

RESIDENTIAL TENANCIES ACT
29 March 2004

The Hon. A.L. EVANS: I seek leave to make a brief explanation before asking the Minister for Industry, Trade and Regional Development, representing the Attorney-General, a question concerning the Residential Tenancies Act.

Last year Shelter SA made a submission to the government to bring to its attention an issue concerning long-term permanent residents of caravan parks. There are about 180 caravan parks in South Australia and I understand that approximately 1 000 people live in caravan parks as permanent residents. I also understand that, in its submission to the Attorney-General, Shelter SA mentioned that Queensland already has laws in place to protect people living in caravan parks as permanent residents. It was reported last month in the *Standard Messenger* that many significant community housing groups are in the situation where they are turning away young people and families. In that article, the manager of the Portways Housing Association said:

We've had applications from people living in a car or under a bridge who obviously have very high needs but by the time we get to them they've disappeared. . . sometimes they've got children in the car too.

He went on to say that, 18 months ago, they closed off their waiting list for the six properties that become available each year when it blew out to 500 people. My questions are:

1. Will the Attorney advise whether the government is intending to proceed with changes to the Residential Tenancies Act to provide greater protection to long-term caravan park residents? If so, when?

2. Will the Attorney-General advise when a review was last undertaken of the Residential Tenancies Act in relation to long-term caravan park residents and specifically in relation to their protection under the act?

The Hon. P. HOLLOWAY (Minister for Industry, Trade and Regional Development): I will refer the honourable member's question to the Attorney-General and bring back a reply.

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24.06.04

In reply to **Hon. A.L. EVANS** (29 March).

The Hon. P. HOLLOWAY: The Minister for Consumer Affairs has received this advice:

1. The Government is currently considering the submissions made to it arising out of the review of the Residential Tenancies Act, including the need for legislation governing the rights and responsibilities of residents and operators of caravan and mobile home parks in South Australia.

2. In December 1989 the Ministers of Consumer Affairs, Housing, Local Government and Environment and Planning agreed to establish a working party to investigate issues about permanent living in caravans and mobile homes in South Australia. The Caravan Parks Working Party provided a report to the Government in April 1991, entitled 'The Role of Mobile Home and Caravan Parks in South Australia', which covered a range of issues about long term residency in caravan and mobile home parks. The Caravan Park Implementation Task Force was established and commenced work to carry out the report in March 1992. In late 1992, a further report was prepared by the Task Force and provided to the Minister of Housing and Construction for consideration. However, it was not acted upon before the change of Government in 1993.

Although this information was available to the Legislative Review team established in 1994, no further action was taken about legislation for long term residents of caravan and mobile-home parks under the Liberal Government.