


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


You have significant rights under the Residential Parks Act 1998 provided that the site that you rent for your home is your principal place of residence and the park owner has consented to this if you moved in after 1 March 1999.

How much notice must I be given?


If the park is to be redeveloped, the park owner must give you a minimum 12 months written notice to end the site agreement.


When does the park owner have a right to give me a termination notice?


 The park owner is not entitled to give you a termination notice unless a development application (DA) for change of use to the park has been approved by the Local Council, or

 In circumstances where no development consent is required, the park owner cannot give you a notice of termination unless the Consumer, Trader and Tenancy Tribunal (CTTT) has approved the issuing of the termination notice. At the CTTT you can object to the approval of the notice of termination if the proposal is not genuine or the site will still be used for the installation of a manufactured home, cabin or caravan.

What if the park owner gets development consent from Council to change the use of the park?

 If development consent is given by Council you can still defend the claim by the park owner to end the tenancy in the CTTT

 The Tribunal will listen to the park owner's evidence and your evidence before deciding to approve or withhold approval for termination of the tenancy.

 If you enter into any agreement with the park owner to leave, make sure you get the agreement in writing and ALWAYS seek advice first.

What happens if the CTTT approves the park owner giving a notice of termination (without a DA).




The approval to serve the notice does not end the tenancy. You can defend the park owner's claim to end the tenancy in the CTTT when the notice expires. The park owner's proposed change of use may not be proceeding or the park owner may be doing something different to that action explained to the CTTT originally.





Who will cover the cost of the move if the CTTT orders you to leave?

You have the right to apply for orders at the CTTT to have the park owner pay for your relocation costs.

Relocation expenses should include:

-  The reasonable cost of removing your home from its old site, including the cost of disconnecting any services.
-  The reasonable cost of transporting your home and your possessions to the new site.
-  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 exceeding the value of the dwelling.

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

Alternatively, you can enter into a negotiated agreement for the park owner to buy your home or to pay you your full moving and relocation costs. This can include extra costs not covered by the Act (such as accommodation expenses while your dwelling is being relocated). Ask for the compensation to be paid to you before you move.

Important: You do not have to leave unless the park owner has paid you your relocation costs.

The cost of moving was more than I thought. What now?

If the Tribunal originally determined the cost of moving, you can apply to the Tribunal for a second amount of compensation within six months of vacating if there were unexpected costs or damage to your home in moving.

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



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.