



Newsletter

March 2026

PARK HOME OWNERS' ASSOCIATION of WA Inc

parkhomeownerswa.com.au

email: phoawa@gmail.com

Residential Parks Law Review Presentation Consumer Protection, 140 William St Perth 9 March 2026

About 20 people attended the presentation in Consumer Protection on March 9. The group was addressed by Matthew Bullock and Vachel Spirason, who head up the legal team reviewing the Act. The purpose of the meeting was to allow CP to outline the way in which the Review of the Act will move forward and the possible timeline. At this stage the timeline is:

- Early 2026, gather feedback from stakeholders
- Mid 2026, present date and feedback to Minister
- late 2026 present needs and foreshadowed changes to Parliament.

To date, Consumer Protection has received around 100 submissions/surveys. Submissions close on **March 20, 2026.**

PHOAWA would really like to see the number of submissions or completed surveys go over the 200 mark, to really emphasise our voice. It is easy: The online link is:

<https://consultation.dmirs.wa.gov.au/consumer-protection/residential-park-review/>

by downloading and completing the workbook (Word format):

<https://www.consumerprotection.wa.gov.au/system/files/documents/2026-02/ResPark26Workbook.docx>

Other submissions (maybe a group of residents) can be made direct to Matthew
Matt.BULLOCK@lgirs.wa.gov.au

Or Vachel at Vachel.SPIRASON@lgirs.wa.gov.au

At the meeting, the following issues became clear:

- There was a feeling that the current requirements for residents to take issues to the SAT is too great a burden on us. It was emphasised by a number of speakers that Consumer Protection needed greater powers to enforce compliance.

- Some parts of the Act are poorly understood or followed by some park operators, particularly in regards to methods of rent increase. The current Act is clear, only one method of rent increase per year may be applied (CPI, fixed percentage or fixed amount and not a combination). However, mixed methods such as CPI +3% are commonly used and even stated in agreements. Furthermore, the actual definition of CPI is seldom stated (eg Perth CPI, State CPI, Australian CPI). The Lease Agreement is supposed to specify this, but seldom does.
- The review group welcomes survey returns that give actual examples. Say how you feel. If you think something is wrong, say it. The park operator WILL NOT be given your name or feedback. This is to inform the process.
- Voluntary Sharing arrangements are starting to appear in some agreements (ie the imposition of an exit fee). These should be outlawed, as they are in some other states.
- Agreements dated prior to 2022 are permitted to retain "Market Value" as a method of rent increase, which can result in huge increases during turbulent times like now. This method should be removed all together.
- Greater protection is needed for residents when parks are sold to someone requiring vacant possession, as recently happened in Albany. In NSW, purchasers are fully responsible for relocation costs.

I urge all PHOAWA members to add their voice to the survey using the links above. If you don't feel confident about the technology involved, work with someone in your park who can manage. Your voice should not be lost.

Terry Hinchliffe (Chairperson)