

The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* contains requirements and restrictions concerning infrastructure and building in a residential park, including the installation of dwellings. It is important that park residents in New South Wales know about these regulations and what they mean, especially if any addition or alteration to the dwelling is being considered.

The local council and your park owner

Each park owner must obtain from their local council, an Approval to Operate. The Approval contains information specific to each park, such as the number of long-term and short-term sites, and the number of camping sites. It may also contain information about car parking spaces. A community map is provided that should reference each site, giving the location and size of each one.

The obligations a park owner has under the Regulations depends on whether the park is approved as a manufactured home estate or as a caravan park. For example, there are different requirements for the width of the roads between each type of park.

The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* contains information on fire hydrants and hose reels, amenities blocks, laundry drying areas, site coverage, site boundaries, carports, garages, and road surfaces, among many other items.

Manufactured Home Estates (MHEs) do not have to provide some common facilities, because manufactured homes must be fully self-contained. A park owner is required to keep a copy of their Approval, a copy of the community map and a copy of Regulations for residents to view at no charge.

The local council and you

A resident may wish to install a second garden shed, or perhaps fill in the side of their carport. If any addition or alteration that a resident wishes to do is visible from the outside of the dwelling, the resident must first gain the consent of the park owner before commencing any work. Park owner consent should never be confused with council consent. Just because your park owner says it is ok, doesn't mean the council will approve. Every residential site agreement contains the clause –

"34. The resident agrees to ensure that the moveable dwelling complies with any regulations under the Local Government Act 1993 with which it is required to comply."

This means that it is up to the resident to make sure the addition or alteration they are contemplating will comply with their obligations under the Local Government Act and the Regulations. Check the Regulations and your park's Approval before making plans for additions or alterations.

For further advice on the Regulations, local councils, or on additions and alterations, please contact your local affiliate, or contact ARPRA on **1300 798 399**. More advice is also available from NSW Fair Trading on **133 220**.

www.arpra.org.au

www.fairtrading.nsw.gov.au

This fact sheet has been written to provide a brief summary of the laws in New South Wales. It should not be considered to be a full reading of the Act or be used as a substitute for legal advice.