

ITEM A LORD MAYORAL MINUTE - RESIDENTIAL LAND LEASE COMMUNITIES

Residential land lease communities, including some caravan parks, provide a low-cost housing option often for retirees. Residents typically own a manufactured home and lease the land on which it is located.

There are six residential land lease communities in Wollongong providing this housing.

The State sets the rules that apply to residential land use communities through different pieces of legislation.

The *Local Government Act 1993* requires the owner of a caravan park to hold an approval to operate. The owner must ensure the use of the land is consistent with development approval/s and that it is operated and maintained in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005.

Council's role is to assess, determine and enforce an approval that permits a caravan park to operate in a safe, appropriate manner and consistent with development approval for the use of the land.

This minute aims to clarify Council's role in regulating residential land lease communities as well the rights and responsibilities of homeowners and park operators.

The NSW Government is seeking feedback on *The Residential (Land Lease) Communities Act 2013* which creates a framework for the management of permanent sites in residential land lease communities, outlining the rights and obligations of community operators and homeowners. It is proposed that Council make a submission to this review.

RECOMMENDATION

Wollongong City Council -

- 1 Note that residential land lease communities are an important part of the housing mix in NSW and have provided a low-cost, affordable housing option over time.
- 2 Note that Council must ensure residential land lease communities, including caravan parks, operate in a safe, appropriate manner which is consistent with development approval, appropriate land use and the relevant State Government legislation.
- 3 Write to the Premier, Minister for Planning and Open Spaces, and Minister for Better Regulation and Innovation to:
 - a advise that requirements that allow residential land lease communities to operate are changing in some instances due to revised flood modelling and coastal erosion from climate change and fire safety regulations. This has the potential over time to impact the availability of a low-cost housing option in Wollongong and coastal NSW; and
 - b request information on any NSW Government support for homeowners in residential land lease communities whose lease arrangements may be affected by changed compliance requirements, particularly due to climate change and fire safety regulations.
- 4 Make a submission to the review of *The Residential (Land Lease) Communities Act 2013* to highlight the complexities of regulating this type of housing particularly when the roles and responsibilities of home owners, park operators, Council, NSW Fair Trading and State Government are not clearly understood in the community.

ATTACHMENTS

There are no attachments for this report.