

OutasiteLite

BOB MORRIS PRESENTED WITH NSW GOVERNMENT COMMUNITY SERVICE AWARD



Many residents in land lease communities know the tireless efforts of their local Residential Land Lease Associations, Committees and Resident Advocates. The Tenants' Union of NSW was pleased to see broader community recognition recently given to Bob Morris. Bob is a home owner at Kincumber Nautical Village on the NSW Central Coast. Bob is also a Resident Committee member and member of the Residential Land Lease Communities Forum.

The Member for Terrigal, Adam Crouch MP presented Bob with the award for his work as an advocate lobbying for legal protections for vulnerable members of the community, most particularly people living in residential land lease communities.

Bob wanted to ensure his recognition was seen as a team effort and in turn acknowledged the work of the Residents Committee at the Kincumber Nautical Village along with the work of other Residential Land Lease Communities Forum members.

Read more: coastcommunitynews.com.au/central-coast/news/2025/01/recognition-for-community-hero-bob/ •

“It was a real honour to receive the award. There are lots of people who helped behind the scenes including the Tenants’ Union, the Residents Committee at the Kincumber Nautical Village, as well as local politicians and local radio too. It goes to show with lots of determination and support you can move mountains.”

– Bob Morris, Kincumber Nautical Village Resident Committee member and Residential Land Lease Communities Forum member

UPDATE TO THE STANDARDS FOR SOLAR INSTALLATIONS

We recently updated our factsheet 'Making alterations to your home.' The update covers a significant change to Australian Standard AU/NZS4777.1 around solar installations.

There is now an increase in capacity for inverter energy systems to 200kVA before the Operator or Owner of a community is required to install additional grid protection equipment.

In an article in our June 2023 edition of *Outasite*, [Sustainable energy should be an option for all residents](#), we reported on the now revised maximum inverter capacity. The maximum inverter capacity was limited to 30kVA before a centralised

grid protection system was required. The increased capacity limit means more homes can install solar before major upgrades are required.

This change could make a difference for any home owners who have previously been advised they can't install solar due to the 30kVA limit for their community. If you were previously refused consent by the operator to install solar panels on your home then you should send a new request to the operator and refer to the change in the Australian Standards.

See [Factsheet: Making alterations to your home](#) and [Sample Letter: Making Alterations and additions to your home](#). •

FAIR TRADING COMPULSORY MEDIATION NEW EMAIL ADDRESS

If you are facing a proposed site fee increase, and at least 25% of home owners want to challenge it, the first step is to make an application for mediation to the Commissioner for Fair Trading. Mediation is compulsory and the application must be made within 30 days of receipt of the increase notice.

NSW Fair Trading has recently modified the online form to include their revised contact details.

You can return the completed form to:
Mediation Services, NSW Fair Trading
PO Box 972
PARRAMATTA NSW 2124

Or email the completed form directly to:
stratamediation@customerservice.nsw.gov.au

You can find the NSW Fair Trading application form for compulsory mediation at:
fairtrading.nsw.gov.au/_data/assets/pdf_file/0010/367687/compulsory-mediation-application-form.pdf



AMENDMENTS TO THE RESIDENTIAL LAND LEASE COMMUNITIES ACT

As reported in [Outasite 12](#), the laws governing residential land lease communities changed in 2024. We have updated the [factsheets](#) on our website to reflect the changes.

Many residents in land lease communities have started to receive notices from their operators around some of the more notable changes to the Act.

If you're a home owner who has received notice of a change to your fixed method or by-notice method of site fee increase, and are not sure if it complies with the new requirements, contact your [local Tenants Advice service](#) for advice.

Electricity

Many residents supplied with electricity from an embedded network are also receiving notice about changes that came into play with the amendments of the Act. Electricity use and supply charges are now regulated in accordance with median retail market offer of the Independent Pricing and Regulatory Tribunal NSW (IPART).

Things to check or get advice on:

- Billing requirements for all utilities supplied
 - Electricity usage charges for your distribution area if in an embedded network
 - Electricity supply charges for your distribution area if in an embedded network
- and,
- whether supply charges reflect the various discounts for homes receiving 60 amps or less.

AMENDMENTS EXPECTED THIS YEAR

Land lease communities

When they're announced, the anticipated *phase two* amendments proposed this year for the *Residential Land Lease Communities Act*, will be covered in *Outasite* and *Outasite Lite* (if you need to subscribe, you can do so via our website).

We expect to see changes around responsibilities for repair and maintenance of sites, refined mandatory operator education requirements, greater community involvement in establishing community rules and much more.

Local government regulations

We are also waiting on news about the draft bill developed by review of the regulatory framework for caravan parks, camping grounds, manufactured home estates and moveable dwellings. Of particular interest from the review are the proposed amendments to the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021*.

Changes expected in the first phase of this bill are: prohibition of permanent dwelling sites on flood prone land, more consistency across short term site stays (increasing to 180 days in a 12 month period) and clearer standards around community maps, separation distances, fire hydrants and hose reels. ●

HAVE YOUR SAY!

SURVEY: LIVING IN RESIDENTIAL LAND LEASE COMMUNITIES

Researchers at the University of New South Wales and the University of Swinburne are studying consumers' experiences of housing and housing financialisation in residential parks and rental villages.

They are looking for residents to complete a short (20 minute) online survey. After completing the survey you can opt in to the prize draw and have a chance to win one of five \$500 vouchers. There is also an opportunity to be interviewed. Interviewees will be thanked with a \$50 gift voucher.

The project has been approved by the UNSW Human Research Ethics Committee (HC220529).

For more information and to do the survey go to: unsw.au1.qualtrics.com/jfe/form/SV_ctLCMI05vU9xWe

You can also scan the QR code below, or contact Professor Hal Pawson at h.pawson@unsw.edu.au or (02) 9065 1618. •



NO OLDER PERSON SHOULD BE SUBJECT TO ANY FORM OF ABUSE

The Attorney-General is looking to hear from a broad range of people on the consultation draft of the National Plan to End the Abuse and Mistreatment of Older People 2024-2034.

The draft plan was released 12 December 2024 and the consultation process closes Monday 17 February 2025.

The consultation process seeks feedback on the draft plan, particularly from older people who have experienced abuse and mistreatment. They also want to hear from people and groups responding to the abuse and mistreatment of older people.

Read the draft plan and make a submission at: consultations.ag.gov.au/families-and-marriage/eamop/

Also remember that free legal advice for seniors is available from the Seniors Rights Service: seniorsrightsservice.org.au •



Seniors Rights Service



STAY IN TOUCH

Subscribe to *Outasite Lite* email news via our website, or scan this QR code and fill in your email address.

Please make sure you tick the box for 'Outasite Lite'!



We regularly update our website, where you'll find factsheets and back issues of *Outasite* & *Outasite Lite*:



tenants.org.au/thenoticeboard

Outasite Lite is published by the Tenants' Union of NSW.



Phone: (02) 8117 3700

Street address: Level 5,
257 Clarence Street, Sydney, NSW 2000

Postal address: PO Box Q961, QVB Market Street NSW 1230

Email: contact@tenantsunion.org.au

Website: tenants.org.au/thenoticeboard

***Outasite Lite* editor:** Leo Patterson Ross

Copyright of *Outasite Lite* remains with the TU and contributors.

Disclaimer: Legal information in this newsletter is intended as guide to the law and should not be used as a substitute for legal advice. It applies to people who live in, or are affected by, the law as it applies in New South Wales, Australia. Views expressed by contributors are not necessarily held by the Tenants' Union.

Subscriptions: *Outasite Lite* is a free publication published by the Tenants' Union of NSW. To update your details or add someone to the mailing list please call or email us.

GET FREE LEGAL ADVICE, CALL YOUR LOCAL SERVICE:

SYDNEY:

- Eastern 9386 9147
- Inner 9698 5975
- Inner West 9559 2899
- Northern 9559 2899
- Southern 9787 4679
- South West 4628 1678
- Western 8833 0933

REGIONAL:

- Blue Mountains 4704 0201
- Central Coast 4353 5515
- Hunter 4969 7666
- Illawarra Sth Coast 4274 3475
- Mid Coast 6583 9866
- Northern Rivers 6621 1022
- Northwest NSW 1800 836 268
- Southwest NSW 1300 483 786

ABORIGINAL:

- Sydney 9833 3314
- West NSW 6881 5700
- South NSW 1800 672 185
- North NSW 1800 248 913

WEB: tenants.org.au

NSW FAIR TRADING: 13 32 20