

Submission on the proposed changes to Residential Tenancies Regulations.

My comments are restricted to the section of the Residential Tenancies Regulation that pertain to the "Caravan Parks" that masquerade as lifestyle villages, with land leased for 99 years and for all intents "non-registrable movable dwellings" that are never likely to be moved they are 2 or 3 bedroom dwellings.

There is a power imbalance between "major" interstate corporation management and a docile older age group of tenants, who are dictated to by local caretakers/managers that what is offered or provided, not fixed or allowed to fall into a state of disrepair is to be accepted without question.

I am hoping that the changes reform 115 to 134 will provide some additional balance to the equation however in despair that without an **ombudsman** that the regulation will be ignored by management as the docile older residents are either frightened by the prospect of confrontation or an inability to mount such a campaign.

We have an Electrical embedded network provider, or one and the same as the landlord, they had to be taken to the ESC's ombudsman before they would comply with even the simplest parts of the regulations and this took some 18 months from introduction of the regulation till compliance.

Similar the Royal Commission into Aged Care Industry, the only way to get compliance is to have a "policeman" to monitor their behaviour, theirs is not about care or providing a service it's about making money.

Thank you for your time and effort in conducting this review.