




If you own a manufactured home / caravan with rigid annex,  
are a permanent resident, and rent your site

If you are a permanent resident [ie the park is your principal place of residence] and you own your own moveable dwelling [ie relocatable home or registrable moveable dwelling with a rigid annexe] you are covered by the Residential Parks Act 1998.

You have significant protection if the park you live at looks like closing.


 If the park or residential site you rent is no longer going to be used as a park or residential site, the park owner must give you 180 days written notice to end the site agreement.


 If notice is given during the fixed term of your agreement, eg if your agreement states a specific period of time such as 1<sup>st</sup> July 2003 until 30<sup>th</sup> June 2004 and the park owner gives you notice to leave the premises during this period then the park owner has breached the tenancy agreement he / she has with you.


 You can apply to the Consumer, Trader and Tenancy Tribunal within 60 days of receiving a termination notice to request more time [contact your local tenant's advice service before doing this]





If you have received a notice of termination because the park will be closing and you have to move, you can apply to the Consumer, Trader and Tenancy Tribunal for the following compensation to cover your relocation expenses:

 The reasonable cost of removing your home from its old site, including the cost of disconnecting any services such as gas, electricity and telephone.

 The reasonable cost of transporting your home and your possessions to the new site [within 300 kilometres]

 The reasonable cost of installing the dwelling on its new site and reconnecting available services

 The reasonable cost of repairing any damage caused to your home by the relocation - but if your home is worth \$10,000 and it will cost \$15,000 to repair the damage the park owner only has to pay for repairs up to the value of your home

 The reasonable cost of landscaping the new site to bring it up to the same standard as the old site.



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## NSW Tenants' Advice Services

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



Independent community organisations funded by the Office of Fair Trading

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## Special Services for Koori tenants

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

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## Specialist resource service for residential parks

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### 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.



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**Talk to a tenant's advice worker or solicitor before agreeing to any relocation. Never ever let anyone remove your home from the park without a written agreement signed by both you and the park owner.**

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