

SOUTH AUSTRALIAN RESIDENTIAL PARKS
RESIDENTS' ASSOCIATION INC
P O BOX 39 SMITHFIELD
SOUTH AUSTRALIA 5114
<http://www.sarpra.org.au>

SARPRA COMMITTEE MEETING MINUTES

Tuesday 10th February 2026 via Jitsi
Meeting opened at 9:30am.

- 1. PRESENT:** Chris Sloper, Tom Turbill, Geoff Cann, Mike Mulivihill, Bill Anderson. Annette Haridan, Wendy McLeod, James Peterkin, Chris Prescott, Lawrie Stanton, David Tubb.
Observer: Wayne Henley
Note: Bill Anderson could hear and see the meeting, but his microphone was not working.

- 2. APOLOGIES:** David Brindley, Annette Haridan

3. MINUTES PREVIOUS MEETING 13 January 2026

Amendment to Item 8.5 to correct the spelling of Chris Cairalle-Allen's name in previously published Minutes. Apologies to Chris.

Received on motion of Wendy McLeod. Seconded by Tom Turbill

Outcome: Carried / ~~Not Carried~~

4. BUSINESS ARISING from the previous minutes:

4.1: March Newsletter from Geoff and Mike.

4.1.1: This newsletter needs to include a Nomination Form for President as Chris Sloper is relinquishing the position in May 2026 and a new President will need to be voted in at that meeting until the November AGM.

4.1.2: Geoff working on an article about what Residents' Committees can and cannot do.

4.1.3: Hoping Annette Haridan can give an update about the Wave Pool issues at Aldinga.

4.1.4: All members are invited/encouraged to submit articles to Geoff & Mike.

4.2: March meeting is one week later than normal, now 17th March, at COTA, commencing at 10:30a,

4.3: Membership List:

4.3.1: Mike and David are working on updating Lists, working out which members are currently financial and which are historical members.

4.3.2: Comparing previous membership lists to match phone and email addresses.

4.4: SARPRA Leaflets – Chris Sloper has this in hand.

4.5: Water meter issue at Seachange, Goolwa.

4.5.1: Hometown Australia appears to have put a halt on this, at the moment.

4.5.2: There is still an issue that HA appears not to understand they can't simply replace one Disclosure Statement with another. One resident has been asked to sign 3 different Disclosure Statements.

4.5.3: HA has indicated that, in their opinion, the Disclosure Statement is not legal document and therefore subject to change without notice. SARPRA believes this is not the case.

4.5.4: Geoff Cann is commended on his letter writing skills in this matter.

4.5.5: Loose gravel provided by Management around homes is a continuing issue. Some residents are having compacted dolomite or concrete paths installed at their own expense. The current builder of Stage 1 & 2 may not be the builder of Stage 3 & 4.

4.5.6: The sad reality is that owners/developers are running for-profit companies, doing what they consider is the minimum of duty of care to residents and safety considerations; and minimal or no understanding of their obligations under the Residential Parks Act 2007.

5. CORRESPONDENCE IN:

5.1: Email from David Brindley regarding “The River News” article. (Reprinted below)

5.2: Confirmation of receipt of cc letter to Andrea Michaels from the Premier’s office.

5.3: Email copy of article in the *Fleurieu Sun* newspaper

6. CORRESPONDENCE OUT

6.1: SARPRA to James Agness Candidate for Light

6.2: SARPRA to Minister Andrea Michaels.

6.3: Letter to all State MPs regarding a *Fleurieu Sun* newspaper article

Motion: SARPRA endorses the letter to all State MPs (item 6.3 above) be sent to all MPs.

Moved: Mike Mulvihill. Seconded Chris Prescott

Outcome: Carried / ~~Not Carried~~

Geoff Cann is congratulated on the writing of this letter.

Correspondence In and Out approved on motion of Geoff Cann. Seconded by Mike Mulvihill

Outcome: Carried / ~~Not Carried~~

7. TREASURER’S REPORT:

7.1 SARPRA Membership Register 2025-2026

7.2 SARPRA Jan 26 Profit and Loss

7.3 SARPRA 5 Month Profit and Loss Sept 25 to Jan 26

7.4 SARPRA Balance Sheet 31 Jan 2026

Comment on only one member at Oceanview Residential Village at Encounter Bay – a potential resident who had paid a deposit was waiting for their home to be built. Eventually they sought SARPRA’s advice as no homes have yet been completed. They have had a reimbursement as a result and have moved elsewhere.

Received on motion of Wendy McLeod. Seconded by Geoff Cann

Outcome: Carried / ~~Not Carried~~

8. NEW BUSINESS

8.1: Motion to appoint James Peterkin as Minute Secretary to assist the Secretary with meeting agendas, Minutes and follow-up.

Mover: Mike Mulvihill. Seconder: Wendy McLeod

Outcome: Carried / ~~Not Carried~~

The matter of an Honorarium will be raised at the AGM.

8.2: Highview Ardrossan is now Discovery Holiday Park Ardrossan:

8.2.1: Residents have been granted new leases by the new owners:

8.2.2: The Residents Committee re-established with the help of Chris Sloper and Tom Turbill, has been recognised by Discovery Parks:

8.2.3: Residents have security of tenure:

8.2.4: New management has been appointed and there are plans for redevelopment over the next 18 months.

[10:00am: Wendy McLeod left the meeting.]

8.3: Unresolved Matters – Annette Haridan

8.3.1. It is worth exploring delegating others to form small working groups or delegating one volunteer person to take on a matter or issue, to research the issue, propose a plan, report back to SARPRA and then set a process. Is it possible to seek expertise from unelected members to assist for short term projects if current members are unable to help?

There is no impediment to any of these suggestions. If a volunteer (or volunteers) has a passion, please contact the President to discuss this. In the past even invitations in the quarterly Newsletter looking for Park representatives have not attracted replies.

8.3.1.1 Amendments the Act – getting rid of ‘no fault evictions’ from the Act: we need to provide a rationale for amending the Act to the new Minister.

8.3.1.2 What other changes we would like to see, especially to bring the SA Act in to line with other states.

These are addressed in Geoff Cann’s letter to MPs – see item 6.3 above. Yes, it is an on-going matter for SARPRA.

8.3.1.3 SARPRA Website: could a group look at the wording and perhaps modernise the language, with a greater emphasis on advocacy and the active involvement in matter brought by members.

It comes down the time, talent and passion. If someone wishes to take this on, please bring it up at the next meeting.

8.3.1.4 Publicity: what needs to be done to commence a SARPRA Facebook page that is linked to the website? This requires some expertise - is there someone in the Membership who can do this?

Those familiar with Facebook pages know they take daily moderation and attention. A poorly curated Facebook page is worse than not having one at all.

8.3.1.5 Could we advertise for a media-savvy member who could write and distribute media statements and push them in the media: - letters to *The Advertiser*, phone calls to Radio 891 and 5AA?

Looking for a volunteer with a passion – will try in the Newsletter.

8.3.1.6 Could we look for advocacy training for SARPRA members? - a workshop from someone like Julie Nemet from SYC (So You Can) or some other provider, either in person or on-line. Can COTA help with funding?

Conversation was generally in favour of this concept. If it’s just a handful of people, maybe by electronic means. If it’s 7-10 people, maybe in person. Perhaps there are YouTube or on-line seminars that members could watch individually. Suggestions are welcome.

8.3.1.7 SACAT follow-up: Is there a way of tracking unsuccessful SACAT applications that had SARPRA’s input – why was it unsuccessful? What could have been done differently? Which parts of the Act have worked against our members/residents?

We haven’t done this formally, as it is individual residents who self-litigate, sometimes with advice or help from SARPRA. In the Strawbridge case, it wasn’t anything that could have been done differently – it was a case of contract law vs civil law and contract law (favouring the Park owners) took legal precedence.

8.3.1.8 Port Willunga Tourist Park issue with Wave Park major development – seeking SARPRA support to investigate why a letter was written to Annette Haridan from CBS. The original letter was not addressed to CBS, yet somehow CBS obtained a copy and then wrote to Annette, accusing her and SARPRA being wrong about the owners of Port Willunga Tourist Park having a responsibility to the residents regarding the proximity of the Wave Park. Annette asked for support to talk with CBS about it and was put off & put off & it's not satisfactory.

SARPRA was a signatory to 2 separate petitions regarding the Wave Park. A letter was written to the Minister, Andrea Michaels, Minister for Consumer and Business Affairs. It would appear that she passed this on to Michael Bampton from Consumer and Business Services. For reasons best known the CBS, a reply was written to Annette Haridan, not SARPRA. This is the latest in series of events demonstrating CBS and SACAT don't communicate with each other. A letter will be sent from SARPRA seeking clarification of this issue.

8.4: Meeting arrangements: Prior to COVID, all meetings were held at COTA. Would members prefer to go back to face-to-face meetings, or perhaps have face-to-face every second meeting?

Due to issues of distance, parking and mobility, it was agreed to keep with the current format of 4 face-to-face meetings and the rest electronically.

8.5: Invite the new Minister to attend the June SARPRA meeting at COTA, and if that is not possible, then ask for a separate meeting at the Minister's earliest opportunity.

Agreed to seek a meeting once the new Minister is appointed after the March election.

8.6: Re-imbusement rate for travel per kilometre. Since 2018, SARPRA has reimbursed 40 cents per kilometre when members have claimed travel expenses. The Grant obtained for use for the President and Secretary to visit Parks expects a reimbursement rate of 88 cents per kilometre in line with ATO guidelines. Advice is being sought whether having two different rates from two different sources is going to cause either legal or ethical issues for our Auditor.

Awaiting a reply from CBS.

8.7: Chris Prescott report regarding the Residents Committee at Best Life Canterbury Road Victor Harbor.

When the Residents Committee dropped to 4 members, Best Life advised they would no longer recognise the remaining members as a Committee. New members can self-nominate or be co-opted mid-term and then face election at the next AGM. This just need to appear in the Minutes of the new member's first meeting. It would seem a new member has joined the Committee, so it now meets the minimum 5 members standard.

8.8: David Brindley – faulty houses at Waikerie Lifestyle Village – discussion. See attachment "David Brindley Re Waikerie Lifestyle Village".

David was a last-minute apology to the meeting, and Wayne Henley gave a brief update. At the moment, the issue is still on-going. James Peterkin recounted his experience at Hillier Park – after 9 months of occupancy in a brand-new home, a stump inspector reported 30 of the 50 piers were not touching the home. Remediation cost around \$1000. Although the piers sit on Pandora's land, they denied any responsibility, saying it was normal settling and 'wear and tear'. They also said it wasn't part of the 5-year structural warranty they hold over the home. They also declined to share the results of the soil test on the block or the engineer's compaction test on the pad, stating they own the land. Attempts to obtain this information from the local council or PlanSA were unsuccessful. As far as Management are concerned, it falls under maintenance done by the resident. Chris Sloper reported

house movement issues at Strathalbyn some years ago. It is recommended that Waikerie residents contact the Building and Construction department of CBS, with reference to the National Construction Code 2024. Residents are advised to check ventilation around their homes and under the skirt. Take as many photographs as possible. If possible, find out compaction rates and anything else about the pad their home sits on.

8.9: Best Life Canterbury Road – security camera issue. Best Life has installed cameras that can move and swivel, with microphones, in various parts of the Park. Residents are aware these exist, but there are no signs warning visitors of this. At times, residents are aware that the cameras move and appear to be looking in their direction. Although Best Life has said these are for residents’ security, some residents believe the cameras have pointed at their homes, rather than the roadway outside. It was suggested that individual residents approach SAPOL to ascertain whether this level of surveillance is a breach of privacy, especially in the light of no printed warnings.

[10:20am: Mike Mulivihill left the meeting.]

8.10: McLaren Vale Caravan Park residents report receiving an email saying Management will be inspecting all sites, including those with a rented ensuite. They are inspecting for cleanliness and dust. Advice given at the meeting is that unless Management has been invited by the resident, or they are entering for servicing, repairs or maintenance, they have no right to demand to enter.

Moved Lawrie Stanton, Seconded Tom Turbill that Geoff Cann write to the Management of McLaren Vale Caravan Park clarifying Management’s right to enter a resident’s home.

Outcome: Carried / ~~Not Carried~~

Management is also expecting residents to mow lawns and weed gardens adjacent to their sites, despite this not being part of the rented land.

8.11: Echo Windsor Gardens Caravan Park:

8.11.1: Lawrie Stanton reported he has a case at SACAT on Tuesday 17th February where he is in dispute with Echo Windsor Gardens regarding a previous event that has already been the subject of a SACAT judgement.

8.11.2: The Residents Committee has around 10 unresolved issues from last year that are on-going.

8.11.3: One issue is failure of residents to obtain fixed term leases.

8.11.4: Park Management are encouraging individual residents to take out Public Liability Indemnity Insurance for property damage that may occur from trees on the site. It is unclear if the Echo group own the site or lease it from another party, but in either case, it can’t be a renter who is responsible for any damage a tree may cause on their rented site.

NEXT MEETING

Tuesday 17 March 2026, 10:30 am, at COTA

(note change to 3rd Tuesday of the month due to room availability)

Meeting closed at 10:53 am

Correspondence In Item 1:



David Brindley

From: david@flair.net.nz

To: Geoff Cann, Chris Sloper, Chris Cairalle-Allen (ccall181@bigpond.com), Chris Prescott, Annette Haridan, Bill Anderson, WENDY MACLEOD, Thomas Turbill, James Peterkin, davidtubb50@yahoo.com.au, Wayne Henley, Mike Mulvihill Hide

Fri, 23 Jan at 7:35 pm ☆

Attached is an article from the River News / Murray Pioneer this week. I haven't seen a similar story in the Advertiser or elsewhere so thought I would share.

One must wonder who the park operator is who has "spent many months in SACAT trying to get support".

We need to look out for any amendments to the Act being slipped in to empower park owners at the expense of residents.

Happy reading.

David

2 NEWS Wednesday, January 21, 2026

THE RIVER NEWS

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Caravan park reform needed to improve state's housing solutions?

THE operator of two major Riverland caravan parks says improving the potential for long-term accommodation options would ease pressure on affordable housing.

A statement released last week by SA Parks claimed reformed legislation was needed to "ensure the future of affordable housing options" in South Australian caravan and residential parks.

SA Parks president Stephen Edwards, also CEO of Echo Holiday Park Renmark and Walkerie operators the Edwards Group, said the current Residential Parks Act was deterring smaller 'mixed use parks' from offering affordable housing solutions to long-term residents.

Mr Edwards said this was affecting the state's supply of affordable housing, particularly in regional areas.

"We have consulted widely with our members, and while there is confidence and growth in the fully residential land lease development, this housing model is not affordable for some people," Mr Edwards said.

"The option of a low entry point housing option in a 'mixed use' caravan park environment is also in high demand from consumers. Unfortunately, our members report a growing reluctance to offer residential sites. If the trend continues this affordable housing solution will diminish."

SA Parks CEO Fiona Williams said park operators required improved abilities to mitigate risk from residents seeking to sell deteriorated, non-compliant or uninsurable dwellings.

"Many park operators feel confused and unsupported with the current structure," Ms

Williams said.

"While SA Parks does provide industry advice, we are seeking more support from the government for our small business members.

"We have reports from one operator who tried to manage the sale of an uninhabitable dwelling who has spent many months in SACAT trying to get support.

"This park operator is trying to protect any prospective resident who may inadvertently purchase a substandard dwelling. While this can be a safety and insurance issue it also limits the appeal and ambience for other residents living in the park environment."

Mr Edwards said protections to ensure the safety of staff working in parks also needed to be increased.

"Staff in parks currently feel unsupported when dealing with

intimidating or challenged residents, there needs to be greater consideration of the people working in these businesses, as well as residents living in the park environment," he said.

"SA Parks is calling for greater protections and support for park operators and staff."

The SA Parks statement says numerous reforms that are "essential to securing the future of affordable housing options in parks across South Australia" have been identified.

"The proposed reforms are practical and widely supported, they are designed to facilitate viable options for business and attractive lifestyle options for park residents," the statement read.

"SA Parks looks forward to working with the government and policy makers to deliver these reforms."