation was previously a government area has now become a commercial opportunity. He used the example of Kilmore where a developing retirement village has been located 1.5km from the town centre. This raises difficulties about ageing in place when there is inadequate facilities, in this case transport. Successful negotiations lead to the provision of a community transport bus, but doesn't deal with the broader question of are we in danger of creating ghettos? He also raised the social concern of what happens when an influx of new residents come into the territory of a very established population. The major question is how to include them? Rob named it as a serious challenge to confront, so that ways to bridge the divide are found. Seeking ways to involve have the developers include other town residents in the planning stages.

The overarching question for Rob is how to make sure the "egress from and the ingress to the village" is well managed. He pledged that the Mitchell Shire as a council will continue to work to make this cohesive.

Peter van Til, Manager, Planning, Wyndham Shire

For Peter the theme was of the importance of a concerted effort by all stakeholders to reach good resolution of the planning issues involved.

He spoke of the Planning Environment Act that all councils administer within Victoria. This contains the planning mechanics leading to planning scheme and differentiates between residential villages and caravan parks with clear definitions.

If the development is deemed a caravan park, no planning permits are required whereas for other developments (even a garden shed) a permit is required.

Due to there being no systematic approach across the legislation to lead to consistent practise Wyndham has set up a requirement if a developer seeks approval.

Question is, is it bricks and mortar OR is it a caravan park?

He also stressed the need for an adequate set of legislative requirements, along with the need to have policy to address the existing loopholes.

In Wyndham this takes the form of an agreement that sets minimum standards on:

- Energy rating
- Structure of dwelling
- Rates in lieu payment (which contribute to Shire services)

Once these are set on the Title it maintains a certain standard.

He also raised the issue of equity, in that caravan parks pay no rates and yet have access to community facilities [in his Shire the above agreement addresses this].

Peter spoke of having learnt much since his first application, and how heartened he is to hear that the Planning Act is being reviewed.

Richard Porter – Team Leader, Building Governance Unit, City of Greater Geelong

Richard spoke from a building department perspective.

Geelong has 28 caravan parks, which have changed greatly over past few years. Council is currently auditing caravan parks, and monitoring changes.

Over the past 4 years he has seen the changing face of residential parks, acknowledging confusion around definitions.

Currently there are several committees reviewing regulations; making input into regulations. Main point is that residential villages largely fall outside regulations.

Some concerns that require urgent review:

- Blurriness of definitions. Removal vs rebuilt in 24 hours.
- (UMDs). Unregistrable Movable Dwellings There is no requirement for a building permit.
- INSECURITY OF TENURE
'Affordable housing is necessary.'
Richard cited the example of a Caravan Park in Barwon Heads where price of land has increased greatly and this has led to disappearance of the caravan parks. These have become Residential Villages or privately owned units resulting in 100 caravan park residents needing to be relocated.

'City of Greater Geelong supports the reforms. Residential Villages need to be well regulated including State Government issues of disabled access.'

MC, Brian Stahl brought the session to a close, endorsing that the session had shown what movement is currently happening in terms of collective will both in Melbourne and the country to acknowledge the problems and seek solutions.

Questions were held over (see Open Forum section).

STATE GOVERNMENT PERSPECTIVE

Chair: Jeff Fiedler: Housing for the Aged Action Group

Forum participants:
Consumer Affairs: Sevgi Kilic, Program Manager, CAV
John Unkovich (responsible for Caravan Parks)

Office of Housing: Rocco Fonzi, Manager Housing Policy

Dept of Planning and:
Community Planning/
Building Commission John Shaw

Jeff introduced the session by saying that given it's a new industry it is very early days and important to find out how the state government is responding at the moment.

Sevgi Kilic as Program Manager at Consumer Affairs Victoria, spoke of having been to the parks and meeting with residents and managers. CAV realises there are many complex aspects to the issue. The role of CAV is to protect and promote interests of consumers, to advise and educate, to register and license. It is a broad brief, and it doesn't cover regulation of planning and building codes.

In conducting legislative analysis on Caravan Park via Residential Tenancies Act both Caravan Park residents and owners are looked at. This is legislation CAV regulate and have therefore looked at the associated rights and obligations.

In 2007 an Issues Paper was issued. It contained 50 submissions including a detailed one from HAAG. Among the themes identified was the need for:

- security of tenure
- internal dispute resolution
- resident participation
- contractual conditions such as re-sale and disclosure

The next step in the process was to commission an independent report to identify issues. Sevgi reported that CAV is currently awaiting analysis of these and possible direction department can take. A wide range of groups and individuals affected by these issues were consulted.

We expect discussion paper to be released in December 2008 to look at what government's proposing.

'Consumer Affairs Victoria is committed to transparency of process and we want to get it right with consultation at each step deeply embedded.'

Action is expected early 2009.

A number of other issues were raised to consultants, including:

*Construction standards
Accreditation of Park management
Planning implications for councils*

'Because they fall outside tenancy issues they won't be addressed in this particular report. They will be considered in another process.'

Sevgi referred people to follow these issues up with John Unkovich as there is a project steering committee to refer these to. Sevgi gave her assurance that the issues raised won't be lost in the bureaucracy.

John Uncovich spoke as the Acting Senior Adviser at CAV and representative involved in overseeing the research project for better tenancy rights and liaising with the consultants.

Intent is for options paper to be available early November 2008. Then 4 – 6 weeks for public consultation.

The intention is that it will outline alternative options for future regulation incorporating experience of other states, by taking into account what they have put in place already.

He explained they have a range of options with pros and cons for feedback.

Currently a background report from consultants is underway for CAV and Steering Committee [who??]. A number of issues which have been raised reinforce those covered in consultation for Residential Accommodation Strategy. These include:

- appropriate information disclosure
- security of tenure
- formal/standardised lease agreements
- notice to vacate provision
- use of deferred management fees
- resale agreements
- design for ageing in place
- resident involvement in Park management
- consultation/input re rent increases
- issues around transfer of ownership and park closures
- importance of access to rent rebate.

Final report hoped for by end December 2008, and currently there is the possibility of amending legislation within second half of 2009.

Jeff thanked Sevgi and John for the work of CAV, and acknowledged their active engagement in the process.

Rocco Fonzi Manager Housing Policy, Office of Housing

Rocco focussed on the bigger picture issues of housing as they impact on Caravan Parks and Residential Parks. He spoke generally of OOH role covering:

- providing 65,000 housing units
- funding bond/loan scheme
- some funds to not-for-profit associations with view to improving provision of affordable housing
- role in other housing private and public for improving access to affordable housing via Registered Housing Associations –
Office of Housing will be involved in regulation [

Current Commonwealth State Housing Funding Agreement expires in December and will be replaced by new National Affordable Housing Agreement, includes:

- public housing
- homelessness services
- range of other programs recently announced
- Commonwealth Green and White Paper (re homelessness).

'Agreement and funding is important.'

Office of Housing has:

- high demand of 5,000 new tenants placed out of a total of 65,000 tenants, with not much turnover.
- Segmented housing lists present challenges to providing housing and other services including Caravan Parks.
- Broad interest in overall supply of housing
- Minister oversees Residential Tenancies Act policy.
- Ongoing balancing act of caring for interests of all stakeholders amid concern of not wanting to increase costs. Keen to avoid unintended consequences.

Re Caravan Parks, Office of Housing recognise the need to have an increased understanding of the complexities involved. It is important to understand the impact on agencies that OOH resource. OOH wants to be able to respond to these needs.

Re Residential Parks, Office of Housing is not directly involved, although it is important for OOH current housing issues as it affects their housing stocks.

Jeff thanked Rocco and acknowledged the ongoing importance of liaison with Office of Housing.

John Shaw: Representing the Department of Planning and Community Planning in Building and Regulation capacity.

John explained that Department's current project addresses producing new set of regulations due to expire shortly.

John expects that the current 'bitty' regulations won't be totally sorted out in this process but may be to some extent.

John spoke of being aware of Consumer Affairs Victoria's work and added that Dept of Planning staff has been out to see Parks in transition.

Great breadth of experiences coming out of reviews of the current legislation. Invited a submission from HAAG to their project. He also advised that individual's will be able to make submissions in 2009 to the renewing of the Regulations to the Residential Tenancies Act.

He explained the regulations are limited by 'Head of Power' Part 14 RTA cover three broad regulatory powers:

1. Registration
2. Construction Standards (administered by Ministry of Planning)
3. Safety amenity of the site. E.g. street lights and other items between dwellings.

John added that the regulations do not address all issues.

OPEN FORUM

Comment: Residential Park resident

*Called for removal of 120 days eviction notice. Owns unit. Has experienced four years of hell that has had a devastating effect on her health. Current regulation gives manager scope to behave vindictively toward residents.
Resident made a plea for this regulation to be removed.*

Question: Residential Park resident

Raised the issue of housing and contents insurance. Despite being able to make a saving of \$106 from seeking own cover; residents must arrange it through the owner. This creates added, unnecessary financial stress on pensioner income. Alan wants to ensure freedom of residents to choose insurance provider.

Response: John Shaw

The insurance issue has been raised in the current report. The Options Paper will include it.

Question: Residential Park resident

*Raised issue of there being no mandatory building inspection when moving in.
Due to their having been no building inspection a 9 metre long gutter that is level, [thus allowing no run off] needs fixing. He has to pay \$500 for anything that needs fixing through the owner. Even if he pays for the work himself, he will still be out of pocket. This results in avoidable financial pressure on pensioner income. If inspectors had been involved this problem would have been avoided. Alan called for proper inspection at time of purchase.*

Response: John Shaw

By seeking to minimise costs based on the 1989 Report into Caravan Parks and housing affordability exemption from building permits was granted. This results in saving of \$1500. However the principle of health and safety should not be compromised.

Question: Residential Park resident

Referred to situation where owner assumes an exclusive right to sell homes. Raised unfair issue where Residential Tenancies Act doesn't seem to be being applied. How can they sell? Asked, 'what do we do until legislation is changed?'

Response: John Uncovich

Impetus to have unreasonable actions stopped. Will get onto it as quickly as possible.

Question: Residential Park resident

Why can't a freeze be put on selling till everything is sorted out?

Response: John Uncovich

*'Similar answer to previous; people are free to sell an asset if they have it. Don't know how this could be changed.
We are looking at park closure compensation for residents who have to relocate.
A moratorium in advance would be a difficult issue to address.'*

Question: Caravan Park resident

We have no street lighting at all. After 7pm not adequate. Pitch dark, unmade roads. How can Manager/Owner not be required to provide adequate lighting?

Response: John Shaw

*'Being a Caravan Park there is no requirement to comply.
There are some regulations in Caravan Park Regulations; however these amount to gobbledygook that leads to things slipping through the net.*

Given that this is a new part of the industry, there has been no expertise developed in local government to deal with the regulations. We are currently looking to make these regulations clearer'.

Question: Residential Park resident

'The current system is akin to Feudal system with manager as 'lord of the manor' and residents as 'peasants'. There is no avenue to pursue [when disagreements arise]. How can he be punished? We're the ones who suffer'

Response: John Shaw

*There is an appeals body; The Building Appeals Board. If the park owner isn't providing as expected or is not complying with a standard this is an avenue a resident can take up through the Building Appeals Board.
It is quick, informal, and efficient.*

Note: John Shaw offered information to Jeff Fiedler concerning what matters the Building Appeals Board deals with.

Question:

Are developers, particularly good ones, invited to participate in discussions?

Response : John Uncovich

*'I can confirm that consultation is occurring.
Balance is necessary. We want to keep a viable industry alive while protecting interests of residents.'*

Question

Can a caveat be placed?

Response: John Shaw

JS offered information to Jeff Fiedler as to what matter Building Appeal Board deals with.

Response: Jeff Fiedler

Having long term leases registered on the Title so that new owners of the Park have to honour the long term lease of resident would be an illustration of security of tenure. Long term security is the objective for all residents. Retail tenancy lease allows for a minimum of 5 years registered on Title.

Jeff also made a general comment that new lessees don't get the same provisions thus leaving the longer-term lessee isolated.

The open forum came to a close.

A show of hands was sought for a statewide working group.

It received unanimous support.

Jeff Fiedler will follow up by mail for participants to join the working group.