



If you own your home which consists of a manufactured home or a caravan/campervan with rigid annexe placed on the park owner's site rented to you

You have rights under the Residential Parks Act 1998 if you live in a residential park and

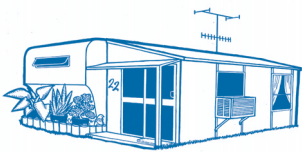
 you own your home consisting of a manufactured home or caravan/campervan with rigid annexe, and

 it is your home, not just a holiday place

[You have a residential site agreement.]


If you have a caravan/campervan with **flexible** annexe, see fact sheet 2.


What are your rights when you're moving in?




You should be told how much everything is going to cost before you move in.

Verbal site agreements are just as legal as written ones. Rent receipts can be used as proof of a verbal agreement. However, the park owner legally should give you:

 A residential tenancy agreement in writing before you sign it;

 Extra conditions should be clearly specified as extra conditions on a separate page (or pages) of the agreement with headings and opening words about subject matter the same as those used in the standard part of the agreement. Remember, additional terms are negotiable. You are not bound to accept them.

 A written copy of the park rules and a booklet from the office of Fair Trading called Residential Park Living.

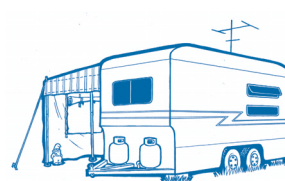


Prior to entering into the agreement you should be given a list of questions and answers which cover matters concerning the living arrangements in the park and also should indicate to you whether the park is likely to close in the near future. For example, by law you should be told if a proposal exists to redevelop the park.



For a list of information which the park owner must give you please see Factsheet 1A.

What are your rights when you live in the park?



You should get receipts when you pay your site fees or any other payment for bond, electricity or gas etc.

Receipts are important, keep them all together in a safe place. You should be given 60 days notice in writing if your site fee is going up. You may have rights to challenge the rent increase. Seek prompt advice (see contact list).

All the park facilities you use such as the toilet and laundry blocks, the swimming pool and playground should be clean and in reasonable condition and the park owner should do repairs if needed.

Nobody who works or lives on the park is allowed to harrass you. You have a right to peace, comfort and privacy.

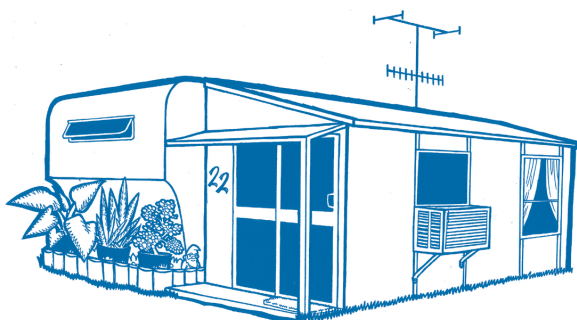
If the park owner wants you to move out of the park



You must receive a termination notice in writing giving the reason why you have been asked to leave. The notice period will vary according to the reasons given. Most importantly you may be entitled to be paid compensation for the move or be paid for the value of your home under certain conditions. Contact your local tenant advice service immediately.



The Park Owner cannot evict you unless they have an order from the Consumer, Trader and Tenancy Tribunal. You can defend the park owner's action to evict you [seek early advice)



NSW Tenants' Advice Services

Northern Sydney	9884 9605
Southern Sydney	9787 4679
Western Sydney	9891 6377
	1800 625 956
South West Sydney	4628 1678
Freecall	1800 631 693
Central Coast	4353 5515
Hunter	4969 7666
Freecall	1800 654 504
Mid North Coast	6583 9866
Freecall	1800 777 722
Northern Rivers	6621 1022
Freecall	1800 649 135
Illawarra / South Coast	4274 3475
Freecall	1800 807 225
North West NSW	6772 8100 or
Freecall	1800 836 268
South West NSW	6361 5307 or
Freecall	1800 642 609



Independent community organisations funded by the Office of Fair Trading

Special Services for Koori tenants

Inner West Sydney	9564 5367
	1800 772 721
Western Aboriginal Tenants Advice and Advocacy Service (WATAAS)	6882 3611
	1800 810 233
Southern NSW (Murra Mia)	4472 9363 or
	1800 672 185
Northern NSW Aboriginal TAAS	6643 4426 or
	1800 248 913
Central Coast, Newcastle:	(02) 4921 7879

Specialist resource service for residential parks

Park and Village Service (PAVS)

Level 3/25 Cooper Street
Surry Hills 2010 9281 7967



Park and Village Service is auspiced by the Combined Pensioners and Superannuants Association of NSW. PAVS provides resources, advice, advocacy and back-up to tenancy services regarding residential parks.