

RESIDENTIAL SITE AGREEMENT MOVEABLE DWELLING AGREEMENT QUESTIONS AND ANSWERS REQUIRED BY LAW

1. Restrictions

- a) *Can I have someone else live in the premises?*
- Additional people for short-term stay are allowed PROVIDED details are supplied to the Manager before hand and the dates of arrival and departure are given and adhered to.
 - Sub-lets are required to have references and sign a lease before moving in.
- b) *Can I have Visitors, including overnight or short-term guests?*
- Visitors and over-nighters are allowed provided there is no overcrowding and that the behaviour of visitors is the responsibility of the resident.
- c) *Where can cars be parked?*
- Cars must be parked off the road in the spaces allocated. Visitor's cars are not allowed beyond the boom gate.
 - There are no unregistered vehicles allowed in the park or parking area.
- d) *Can I have pets in the premises?*
- **No pets are allowed**, other than birds in the park. The number of birds must not cause complaints from any neighbours.
- e) *Can I bring a home into the Park?*
- Before bringing a home into the Park, the home must be in good condition; repair and finish also must be located to comply with Wyong Council Regulations.
- f) *Can I add a carport or garden shed to the site?*
- Under current law, buildings may not cover the site by more than sixty percent of total area. Apart from this, carports and garden sheds are allowed, **provided that permission has been obtained from management** beforehand. Carports and Garden sheds must be at least three metres from any adjacent home, and must be in good condition (repair and finish).

2. Protections

- a) *If the park is sold what protection does the resident have?*
- The Resident has the protection of the law as it applies to the particular case at the time.

4. Extra Charges

- a) *What extra charges do I have to pay?*
- Residents are required to pay for their electricity, gas and water.

5. Selling Your Home

- a) *If the Resident wishes to sell their home at a later date are there any restrictions on the sale process?*
- If the home is to be removed from the park, there are no restrictions on the sale process.
 - Prior to purchasing, the purchaser must first apply for residency by filling in a Tenancy Application form. Once assessed and approved the sale may then proceed.

