

ACCELERATING AFFORDABLE HOUSING

- The Residential Land Lease Solution

POLICY RECOMMENDATIONS



**CARAVAN &
RESIDENTIAL
PARKS VICTORIA** 
Helping our members succeed since 1964

APRIL 2026

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Foreword

Caravan & Residential Parks Victoria (CRPVic), the peak body representing developers and operators of residential land lease communities across the state, is pleased to present this updated edition of our policy statement, *Affordable Housing – The Residential Land Lease Solution*.

Since the release of our original statement in June 2025, the Victorian affordable housing environment has evolved considerably.

CRPVic has worked collaboratively with the Victorian Government and key agencies in that time to progress important reforms including making significant contributions to the process that delivered the Life in Residential Parks report (and helping launch that report), guiding the preparation of the new standard Part 4A *Residential Tenancies Act 1997* Site Agreement, and making a significant contribution to the Victorian Parliament's Inquiry into Regional Housing.

This new environment is also characterised by the Victorian Government's delivery of planning reforms that will encourage affordable housing construction in Melbourne and regional Victoria.

A government that is pulling every lever to increase affordable housing supply is a government that identifies and supports reform and encourages land lease community developers to invest more in regional and peri-urban Victoria. Without adequate reform, developers will continue to prefer to invest in jurisdictions that are more likely to generate an adequate return faster.

Our revised policy recommendations in this statement encourage the Victorian Government to continue its reform program by addressing the regulatory barriers and planning delays currently impacting this sector. This is a unique moment to help deliver an increasingly important housing option for our fastest growing demographic of Victorians who want to move but cannot access suitable or affordable alternatives.

I extend my gratitude to all the industry stakeholders who have provided their insights to develop these updated recommendations. Together, with the will of government, we can make a very meaningful impact on the number of affordable homes being built in Victoria and pave the way for more people to take advantage of this wonderful housing option.

Sincerely,



Scott Parker
Chief Executive Officer
Caravan and Residential Parks Victoria



Introduction

The Strength of the RLLC Housing Sector

Residential land lease communities (RLLCs) have rapidly emerged as one of Australia's strongest and most credible housing asset classes, underpinned by powerful long-term demographic forces. Once viewed as a niche form of retirement living, the sector has matured into a \$12 billion market in Australia experiencing accelerated institutional interest, driven by affordability pressures, an ageing population, and consistent demand from downsizers seeking security and community. Recent commentary from the Property Council of Australia confirms that RLLCs have "matured into a sophisticated and rapidly expanding sector with strong momentum".

Market analyses from CBRE, Colliers and other major research groups highlight RLLCs as one of the fastest-growing housing solutions nationwide, now attracting both domestic and global capital as investors seek resilient alternatives in a constrained housing market. According to CBRE, more than 130,000 Australians already live in land lease communities, with the model increasingly recognised as a key part of the affordability solution due to its lower entry price points and predictable cost structure for residents.

Why RLLC Housing is so Affordable

Residential land lease communities offer significant affordability benefits by separating homeownership from land ownership, allowing residents to avoid major expenses such as paying for land, stamp duty, land tax and council rates, cost savings that meaningfully reduce the overall cost of entering the housing market. Maintaining these underlying cost advantages and providing stable rents and fees is essential to ensuring that land lease communities continue to function as an accessible and sustainable form of affordable housing for the market segments they are designed to support.

Fixing the 65+ Housing Supply Problem

Residential land lease communities provide a form of housing that has historically been missing from the continuum of options available to Australians 65 and over. By providing secure, gated living environments with shared facilities, this structure fills a gap between ageing in a large family home and transitioning into a care-based retirement village. By offering an affordable, modern, and independent living option specifically designed for older adults, RLLCs enable ageing in place within one's locality, maintaining connections to family and social networks and access to familiar services.

The convergence of demographic demand, affordability needs, and investment appetite has pushed the RLLC asset class firmly into the institutional mainstream dispelling any lingering uncertainty about its scale, sophistication, or long-term viability.

- CBRE

Unlocking More Housing for More People

When a resident moves into a residential land lease community, they often “right-size” from a larger family home, which in turn frees up either a home for younger families or a property for increased housing density that diversifies the housing stock. This transition helps improve overall housing supply by making under-utilised housing stock available in the broader market, relieving pressure in areas where demand for housing is high. Residential land lease communities are recognised as a solution to enable better use of existing and new housing stock, effectively doubling the housing supply.

Government Policy Commitment

Victoria’s Housing Statement and the Institutional Investment Framework both reinforce a clear government commitment to streamlining planning systems, accelerating approvals, and delivering the housing supply needed to meet ambitious state targets.

Recent advances including proposed Residential Tenancies Act amendments arising from the *Life in Residential Parks* report and findings from the Parliamentary Inquiry into regional housing supply, further strengthens this alignment. Recent amendments to the Victorian Planning Provisions (VPP) demonstrate the government’s recognition that systemic reform is required to unlock new planning approval processes for housing.

Industry Alignment

This policy direction closely mirrors the industry’s priorities to facilitate investment and growth in RLLCs outlined in Caravan & Residential Parks Victoria’s (CRPVic) *Accelerating Affordable Housing - The Residential Land Lease Solution* (June 2025).

The growing convergence between government policy and CRPVic’s position provides a significant opportunity to refine, elevate, and strengthen CRPVic’s policy recommendations. With outdated planning definitions, inconsistent regulatory treatment, and protracted approval processes continuing to represent the primary barriers to RLLC development, there is now a timely window to implement reforms that directly address these constraints.

The updated policy recommendations within this strategy:

- **address** regulatory and approval processes that are stifling investment in RLLCs and holding back housing development; and
- **positions** RLLCs as a recognised form of land use and development for inclusion in government programs and eligibility for government incentives.

This direction not only supports a more enabling regulatory environment but also enhances the sector’s capacity to attract capital and deliver the expanded RLLC housing supply Victoria urgently needs.

Reform is urgent: improving coordination, streamlining approvals, and reducing regulatory burden will not only empower alternative models like LLCs to play a more significant role in addressing affordability and demand, but also address broader housing supply issues.

- Colliers



Stockland Halcyon

Economic Benefits



CONSTRUCTION AND DEVELOPMENT JOBS

The establishment of RLLCs involves extensive construction activity, creating jobs for local builders, engineers, electricians, plumbers, and other tradespeople. This boosts the local economy by providing employment opportunities and supporting local businesses that supply construction materials.

These communities benefit from diverse construction methodologies, including modular built, factory built, and onsite/stick-built homes, catering to different preferences and needs. Of the sixteen modular and mobile home manufacturers in Victoria, eight are in the regions encompassing Bendigo, Swan Hill, Wonthaggi, Shepparton and Cobram.

The combined annual construction/manufacturing capacity of these businesses is estimated at more than 16,500 homes per annum.



ONGOING EMPLOYMENT

Once operational, RLLCs require ongoing management and maintenance, creating jobs in property management, landscaping, and facility maintenance. These roles provide steady employment for local tradespeople.



INFRASTRUCTURE DEVELOPMENT

The development of RLLCs can lead to improvements in local infrastructure such as roads, utilities, and community facilities. These enhancements benefit the broader community and can attract additional investment and development in the area.



Todd Devine Homes



Bendigo Lifestyle Village



INCREASED LOCAL SPENDING

RLLCs homeowners contribute to the local economy by spending on goods and services. This increased consumer spending supports local businesses such as shops, restaurants, and healthcare providers, fostering economic growth in the community.



TOURISM AND HOSPITALITY

RLLCs often attract visitors, including family and friends of homeowners, which can boost the local tourism and hospitality sectors. This influx of visitors can lead to increased demand for accommodation, dining, and recreational activities, further stimulating the local economy.



COMMUNITY REVITALISATION

Communities are revitalised when affordable and attractive housing options are occupied, boosting local economies and enhancing community amenities. This process not only addresses the housing needs of different demographics but also stimulates local businesses and services, fostering a vibrant and sustainable community.

Community Benefits



AFFORDABLE HOME OWNERSHIP

By separating the cost of the home from the land, RLLCs offer a more accessible entry point to home ownership, making it an attractive option for those seeking affordable housing. Homes are quick to build and can be built within 12 to 16 weeks.



SECURITY AND STABILITY

With long-term lease agreements and security features like gated entries and on-site management, RLLCs provide a safe and stable living environment for home owners.



COMMUNITY AMENITIES

RLLCs are designed to foster a sense of community, offering a range of amenities such as clubhouses, swimming pools, gyms, as well as organised social activities. These features promote an active and engaged lifestyle for home owners.



WELLNESS AND WELL-BEING

RLLCs often provide wellness programs and facilities that promote a healthy and active lifestyle.



MAINTENANCE AND SERVICES

The management of RLLCs typically handles the maintenance of common areas and provides essential services, reducing the burden on individual home owners and ensuring a well-maintained living environment.





SUSTAINABLE LIVING

Many RLLCs incorporate environmentally sustainable practices, such as energy efficient homes and waste management systems, contributing to cleaner environmental goals.



FREING UP FAMILY HOMES

Moving to a RLLC can free up existing family homes, making them available for younger families and helping to alleviate the housing shortage. By addressing the need for affordable, secure, and community-oriented housing, RLLCs play a crucial role in the provision of affordable and accessible housing options for Victorians.



AGING IN PLACE

These communities are designed to support homeowners as they age, thanks to the ability of homeowners to make modifications and the amenities on offer helping them stay in their homes longer. The average age of entry of a RLLC homeowner is 65-70 whereas for Retirement Villages this is 75-80. RLLCs support ageing in place by offering a stable, independent living environment which appeals to younger retirees who want to maintain their independence for as long as possible.

Caravan and residential parks increasingly provide affordable accommodation and community connection to many regional Victorians, particularly older people. They are an important and often overlooked form of housing.

- FINDING 12: Legislative Assembly Environment and Planning Committee Inquiry into Supply of homes in regional Victoria



Policy Recommendations

The following recommendations are designed to support greater investment in RLLC development by establishing alignment across planning, building and residential tenancy regulatory frameworks.

The implementation of these recommendations by the Victorian Government will deliver a clearly defined, properly recognized, common language land use category for RLLCs within the Victoria Planning Provisions. This will enable a more consistent and predictable planning submission and approval process across local government jurisdictions and more certainty for industry undertaking compliance and statutory requirements beyond planning approval.

Stage 1 recommendations address the implementation of a streamlined planning approval process for RLLCs. The lack of any planning process dedicated to this form of housing is the main contributor to the current inconsistent approach to planning applications and the unpredictable, and often drawn out, approval timelines by local government, creating a disincentive for investment and slowing the delivery of housing.

Stage 2 recommendations insert RLLCs into established Victorian Government processes and programs. RLLCs should be treated equally to other housing formats so that developers can deliver affordable housing faster to current and emerging markets.

RLLCs are an under-appreciated asset class within government. However, with the implementation of these no-cost reforms, RLLC developers are likely to renew their interest in the Victorian market, and deliver this fast to market, high-demand and affordable solution to addressing housing shortages throughout peri-urban and regional Victoria for many years to come.

STAGE 1 - Establish a streamlined planning approval process for RLLCs

CRPVic recommends that the Victorian Government:

Recommendation 1:

Incorporate a definition of Residential Land Lease Community into the Victoria Planning Provisions.

Recommendation 2:

Provide streamlined planning pathway for RLLCs as a dedicated provision within the Victoria Planning Provisions under the structure of the 60-day, deemed-to-comply approval framework.

Recommendation 3:

Include RLLC design guidelines either as standards within the dedicated provision or as a separate document incorporated into planning schemes.

Recommendation 4:

Include modern methods of construction (modular building, sustainable materials, smart technologies), which are strategic advantages of RLLCs, as a key component in the design guidelines.

STAGE 2 - Unlock the ability to deliver affordable housing faster

CRPvic recommends that the Victorian Government:

Recommendation 5:

Include RLLCs as an eligible land use in the Victorian Development Facilitation Program.

Recommendation 6:

Apply lower thresholds for regional residential development to be eligible for the Development Facilitation Program and streamlined planning processes for significant housing developments in regional Victoria.

Recommendation 7:

Establish regional housing taskforces that will review, update, and implement regional growth plans and include CRPvic as an industry representative on all taskforces.

Recommendation 8:

Include RLLCs as a development format and part of the housing count in regional and peri-urban areas in the 10-year land release plans as part of the Urban Development Program.

Recommendation 9:

Include RLLCs as a permissible land use for the utilisation of government surplus land, key worker accommodation, industry-specific worker housing, and access to affordable housing funding.

Recommendation 10:

Through CRPvic, collaborate with industry on the implementation and compliance training for policies and programs across regulatory frameworks that will have positive impact on the RLLC industry, residents and operators.

Recommendation 11:

Actively support CRPvic and RLLC developers to engage with financial institutions to improve lending support for RLLCs as a housing option for a broader range of market segments including first-home buyers.



Development Challenges

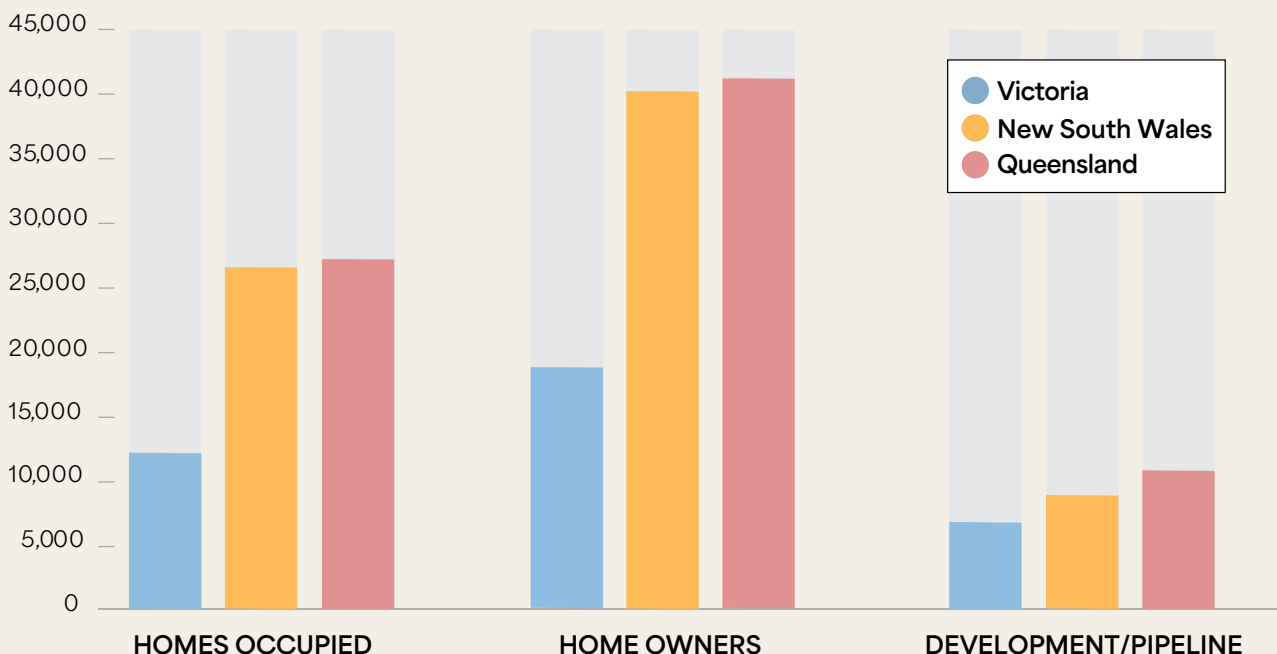
The Caravan and Residential Parks Victoria policy recommendations seek to overcome the hurdles identified by RLLC developers and operators. These hurdles are founded upon:

RLLC SECTOR CHALLENGES

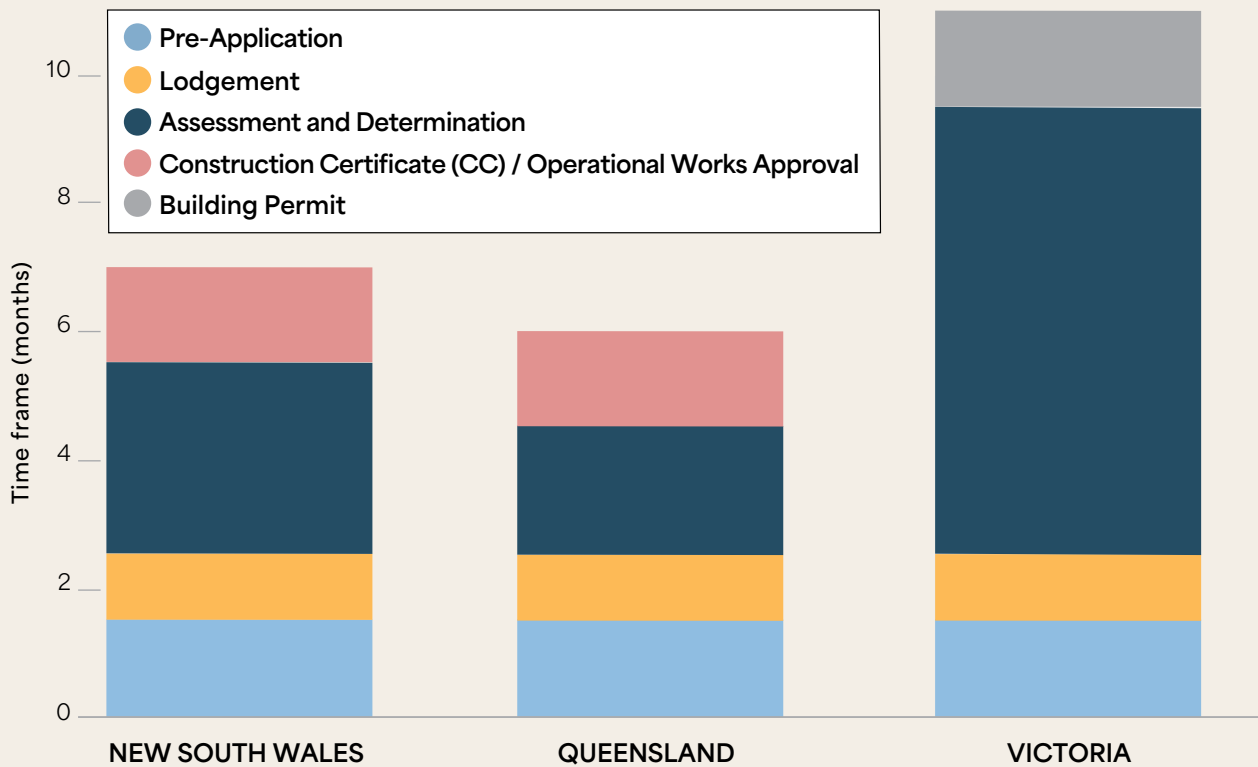
- **Unlocking Land:** Difficulty in accessing suitable land for RLLC development.
- **Lack of Knowledge:** General lack of awareness and recognition of RLLCs, regularly confused with Retirement Villages.
- **Uncertainty and Delays:** Uncertainty and extended time frames in the approval process.
- **Inconsistent Policies:** Differing local council policies and planning schemes.
- **Regulatory Challenges:** Circular dealings and indecision among regulatory bodies.
- **Departmental Deflection:** Due to a lack of understanding about RLLCs, government departments frequently hand off matters to other departments, causing delays.

The table below illustrates the gap between Victoria and New South Wales and Queensland in the number of RLLC homes occupied, home owners, and homes in the development pipeline. Land lease community developers are currently investing less in Victoria than they are in New South Wales and Queensland with a market penetration rate that is half that of New South Wales and a third that of Queensland.

VICTORIA, NEW SOUTH WALES & QUEENSLAND RLLC COMPARISONS (DEC 2024)



COMPARISON OF APPROVAL TIMES



Sources: NSW Planning Portal - Development Assessment: NSW Development Assessment Best Practice Guide; Queensland Development Assessment Rules; Queensland Government - Development and Building Approvals Fact Sheet; Guide to Victoria's Planning System: Clause 1 Planning - Planning Permit Decision Time Frames.

The table above represents the typical timeframes from pre-application to building permits barring significant environmental and social heritage requirements.

New South Wales and Queensland authorities have approved significantly more land lease developments due to several factors. In New South Wales, the implementation of streamlined development assessment pathways, such as Local Development Applications (DAs), Complying Development Certificates (CDCs), and State Significant Development (SSD) pathways, has made the approval process more efficient than Victoria.

Additionally, new laws and regulations have been introduced to support residential land lease communities, further expediting approvals. The high demand for diverse housing options, particularly in regional and rural areas, has also driven more developments in NSW.

In Queensland, the Integrated Development Assessment System (IDAS) provides a coordinated approach to planning and development, making the approval process more efficient. Recent changes to planning legislation have further expedited the approval process for residential developments.

These factors collectively contribute to the higher number of approvals in both New South Wales and Queensland compared to Victoria. Specifically, however, the length of time spent in Assessment and Determination in Victoria is almost double that of New South Wales and Queensland.

Outdated planning definitions, inconsistent treatment, and lengthy approval pathways – not demand or capital – remain the binding constraints, particularly in NSW and VIC.

- Colliers

Regulatory Reform

FUTURE RLLC DEVELOPMENT CONTRIBUTION TO VICTORIA'S 2051 HOUSING TARGETS

METROPOLITAN REGIONS	TARGET NEW HOMES 2051	EXISTING RLLC HOMES	RLLC HOMES UNDER DEVELOPMENT & PIPELINE	REGULATORY STATUS QUO AT CURRENT CAPTURE RATE ¹	AFTER CRPVIC RECOMMENDATIONS ARE IMPLEMENTED AT FUTURE CAPTURE RATE ²
Inner Metro Region	218,500	0	0	6,271	13,202
Inner South East Region	209,000	0	0	6,293	13,248
Western Region	385,500	1,613	524	12,492	28,682
Northern Region	397,000	720	806	14,236	31,658
Eastern Region	282,000	174	0	11,688	24,798
Southern Region	278,000	3,176	1,318	11,245	28,641
Total	1,770,000	5,701	2,648	62,225	140,228

REGIONAL PARTNERSHIPS

Barwon	140,700	1,573	1,092	2,958	9,174
Central Highlands	84,850	320	301	2,996	6,994
Gippsland	84,950	1,573	1,032	2,459	8,056
Goulburn	35,500	1,433	864	15	2,327
Great South Coast	14,150	135	0	1,292	2,870
Loddon Campaspe	61,450	925	280	2,603	6,811
Mallee	11,600	159	0	1,025	2,334
Ovens-Murray	31,700	182	391	1,427	3,637
Wimmera Southern Mallee	4,800	0	0	548	1,154
Total	469,700	6,300	3,960	15,324	43,357

Total All Regions	2,239,700	12,001	6,608	77,549	183,585
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Reduction in supply under current planning and regulatory environment				(45,149)	0
Revised Estimated Market Capture - All Regions				32,400	183,585

Sources: Victoria in Future (VIF) population and household projections 'Second Release (December 2023) Total Households by household type, Victoria in Future (VIF) population and household projections 'Second Release (December 2023) Estimated Resident Population (ERP) of all persons by five-year age group, Victoria in Future (VIF) population and household projections 'Second Release (December 2023) Definition of Regions by Local Government Authority (LGA), www.planning.vic.gov.au, CRPvic database



Presently, there are 12,001 existing RLLC homes, with 6,608 homes under development or in the pipeline. To meet the statewide projected growth, an estimated 183,585 additional RLLC homes are needed. This highlights the urgent need for increased development of RLLC homes to contribute to the housing targets and address the growing demand for affordable and low-maintenance housing options.

It is estimated that across the state, some 13,769 hectares of land will be required to be available/unlocked to enable the development of new RLLCs and the expansion of existing communities. Additional homes added to existing caravan parks and mixed use parks will reduce the amount of land required to be unlocked.

Due to zoning regulations, several LGAs within the metropolitan region do not support RLLCs. As a result, the demand for these homes will most likely spread to nearby metropolitan “urban fringe” regions or desirable regional areas that do accommodate RLLCs.

If the status quo is retained the likely result would be that demographic demand growth would extend to 77,549 RLLC homes, however this demand would not be met. Due to the existing constraints on development only 32,400 RLLC homes could be built - a shortfall of 45,149 by 2051 and less than 20% of that required to meet Victoria's unconstrained demographic growth demand.

367,170 HOMES IN TOTAL BUILT AND FREED UP

Very importantly, the RLLC sector's contribution to housing targets optimises the use of existing housing stock by alleviating pressure on the housing market. When individuals move into an RLLC home, they free up their existing family homes, making them available for younger families and first home buyers or for multi-dwelling redevelopment.

Even without multi-dwelling redevelopment on the home site the new RLLC resident sells, developing 183,585 RLLC homes has the capability to free up the equivalent number of existing residential homes, increasing housing supply in total by over 367,170 homes.

Population Growth and Affordable Housing Needs

RLLCs should play a crucial role in helping Victoria meet its housing targets for 2051.

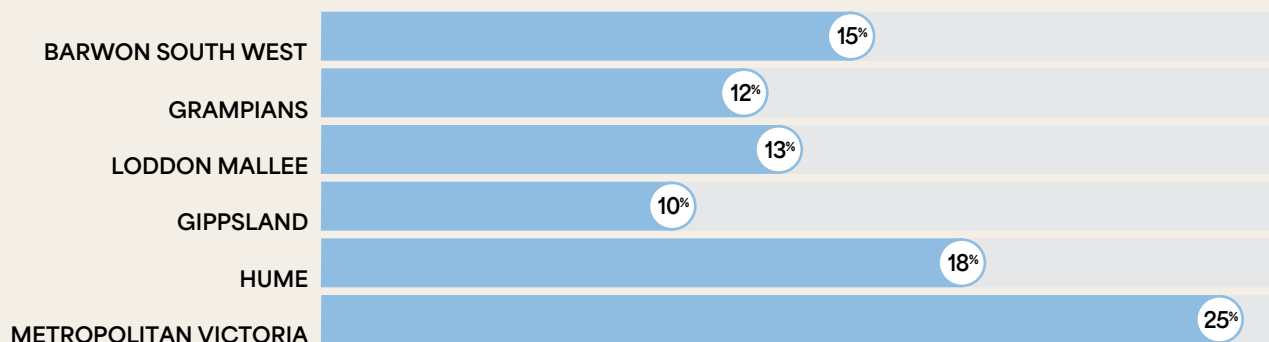
With the state's population projected to reach approximately 10.3 million by 2051, **there is a pressing need for diverse and affordable housing options. RLLCs offer a viable solution by providing affordable, community-oriented housing** specifically designed for the 60 to 74-year-old demographic. This not only helps address the housing shortfall but also ensures that this growing age group has access to suitable living arrangements.

The Victorian Government's *"Ageing Well in Victoria"* action plan emphasises the importance of supporting Victorians aged 60 to 74 to live healthy, active, and purposeful lives. RLLCs align seamlessly with this vision by offering a range of amenities and social opportunities that cater to the needs of this demographic. These communities provide a safe and secure environment, fostering social connections and reducing the risk of isolation which is a major concern for this age group. By integrating RLLCs into the broader housing strategy, Victoria can ensure that residents aged 60 to 74 have access to housing that supports their well-being and quality of life.

Moreover, RLLCs offer location and housing type flexibility, making them suitable for various regions across Victoria. This adaptability is essential for meeting the diverse needs of the population and ensuring that housing targets are met in both metropolitan and regional areas. Notably, when individuals from the 60 to 74 age group move into RLLCs, their previous homes become available for families or other residents, thereby optimising the use of existing housing stock and alleviating pressure on the housing market.

Additionally, **ageing in place is crucial for the well-being of this demographic as 60% of homeowners in RLLCs prefer to stay within nine kilometres of their current location.** This preference underscores the importance of developing RLLCs close to existing communities to support continuity and stability for residents. Given the higher proportion of this demographic in metropolitan areas, significant changes to planning policy will be necessary to accommodate the demand for RLLCs and ensure that these communities are integrated effectively into urban planning strategies.

PROJECTED POPULATION GROWTH (2033)



Sources: ABS - Social and affordable housing needs costs and subsidy gaps by region, Population Projections, Australia, Snapshot of Victoria, Victoria State Government - Dept Transport & Planning Victorian population data, Homes Victoria Housing Data and Insights, Engage Victoria Ten-Year Social and Affordable Housing Strategy for Victoria. Homes Vic Victorian affordable housing programs.

Population growth in regional areas of Victoria is expected to continue, driven by factors such as housing affordability and lifestyle preferences. RLLCs can complement this growth by providing affordable and flexible housing options which attract retirees, right-sizers, and families.

Barwon South West has experienced steady population growth over the past decade and is expected to continue growing. This increase correlates with a significant demand for affordable housing, especially for essential workers and low-income families.

The Grampians has shown moderate population growth and is projected to continue this trend. The affordable housing demand is driven by rising rental costs and population increases.

Loddon Mallee's steady growth correlates with a higher demand for affordable housing, particularly for Indigenous communities and low-income families.

Gippsland has the lowest population growth and affordable housing demand among the regions analysed. However, economic transitions and natural disasters have exacerbated the need for affordable housing.

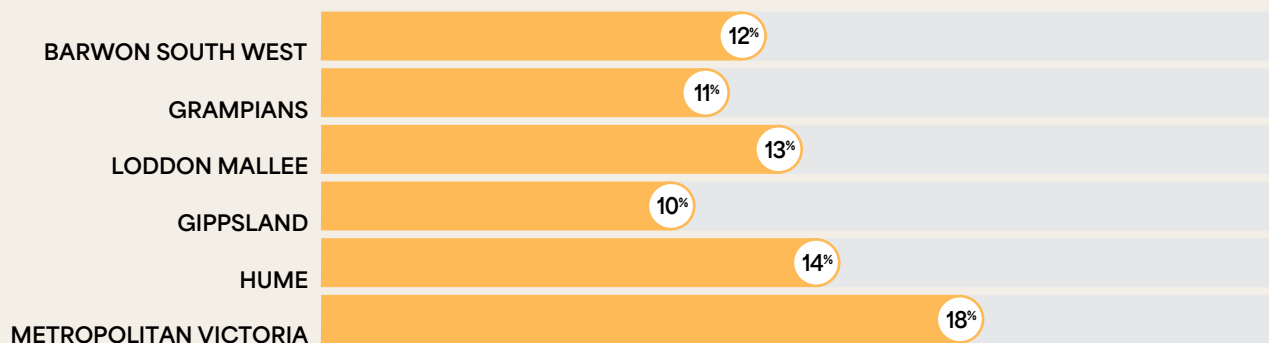
Hume has experienced significant population growth and is expected to continue grow rapidly. This correlates with a high demand for affordable housing, driven by the need for diverse housing options to accommodate the increasing population.

Metropolitan Victoria has the highest population growth and affordable housing demand among these regions. Urbanisation and high living costs have led to a critical shortage of affordable housing.

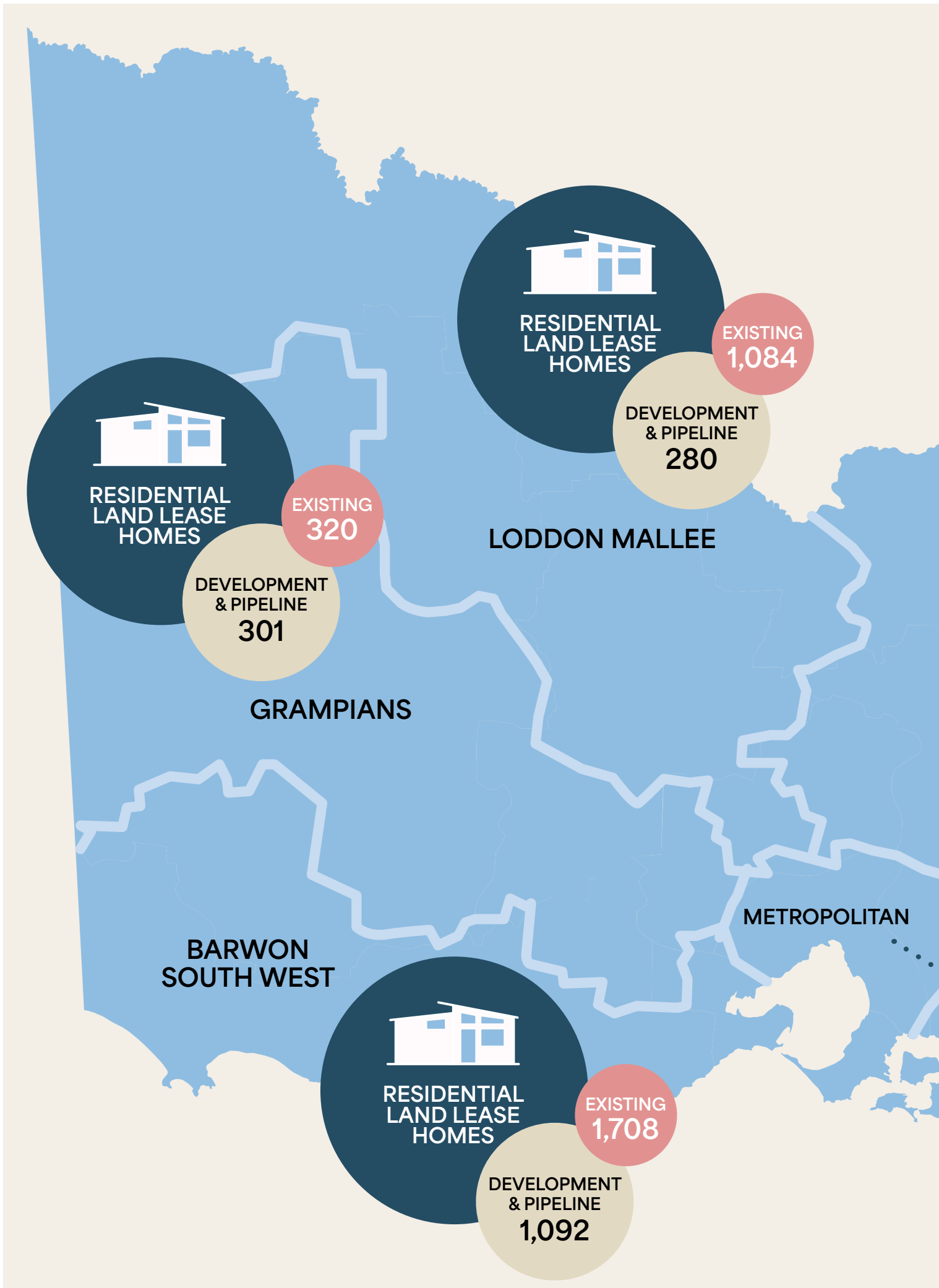
Rapid population growth, driven by internal migration, lifestyle preferences, and a renewed interest in regional living, has reshaped the demand profile for housing in regional cities and towns alike.

- Quantify Strategic Insights

PROJECTED AFFORDABLE HOUSING DEMAND (2033)



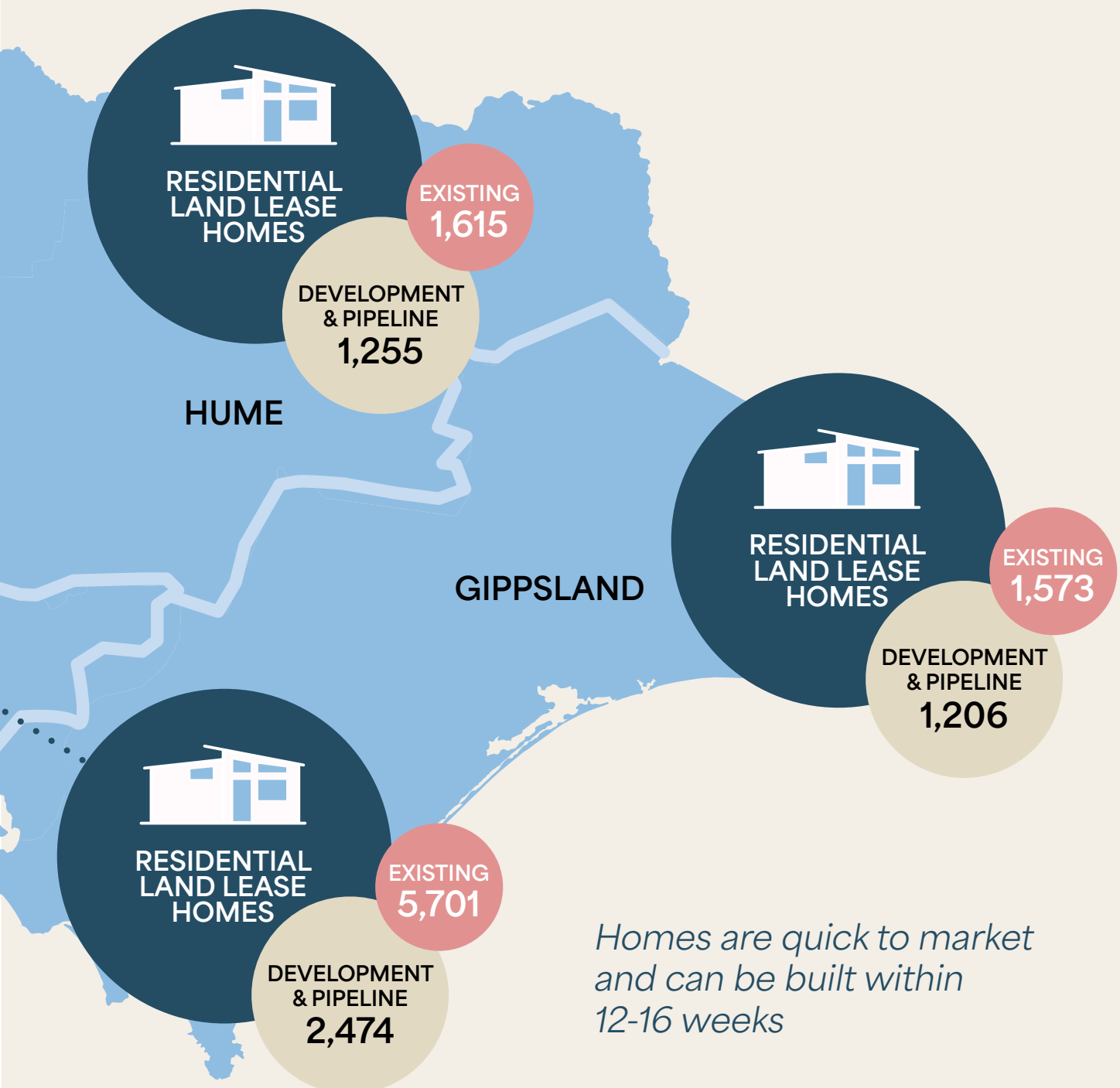
Sources: ABS - Social and affordable housing needs costs and subsidy gaps by region, Population Projections, Australia, Snapshot of Victoria, Victoria State Government - Dept Transport & Planning Victorian population data, Homes Victoria Housing Data and Insights, Engage Victoria Ten-Year Social and Affordable Housing Strategy for Victoria. Homes Vic Victorian affordable housing programs.



Victoria's Regions

Aligned with the Victorian Government's emphasis on **regional Victoria as a driver of future economic growth**, it is important to recognise that RLLCs are well suited for peri-urban and regional areas with 50 already fully operational in these areas with an additional 22 communities under development or partly developed and 11 more in the pipeline.

The map of Victoria illustrates the current and planned quantity of residential land lease homes by region, indicating 52% of existing homes and 63% of homes planned for development are located in regional areas of Victoria.



Addendum

Initiatives in other States

The Victorian Government can look to other Australian states to identify how government support can lead to more RLLC housing in this state.

WESTERN AUSTRALIA (WA)

- **Affordable Housing Strategy:** Western Australia promotes land lease communities as part of their Affordable Housing Strategy. The state provides policies that offer incentives for developers to create affordable housing options, including land lease communities.
- **Streamlined Approvals:** The government has introduced policies to streamline the approval processes for affordable housing developments, reducing the time and complexity involved.

OUTCOMES

- **Social and Affordable Housing Investment Fund:**
 - supports the development of affordable housing options, including those in land lease communities and caravan parks.
- **Regional Supportive Landlord Model:**
 - a pilot program for a 100-home Regional Supportive Landlord Model rolled out in the Perth and Peel regions. This model aims to provide affordable rental housing with supportive services, benefiting home owners in manufactured housing estates and caravan parks.
- **Boosting Housing Supply and Choice:** will provide a mix of social and affordable housing, including options for land lease communities and caravan parks.
- **Government Regional Officer Housing (GROH):** supports affordable housing for key public sector workers in regional areas, including those living in caravan parks.



SOUTH AUSTRALIA (SA)

- **Planning and Design Code:** South Australia has implemented an integrated planning system through its Planning and Design Code, which standardises zoning and planning requirements across the state. This policy helps reduce inconsistencies and simplifies the approval process for developers.
- **Pre-Lodgement Services:** The state offers policies that provide pre-lodgement services to assist developers in understanding the planning requirements and addressing potential issues before submitting formal applications.

OUTCOMES

- The Tatiara District Council has built accommodation units at Bordertown Caravan Park in partnership with Unity Housing. This initiative provides affordable rental housing options within the caravan park.
- Recent legislative changes have made it easier to build and rent ancillary accommodations, including caravans and tiny homes on wheels. These accommodation can be rented to anyone.
- The expansion of Renewal SA's role to assist with regional case management and identify priority projects in partnership with local councils has led to the development of more affordable housing options in regional areas, including caravan parks.

QUEENSLAND (QLD)

- **Manufactured Homes (Residential Parks) Act 2003:** Queensland has a dedicated regulatory framework for manufactured homes and residential parks, providing clear guidelines for operators and home owners. This policy helps streamline the development and management of these communities.
- **Support for Developers:** The Queensland government offers policies that support developers through grants and subsidies aimed at promoting the development of affordable housing options, including MHEs (the common term for RLLCs in Queensland).

OUTCOMES

- Increased production and sales of manufactured homes, with a 15% rise in 2024 compared to 2023.
- Streamlined approvals and prioritisation of affordable housing projects, expediting the development process.



NEW SOUTH WALES (NSW)

- **Land Lease Community Reforms:** NSW has introduced policies to simplify the planning processes for land lease communities, including clearer guidelines and faster approval processes for developments that meet specific criteria.
- **Affordable Housing Initiatives Policy:** The NSW government promotes land lease communities as a solution to the housing affordability crisis, particularly for retirees and low-income households.

OUTCOMES

- **Cost of Living Reductions:** The new regulations have made living in land lease communities more affordable by improving transparency around fees and charges, and capping electricity prices in communities with embedded networks.
- **Enhanced Homeowner Rights:** Home owners now have more freedom to make minor changes to their homes without needing approval from community operators. This has helped home owners feel more secure and comfortable in their homes.
- **Community Feedback:** The statutory review of the *Residential (Land Lease) Communities Act 2013* highlighted that these changes have been well-received by home owners, who feel that their living conditions and rights have significantly improved.
- **Enhanced Housing Stability:** By increasing transparency around fees and charges and capping electricity prices, Home owners can better manage their living expenses, leading to greater financial stability and reduced risk of displacement.
- **Improved Quality of Life:** Allowing home owners to make minor modifications to their homes without needing approval fosters a sense of ownership and personal comfort. This contributes to higher satisfaction and well-being amongst home owners.
- **Economic Benefits:** The streamlined approval processes and incentives for developers have led to increased investment in affordable housing projects. This not only boosts the housing supply but also stimulates local economies, particularly in regional and rural areas.
- **Sustainable Development:** The focus on utilising surplus public land for affordable housing ensures that new developments are sustainable and meet the needs of diverse populations, including vulnerable groups.

**CARAVAN &
RESIDENTIAL
PARKS VICTORIA**
Helping our members succeed since 1964

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