



If you own a manufactured home or a caravan/campervan with rigid annexe and rent a site.

You have rights under the Residential Parks Act 1998 if:

-  the site that you rent for your home is your principle place of residence, and
-  the park owner has consented to this if you moved in after 1 March 1999

[You have a residential site agreement.]

If you have a caravan/campervan that does not have a rigid annexe, see factsheet 3.

What are your rights when you're moving in?




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 your liability for

any additional or extraordinary charges (other than rent). This should also indicate whether the park is likely to close in the near future, for example if a proposal exists to re-develop the park. For a full list of information the owner must give you, please see factsheet 2.


A park owner or park manager of a residential park must not restrict a persons right to seek independent legal advice before entering into a residential tenancy agreement in relation to residential premises in a residential park.


The park owner must give you:

-  A written copy of the residential tenancy agreement before you sign it or move in and another copy of the executed agreement after you sign it. Any additional terms that are included in the agreement should be clearly specified as extra conditions on a separate page (or pages of the agree-

ment 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 statement of any costs of preparation of the agreement and of any other charges payable by you in respect of the agreement.

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

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).

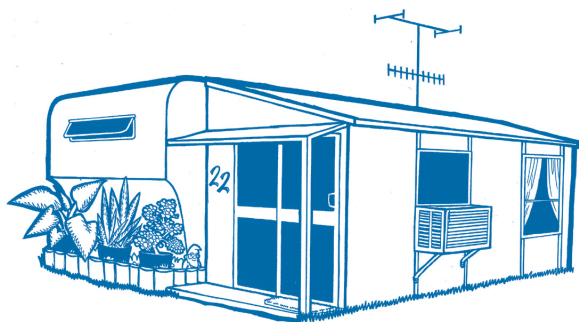
All the park facilities you use such as the toilet and laundry blocks, the swimming pool and playground should be clean and in reasonable condition and the park owner should do repairs.

Nobody who works or lives on the park is allowed to harass you. You have the right to reasonable 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 if certain conditions apply. Seek advice. Contact your local Tenants Advice Service immediately.

 **The park owner cannot evict you unless they have an order from the Consumer, Trader and Tenancy Tribunal.** You can challenge the park owners action to evict you. Seek early advice.



The information contained in this factsheet is not legal advice and is intended as a general guide only. Individual advice can be obtained from your local Tenants Advice Service.

NSW Tenants' Advice Services

Northern Sydney	9884 9605
Southern Sydney	9787 4679
Western Sydney (Baulkham Hills, Hawkesbury, Penrith)	9413 2677 1800 625 956
Western Sydney (Auburn, Parramatta, Blacktown, Holroyd)	8833 0911
Western Sydney (Blue Mountains)	1300 363 967
South West Sydney	4628 1678
Freecall	1800 631 993
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 4698
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 1 The Harris Centre
97 Quarry St, Ultimo 2007
9566 1010, Toll free 1800 177 688



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.