














If you live in a residential park you are bound by the park rules because they form part of your agreement

The park owner must give you a copy of the park rules before you sign the agreement. The park rules must be consistent with your agreement. The park rules cannot diminish your rights under the agreement or the Residential Parks Act 1998.

What park rules cover

They can be made about:

-  Noise
-  Speed limits
-  Parking
-  Garbage disposal
-  Pets
-  Games and sports
-  Community facilities
-  Home maintenance standards, as they affect the general amenity of the park.
-  Reasonable landscaping and maintenance of sites.
-  Waste recycling
-  Safety of persons and property within the residential park
-  Storage and repair of motor vehicles, boats and trailers.
-  Means of transportation within the residential park



The park rules must be consistent with the Residential Parks Act 1998 and any other law. For example, a park owner cannot restrict the

on site sale of your dwelling or stop people who are under 55 from living in the park through a park rule.

Changes to park rules




The park owner must give each resident 60 days written notice of any change to the park rules except changes to park rules about recreational facilities, which need only 7 days written notice. A notice has no effect unless it has been given to each resident.



Disputes about the introduction of new or amended park rules

A resident can challenge a new park rule or an amendment to an existing park rule in the Consumer, Trader and Tenancy Tribunal if they believe the new or amended rule is unfair. Applications must be lodged within 30 days of notice of the amendment to the park rules or the introduction of a new park rule.

If the Tribunal finds that a park rule is unfair, the Tribunal can make an order:

-  Setting aside the park rule, or
-  Modifying the way the rule applies to some or all of the residents, or
-  Upholding the rule.

Disputes about the legal validity of park rules

A resident can also dispute the legal validity of a park rule in the Tribunal. There is no time limit for such an application being filed (but do not delay your application once you get advice).

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.

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.