

PROGRESS THROUGH SHARING

<https://www.parkhomeownerswa.com.au/>

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JUNE 2023

NEWSLETTER



Who We Are

- Park Home Owners Association WA Incorporated
- Registered under the Associations Incorporations Act

Board

- | | | | | | |
|--------------|------------|-------------------|-----------|--------------|------------------|
| • Chairman | Ken Mann | Woodman Point | Secretary | Glenis Mann | Woodman Point |
| • Vice Chair | Jim Cusack | Bunbury Foreshore | Treasurer | Ken Wilson | Cherokee Village |
| • Membership | Ken Wilson | Access Data Base | Committee | Theresa Hill | Banksia Gardens |

PHOA's history is detailed below. We have achieved a very great deal, however we do need,

- **Fresh faces on the board who can bring ideas for the continuity of PHOA**
- **Jim Cusack will be retiring at the AGM and we will need someone to step up as Vice Chairman.**
- **Also someone with publishing experience and "Publisher" skills to improve and expand our quarterly newsletters, which need to be more "newsy" around what is good about Residential Park Living .**
- **Ken Wilson organizes the printing and distribution of the newsletters.**
- **Call Ken Mann on 9 418 4383 to discuss. Its not onerous, but we do need support.**

Establishment

- PARK HOME OWNERS ASSN WA INC (PHOA WA) is the only incorporated body looking after the interests of all permanent (long-stay) residents in residential parks and villages in WA. As at the 2016 census there were 270 parks with 20,000 residents within WA. Our Association has 509 members in 41 parks scattered around the State.
- Our Constitution was updated in 2021 to conform with the update of the Associations Act.
- Started in 1997 by permanent residents of Woodman Point Caravan Park to address the imbalance of power between park operators and long stay residents.
- Lobbying by the Association's volunteers resulted in the enactment of the Residential Parks (Long-Stay Tenants) Act 2006.
- An action in the State Administrative Tribunal by Woodman Point residents and sponsored by PHOAWA, ending in 2010, concerning a rent increase resulted in the Tribunal determining that they were able to set the amount of rent payable under the Act.
- During a lengthy Review of the Act from 2012 the Association was involved in discussions with the Department of Commerce. As well as intensive lobbying with those politicians whose portfolios were affected. Including Ministers Johnston, Templeman, Quigley and Murray.
- **A significantly updated Act came into effect in January 2022.** Reviews 5 yearly

The benefits of the updated legislation

- Long-stay agreements cannot include any terms which conflict with the provisions of the Act.
- Increased security for long stay tenants with the removal of "without grounds" termination, while allowing operators more specific grounds through SAT review.
- Upfront information concerning future rent increases based on CPI or a percentage; and the removal of the Market Rent Review provision.
- Improved disclosure obligations.
- Clearer rules for park operators, homeowners, and prospective tenants in relation to the sale of homes.
- Clearer obligations relating to the creation and enforcement of park rules.
- Rules concerning the establishment of Park Liaison Committees.

Authority of Consumer Protection.

This update provides Consumer Protection with the authority to direct Operators and Tenants to conform to the Act and Regulations. Should avoid the need for an application to SAT, who can only recommend anyway.

Use of Media

- Access to ABC Drive Time, Commissioner Consumer Protection and interviews with our Chairman, Ken Mann, have been used extensively to promote changes to our Act as well as the benefits of the lifestyle afforded by life in caravan parks.

Well run Parks provide:

- For long stay residents who have a significant financial impact on the viability of caravan parks.
- A significant pool of affordable housing.
- Frees up funds for travel.
- Contribution to the tourist industry
- Wonderful lifestyle for seniors
- Support Local Government compliance

Complaints protocol in brief:

- Write it down; stand back and decide if it is a real issue or just an irritant
- Discuss with Park Liaison Committee and Park Management
- Refer to Dept of Consumer Protection. Email consumers@dmirs.wa.com.au Phone 1300 30 40 54.
- They will assess the complaint and either provide advice or accept the complaint for conciliation and attempt to negotiate an agreed outcome.
- If a resolution cannot be achieved the last resort is to the State Administrative Tribunal.
- Refer to Circle Green for legal support. 6148 3636. Circlegreen.org.au.

Other contacts

Your Local Member	Feel free to send them this Newsletter. They would love to hear from you.	
CIAWA	Carol McCracken	CEO
COTA	Christine Allen	CEO
Tenancy WA	Kate Davis	Principal Solicitor "Circle Green"
Shelter WA	Stuart Clarke	Director Social Housing

The Future

To promote our original objectives including:

- ensuring homeowners' rights are protected by law.
- preparing briefs for the 5 yearly reviews of the Residential Parks (Long Stay) Tenants Act.
- maintaining PHOAWA as the peak body representing the industry.
- further improving affordable housing in the coming years.
- promoting the Park/Village concept positively in the wider community.
- fostering a constructive relationship between PHOAWA members, Park Owners and Managers
- maintenance of reasonable rents and equitable pricing of public utilities.
- providing a communication hub and information resource.
- Maintaining and expanding the PHOAWA membership base to keep our legitimacy with government.

Park Home Home Owners Association			
Fiscal Analysis	Year 2021 - 22	Year 2022 - 23	Variations
Opening Balance	11,064	11,474	410
Income	3,365	1,680	- 1,685
Donations	245	20	- 225
Subs	3,120	1,660	- 1,460
Outgoing	- 2,956	- 3,651	- 695
Catering	- 137	- 708	- 571
Computer	-	- 561	- 561
Hall Hire	-	- 65	- 65
Insurance	- 479	- 482	- 3
Newsletter	- 2,086	- 1,418	667
PO Box Rent	- 144	- 153	- 9
Postage	- 110	-	110
Printing	-	- 264	- 264
Closing Balance	11,474	9,503	- 1,971

Notes from the Treasurer

- Income has dropped for two reasons:
 - The annual subscription was changed from \$15 to \$10 per membership site,
 - There were 40 less subscriptions in the current fiscal year. In the 2022 fiscal year a reminder notice was sent out in October. This did not happen in October 2023.
- Catering Costs increased because two regional meetings were held in Bunbury and Kingsley and in the year 2022 was the last year of Covid-19 that prevented meetings.
- Computer Costs are directed to the Website maintenance that is renewed biannually.
- Newsletter production and distribution has been reduced by one third because almost half our membership is now receiving electronically by E-Mail rather than by Post. Thank you all.

I look forward to receiving your renewals and have the capacity to communicate with you by E-mail in the future.

Membership Renewal is required by 30th June 2023

Please complete the form below

Cut Here

NAME(S): _____ Park: _____ Site: _____

Phone Number: _____ Email Address: _____

New Member? Yes / No **Send Newsletter by E-mail? Yes / No**

Payment Methods: Payment of \$10 per home for the period 1st July 2023 to 30th June 2024

☐ Cash \$ _____ ☐ Cheque (Made payable to Park Homeowners Association WA Inc)

☐ Bank Transfer **BSB: 306-086 Account: 0241802**

Your deposit or on-line payment ref: _____ (Add your NAME & PARK in payee reference field)

Please send this to either:

- Your Park Representative
- By Mail to Park Homeowners Assoc, PO Box 1648, WANGARA DC 6947
- By E-Mail as attachment to: Membership Secretary, phoawa@gmail.com

Many thanks. If you have a query, please contact Ken Mann (08 9418 4383) or Ken Wilson (04 2020 8601)

Members Events and General Meetings

During the Covid-19 lockdown period we have only held our Annual General Meeting. All other General Meetings were considered not wise to be held. We are conscious of travel distance to meetings and look forward to more local gatherings at individual Parks. Two successful gatherings were enjoyed at the request of individual Parks

November 2022 in Discovery Parks – Bunbury Foreshore

Fifty members from around the Southwest attended this gathering hosted by Jim Cusack for a presentation by Ken Mann followed by a light lunch. The gathering was enjoyed by all and renewed enthusiasm for the work of PHOAWA expressed.

March 2023 in Cherokee Village, Kingsley

Invitations were sent to all residents for a “Meet the PHOAWA President” followed by a light lunch. Twenty-four residents attended including some who joined on the day. President, Ken Mann, made a presentation about the successes of and plans for the association that clearly has a part to play in liaison with the government of the day. Thanks to the Cherokee Social Club support with refreshments. Many expressed their thanks for the work that Ken Mann and the board members put in to achieve the quality legislation that is now in place. We all enjoyed a good lunch and time of renewal.

Next Meetings

How about arranging a gathering of residents in your park? We can help you organize it!

Please contact Ken Mann ([0414 419 238](tel:0414 419 238)) or Ken Wilson ([0420 208 601](tel:0420 208 601)) to book a date and time.

Annual General Meeting

11:00 am on Wednesday, 16th August 2023

Wilson Community Hall

40 Braibrise Rd,

Wilson WA 6107

Position	Cuttent Holder	Availability	Elected Officers
President	Ken Mann	Yes	
Vice President	Jim Cusack	No - Resigning	
Secretary	Glenis mann	Yes	
Treasurer	Ken Wilson	Yes	
Membership	Ken Wilson	Yes	
Members	Theresa Hill		
Members			
Members			

All positions are vacant and open for election.

We thank all who contribute so much and welcome new faces to the board. In particular we have a need to appoint one or two people for two positions

Website Manager Someone with a passion to show to the world via the internet the activities and resources that PHOA WA offers to our “Park Home” community. Technical help is available for development as required; but your imagination and flair for this is welcome.

Newsletter Editor Someone to coordinate the production of this newsletter with “attention getting” features that will bring news and views to all who receive this Newsletter far and wide. Knowledge of publishing software is definitely helpfull. Help and training is available.

Please consider yourself as a candidate for these positions that are vital to the growth of the Association.