

Park residents in New South Wales have rights under the *Residential Parks Act 1998* and the *Residential Parks Regulation 2006*. This factsheet sets out the law in NSW regarding committees in a park, and a resident's rights to participate in any committee or organisation.

### **Liaison Committees**

If a residential park has 20 or more sites occupied by residents, then the park owner must convene and maintain a liaison committee, if the majority of the residents request one.

A liaison committee is made up of one or more residents, and representatives of the park owner. It is up to the residents who and how their liaison committee representatives are chosen.

The functions of a liaison committee are listed in Section 66 of the *Residential Parks Act 1998*, and include assisting in the preparation, amendment and observance of park rules, among other things.

The Office of Fair Trading has published guidelines for the election of residents' representative to liaison committees;

[http://www.fairtrading.nsw.gov.au/pdfs/Tenants\\_and\\_home\\_owners/Liaison\\_committees\\_selection.pdf](http://www.fairtrading.nsw.gov.au/pdfs/Tenants_and_home_owners/Liaison_committees_selection.pdf)

... as well as guidelines for the operation of a liaison committee;

[http://www.fairtrading.nsw.gov.au/pdfs/Tenants\\_and\\_home\\_owners/Liaison\\_committees\\_procedures.pdf](http://www.fairtrading.nsw.gov.au/pdfs/Tenants_and_home_owners/Liaison_committees_procedures.pdf)

A park owner who fails to convene and maintain a liaison committee in accordance with the requirements of Section 66 is guilty of an offence that carries a maximum penalty of \$550.

### **Residents' Committees**

Residents of a residential park may decide to form a residents' committee. The purpose of a residents' committee is to facilitate discussion between the residents and the park owner. A residents' committee differs from a liaison committee in that only residents may be on a residents' committee. There is no representative of the park owner. Members are elected by the residents, and the park owner must not interfere with, or obstruct in any way the establishment or operation of any residents' committee. A park owner who does so is guilty of an offence that carries a penalty of up to \$1100.

Each park is to have only one residents' committee. If more than one organisation within a park claims to be the residents' committee, the park owner or a resident may apply to the Tribunal for a determination as to which one will operate as the residents' committee for the park. Residents can, however, form any other group or organisation for any other reason they wish.

For further information on liaison and residents' committees, 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](http://www.arpra.org.au)  
[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

This factsheet 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.