



September 11th 2016

RTA
Consumer Affairs Victoria
GPO Box 123
Melbourne 3001
Vic.

Dear Sir/Madame

My name is Annelies Wood, I live in a residential park where I have shared equity of 65% of my manufactured home. Rent I pay fortnightly for my site.

I moved here in 2012 shortly after loosing my husband to cancer. It was, and still is for myself the perfect place to live out my days. The gated village has provided me with a safe feeling. The age limit (55) entry for residence also makes for a peaceful and trouble free environment.

I have a lease which expires on the 31st December 2065. This I believed gave me all the security I needed as I am already 65 years old.

I am very happy here and have had no problems during my four plus years of living here.

It was however brought to my attention that there are a number of issues that could affect me in the future. Even though I have a lease it would appear that if the park should be sold or closed down during my time here my security could be in jeopardy.

There seems to be nothing in place at the moment to protect us from such an event should it happen in the future.

There are also some difficulties concerning selling a home here in the village. This could be made simpler.

Currently there is no shared equity offered on second hand homes. This puts them well outside the price of a new home.

While the homes for sale sit empty, the rent and service-charges for electricity and water are required to be paid in full for some time.

As long as the many empty for sale sites, and new display homes are available in this village it is becoming very difficult and expensive for those left with the responsibility to sell their homes.

As I mentioned I am very happy here but the above mentioned issues will affect my family at some point in time.

Recommendations:

Shared equity offer made available to second hand homes.

Reduced rental for homes that are empty and for sale.

No service -charges for electricity and water for empty homes for sale.

Thank you for this opportunity.

Yours Sincerely

Annelies Wood

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