

Residential Park site agreement - *Residential Parks Act 2007***Disclosure statement**

This disclosure statement must be given to you at least 14 days before you enter into a site agreement. Read this disclosure statement carefully and seek independent advice if you are unsure about anything. Your site agreement will have more detail about some of the matters covered in this disclosure statement. Before you sign an agreement consider whether living in a residential park is right for you. For information about the rights and responsibilities of park owners and residents visit www.sa.gov.au or call Consumer and Business Services on 131 882.

Park information

This disclosure statement relates to:

Park and site details	Name of park _____ Address _____ Site number you have expressed interest in _____
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In which year did the park commence operating?

What stage of development is the residential park at?

Fully completed

Partially completed
*(give details below)*Under construction
(give details below)

At this time, are there any plans to redevelop the site or any part of the park?

No

Yes – *give details of the proposal*

Sites in the park are occupied by *(tick all of the following that apply)*:

Tourists and holiday makers

Residents (who rent a site only)

Tenants (who rent both a site and a dwelling)

Park ownership

Park owner	Name _____
	ACN _____

Contact person for more information about this disclosure document	Name _____
	Position _____
	Phone _____
	Email _____

How many years' experience has the park owner had in operating residential parks?

How many other residential parks in SA does the park owner currently operate?

Has the park owner been bankrupt within the last 10 years; been subject to any other forms of insolvency administration within the last 10 years, or been externally administered within the last 10 years?

No Yes – *give details:*

Is the land upon which the park is located owned by another party, for example local Council?

No Yes – *give details of who owns the land:*

Does the park have on-site management or staff?

No Yes – *give details of the hours of operation:*

Site fees

It is proposed that your site fees will be:

Weekly
 Fortnightly
 Monthly
 Other – please specify

In the future your site fees may be increased by: (*tick only ONE option*)

Fixed method (as set out in the terms of the agreement) - *give details of the method:*

By notice (non-fixed):

Date of the last increase	
Amount of last increase	\$
Date of next increase (if known)	

Note: Site fee increases by notice cannot occur more than once in any 12-month period.

Utilities

Separate to your site fees, if utilities are metered separately, you will also need to pay charges for (*tick all that apply*):

Electricity
 Gas
 Water

Do you supply electricity through an embedded electricity network?

Yes - *give details below*
 No - *move on to the Services and facilities section*

Provide general information about the nature, benefits and potential consequences of participating in the embedded network including (your supplier can provide you with these details):

Circumstances where electricity supply may be interrupted, disconnected and reconnected, and associated advance notifications:

Safe use of energy:

Requirements in relation to life support:

Requirements in relation to the installation and operation of small generators:

Liability of the embedded network operator and customer:

Also provide:

Details of the retailer for the embedded network, including electricity tariffs that apply and the retailer's contact information, ABN and website address:

Information about metering arrangements in relation to, and potential costs of, participating in the embedded network:

The cost apportionments per kilowatt hour for any bundled utilities arising from participating in the embedded network:

Services and facilities

The following services and facilities are available in the park:

- | | | |
|--|--|--|
| <input type="checkbox"/> BBQ Facilities | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Social club |
| <input type="checkbox"/> Community hall/centre | <input type="checkbox"/> Tennis court/s | <input type="checkbox"/> Library |
| <input type="checkbox"/> Boat ramp | <input type="checkbox"/> Bowling green/s | <input type="checkbox"/> On-site caretaker |
| <input type="checkbox"/> Storage area for boats/caravans | <input type="checkbox"/> Other: <i>(please list)</i> | |

Are there any proposals to introduce a new service or facility in the park?

- No Yes – *specify the service or facility and the date it will be available*

Does the development approval require that a particular service/facility be provided for the life of the park?

- No Yes – *please specify*

Are there any proposals to remove or substantially change a service or facility in the park?

- No Yes – *give details of the proposal*

Are any services/facilities currently available on a user-pays basis that aren't covered by site fees or other charges?

- No Yes – *list the services or facilities and their current cost*

Safety and security

Is the park situated on 'flood prone' land that is subject to a 1% AEP (Annual Exceedance Probability) flood event?

No

Yes

Has the park been subjected to a flood event in the last 5 years?

No

Yes – *give details of the frequency and level of flooding*

Is the park located in a "high risk" bushfire area? If yes, has the park been threatened by a bush fire in the last 5 years?

No

Yes – *give details of the event*

Are sites and common areas accessible to persons with impaired mobility, including those in wheelchairs?

Yes

No

Partially

Do emergency vehicles and home care service personnel have unimpeded access to park homes at all times?

Yes

No – *give details of how access is obtained*

Does the park have emergency evacuation procedures in place as required by the Act?

Yes

No – *refer to section 138A of the Act for requirements*

Compliance with legislation

Is the park registered with Consumer and Business Services and are the details up to date?

Yes No – *give details of the delay*

Has Consumer and Business Services taken any disciplinary action against the park owner/operator in the last 10 years?

No Yes – *give details of the action and any penalty:*

Dispute resolution

Does the park have an internal process for resolving disputes?

No Yes – *give details:*

Residents committee

Does the park have a residents committee?

No Yes – *complete the following details:*

Name of the chairperson or secretary:

Phone number or email address for the above:

Other information

Has written information been provided about the right to sell or relocate a dwelling on the site?

Yes No – *refer to section 50 of the Act for requirements*

Is there any payment that the resident is entitled to (other than a bond refund) if they leave the site?

No

Yes – give details of the entitlement, the amount payable, or the method that will be used to determine the amount that will be payable.

Access to other documents

You have the right to ask for a copy of, or to inspect, any or all of the following documents free of charge:

- Park map
- Samples of any site agreement we may ask you to sign later
- Park rules
- Terms of any development consent, if the park is not complete or if the development consent requires a particular service or facility to be provided for the life of the park
- List of all currently available/vacant residential sites in the park.

Providing this disclosure statement

This disclosure statement was:

Given personally

Emailed

Sent by post

Other (please specify) _____

Date given/posted:

Name/s of prospective resident(s): _____

Was this statement given to a person acting on behalf of the prospective resident(s)?

No

Yes – person’s name:

To the best of my/our knowledge, the information contained in this statement is true and accurate at the time it is provided.

Park owner’s name:	
Signature:	Date: