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27 JUL 2012

Dear Resident

I am writing to you about the Queensland Government's plans for the three government-owned caravan parks, including Monte Carlo Caravan Park.

The Minister for Housing and Public Works, the Honourable Dr Bruce Flegg MP, is having to make some hard decisions to tackle serious financial problems in the public housing system.

Monte Carlo Caravan Park was purchased by the Queensland Government in 1991 with the aim of preserving permanent accommodation sites at the caravan park.

While current and recent residents have benefited from this measure, buying caravan parks has proved a costly strategy. In addition to the initial purchase price, there has been a need to expend nearly \$7 million to upgrade this caravan park to a serviceable standard, which has diverted funding from the social housing program. In addition, current administrative arrangements are incurring further significant costs on the government.

The Minister wants to ensure that the limited resources for housing are used in a way that maximises assistance to people in housing need. In this way, he has directed the department to rein in costs and find funds for building additional social housing.

Therefore, the Minister has decided it is not in the best interests of the government and community to continue to own caravan parks, including Monte Carlo Caravan Park. He has requested that the department commences a process to sell Monte Carlo Caravan Park.

This process is expected to take several months, and the Minister has directed that a restriction be placed when Monte Carlo Caravan Park is sold that will protect the tenure of current residents for a period of 18 months, provided residents comply with the terms of their residency. The rights and responsibilities of both residents and any new park owner will otherwise continue to be governed by the *Residential Tenancies and Rooming Accommodation Act 2008* and the *Manufactured Homes (Residential Parks) Act 2003*.

This means that current residents whose tenancies are governed by the Residential Tenancies and Rooming Accommodation Act would not be at risk of having to immediately leave the caravan park but be able to stay for up to 18 months. This would provide some time for residents to make arrangements for alternative accommodation, should the new owner want to make significant changes.

For those residents who own their own manufactured homes, their residency will continue to be governed by the Manufactured Homes (Residential Parks) Act.

The money raised from the sale of Monte Carlo Caravan Park, and two other caravan parks owned by the government, will be invested in additional social and affordable housing.

The department will keep you informed of progress in the sale process through regular bulletins.

If you have any questions, please contact Ms Robin Zakharov, Director, Private Housing Programs, Housing Services, Department of Housing and Public Works on telephone 07 3227 6223.

Yours faithfully



Natalie MacDonald
Director-General

Monte Carlo Caravan Park

Q & A

All residents of Monte Carlo Caravan Park should have received a letter this week from the Director-General, Department of Housing and Public Works, advising that the Minister for Housing and Public Works, the Honourable Dr Bruce Flegg, has directed the department to commence a process to sell the Monte Carlo Caravan Park.

If you have not received this letter, please see the park manager who can provide you with a copy.

This bulletin has been prepared to provide you with more information about this decision.

Why is this caravan park being sold?

The Minister for Housing and Public Works has decided that high costs involved in upgrading and operating three caravan parks owned by Government is not the best way to use scarce funds for housing programs.

All three caravan parks are to be sold to raise funds to build new public and community housing.

Why is this caravan park now being sold when the department previously stated this would not occur?

The current Government has made the decision to sell the caravan parks because of the need to reduce costs and raise funds to address problems in the public housing system. It is acknowledged that this is a major change in policy from the previous Government.

When will this caravan park be sold?

It is not possible, at this stage, to provide a date when the sale will occur. The department is at an early stage of a process to sell the caravan park and this process will take several months. However the sale is expected to take place sometime before June 2013.

Residents will be given updates on the process of selling Monte Carlo Caravan Park through regular bulletins.

Will I have to leave the caravan park when it is sold?

The department is working on a special requirement on the sale of the caravan park which enables any permanent resident living at the caravan park to stay for 18 months from the date of the transfer of the caravan park from the Government to the new owner.

Residents will need to continue to meet the terms of their residency under the *Residential Tenancies Rooming Accommodation Act* or the *Manufactured Homes (Residential Parks) Act*.

The Minister has directed the department to set up this special requirement to ensure current residents have a period of secure tenure after the Monte Carlo Caravan Park has been sold.

Will my site tariff increase?

The department reviews tariffs annually, generally at the end of each financial year. Should the tariff for your site require an increase, the department will provide adequate notice in line with relevant legislation.

The new owner will be responsible for setting site tariffs after the Monte Carlo Caravan Park is sold.

Can the department assist me if I have to leave the caravan park?

Your nearest Housing Service Centre can assist you with information about applying for housing assistance you may be eligible for. This includes assistance to find accommodation in the private rental market or an application for social housing.

Your nearest Housing Service Centre is located at Capalaba ph. 3362 9100 or Buranda ph. 3405 5300.
