

If you own your home and rent the site

Reservation Fees

You can be charged one weeks site fee to reserve your site. If the park owner decides not to rent the site to you he must give you back the money. If you decide not to rent the site then the park owner can keep the money. If you do rent the site the money is used for your first weeks site fee.

Residential Tenancy Agreement



You can be charged up to \$15 for your residential site agreement [lease].

Bond

You can be asked to pay up to 4 weeks site fee as bond. If you are charged a bond the park owner should lodge it with Rental Bond Services within 7 days. You should receive a copy of the lodgement slip. If you don't get it, ask for it!

Boom Gate Keys



You can be charged \$15 for each key or card that opens the boom gate, unless you have paid a bond in which case they cannot charge you anything. If you do have to pay \$15 you should

get this money back when you return the keys or cards.

Site Fees

Your site fees should be paid 2 weeks in advance. You should get a receipt when you pay your site fee unless you pay into the park

owners' bank account. Your receipts are very important, keep them all together in a safe place such as a folder or a tin with a lid.

Visitors fees

You do not have to pay visitors fees if:



your place has a bathroom and toilet, or



the park has "user pays" coin operated toilet and shower blocks.

You have to pay a reasonable visitors fee if:



there is no shower or toilet in your home, and



there is no charge for using the park toilets and showers, and

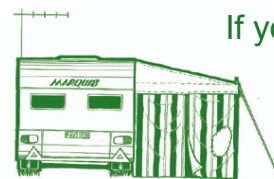


your visitors stay overnight, and



your site agreement says you have to pay for visitors and how much you have to pay.

Electricity



If your site has an electricity meter, the park owner can charge you for electricity.

You should get an electricity bill that tells you:



what dates the bill covers,



how much you have to pay, and







how they worked out the bill [how much it costs for each unit of electricity]

Make sure you get a receipt when you pay the bill. You should not be charged more for your electricity when you buy it from the park owner than you would be charged if you lived in town. The park owner can also charge you a bond for electricity but it can't be more than you would pay as a bond to the electricity company.

Water

If there is a water meter on your site you can be charged for the water you use. You should get a water bill and you should get a receipt when you pay the bill. Your water bill should tell you:

-  the previous meter reading
-  the current meter reading
-  the amount of water you have used, and
-  how much you are being charged for each unit of water.

You can be charged a security deposit for your water.

Piped Gas

If the site has a meter you can be charged for piped gas.
You may have to pay a security deposit.

Bottled Gas

Bottled gas can usually be bought from the park or the local garage.

Septic Tanks

If there is a septic tank linked to your site you may have to pay fees to have it pumped out. The park owner cannot charge you for pump out fees that are included in the rates he pays to the local council.

Excess Garbage

If you have more garbage collected than is normally removed by the council garbage collectors you can be charged a fee for excess garbage.

NSW Tenants' Advice Services

Northern Sydney	9884 9605
Southern Sydney	9787 4679
Western Sydney	9891 6377 1800 625 956
South West Sydney	4628 1678 1800 631 993
Central Coast	4353 5515
Hunter	4929 6888 1800 654 504
Mid North Coast	6583 9866 1800 777 722
Northern Rivers	6621 1022 1800 649 135
Illawarra / South Coast	4274 3475 1800 807 225
North West NSW	6772 8100 or 1800 836 268
South West NSW	6361 5307 or 1800 642 609



Independent community organisations funded by the Office of Fair Trading

Special Services for Koori tenants

Greater Sydney	9564 5367 1800 772 721
Western NSW (Gunya)	6882 3611 1800 810 233
Southern NSW (Murra Mia)	4472 9363 or 1800 672 185
Northern NSW	6643 4426 or 1800 248 913

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.

