

Residential Land Lease Communities

Profile of the Industry



November 2015



Fair
Trading

Residential land lease communities register

Under the *Residential (Land Lease) Communities Act 2013*, residential land lease communities in New South Wales must register their details with NSW Fair Trading. These details form the basis of the Residential Land Lease Communities Register. The Residential Land Lease Communities Register is a register of all residential land lease communities operating in New South Wales.

A community is a 'residential land lease community' and is required to register, even if it is called otherwise, if any person owns a home on a residential site within the community that is leased from the operator.

The public register is available on the Fair Trading [website](#). It includes details of residential land lease communities on the register, such as the:

- trading name
- address
- contact details
- operator's name
- whether a community has a residents committee
- any enforcement or disciplinary action taken against a community or its operator.

Key statistics

Total number of residential land lease communities: **495**

Total number of residents: **33,912**

Location of residential land lease communities

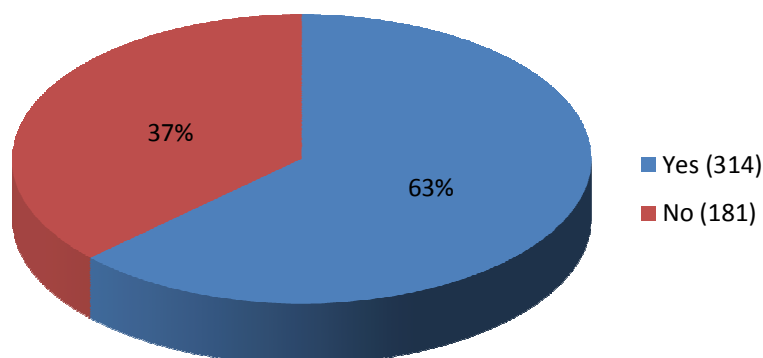
Top 10 Local Government Areas			
(by number of residential land lease communities)		(by number of residents who permanently live in the community)	
Shoalhaven	41	Wyong	3882
Wyong	30	Tweed	3681
Port Macquarie-Hastings	27	Gosford	2549
Tweed	24	Port Stephens	2382
Coffs Harbour	21	Port Macquarie-Hastings	2233
Port Stephens	20	Lake Macquarie	1952
Lake Macquarie	19	Wollongong	1594
Clarence Valley	18	Shoalhaven	1458
Eurobodalla	18	Coffs Harbour	1455
Ballina	16	Ballina	1392

- Only 26 residential land lease communities are located within the Sydney metropolitan area. 95% of all residential land lease communities are located in rural and regional New South Wales.
- 85 residential land lease communities are located on Crown Reserve land. Of the 14,901 sites at these land lease communities, residents occupy 1,030 sites (less than 7%).
- Two residential land lease communities are located on land reserved or dedicated under the *National Parks and Wildlife Act 1974*. Of the 455 sites at these residential land lease communities, residents occupy 12 sites (less than 2.7%).

Caravan & Camping Industry Association (CCIA) membership

The CCIA is an industry association whose membership base includes owners and operators of tourist parks, manufactured home villages and estates, manufacturers of manufactured homes, caravans, motorhomes, retailers of manufactured homes, recreational vehicles, camping equipment and accessories, and the service industries.

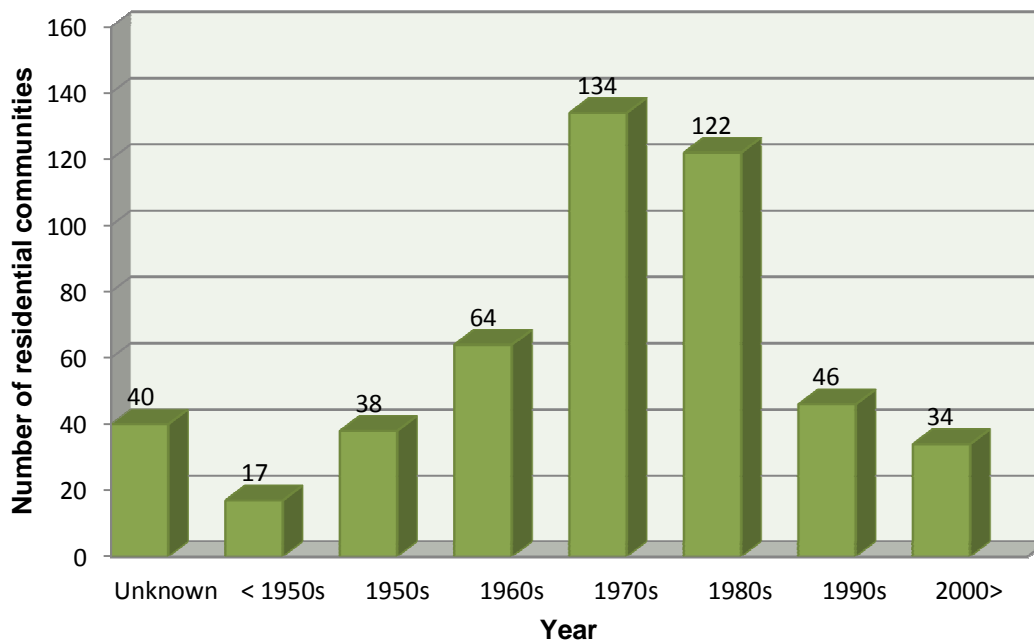
CCIA Membership



CCIA member communities account for 76% of the resident population.

Year residential land lease communities began operating

Number of residential land lease communities
(by year of establishment)

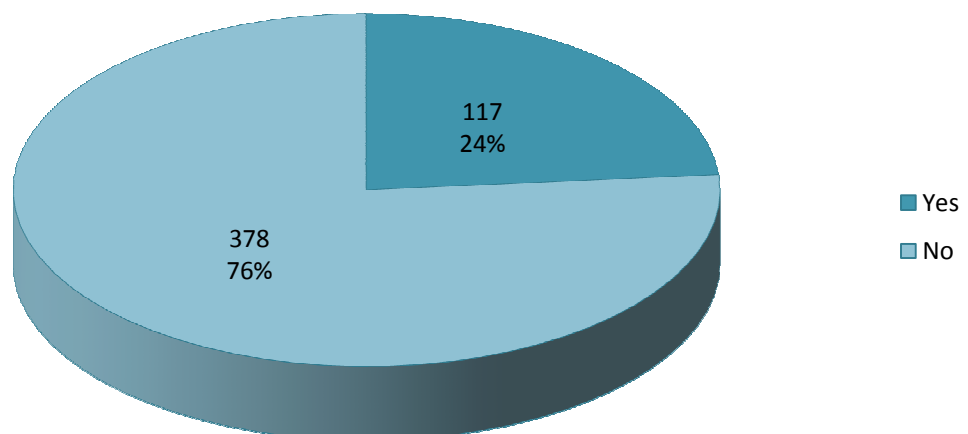


Resident representation

Residents committee

Many land lease communities have a residents committee. A residents committee may be established to facilitate discussion between residents and the operator.

Number of residential land lease communities with
resident committees



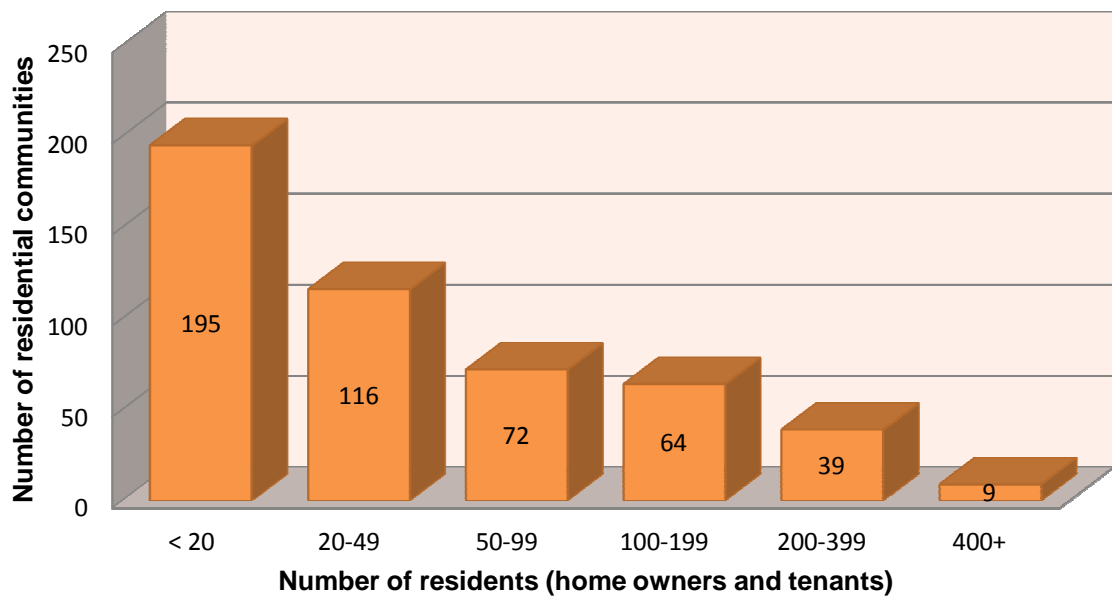
- 24% of residential land lease communities have a residents committee in operation.
- The 117 residents committees represent over 17,500 residents residing on 11,607 sites.

Site usage

Residential land lease communities can include a variety of occupants. Depending on the individual residential land lease community, the occupants may only be permanent home owners, or can include a mixture of permanent home owners, tenants, long-term casuals, and short term holiday makers. **Residents** in a residential land lease community form two distinct groups, those who lease:

- a residential site on which their home sits (*home owner*), or
- both the residential site and the home (*tenant*).

Total number of people who permanently live in the community



41% of residential land lease communities have 20 or fewer people who permanently live in the community.

Home ownership vs leased homes

Number of homes owned:

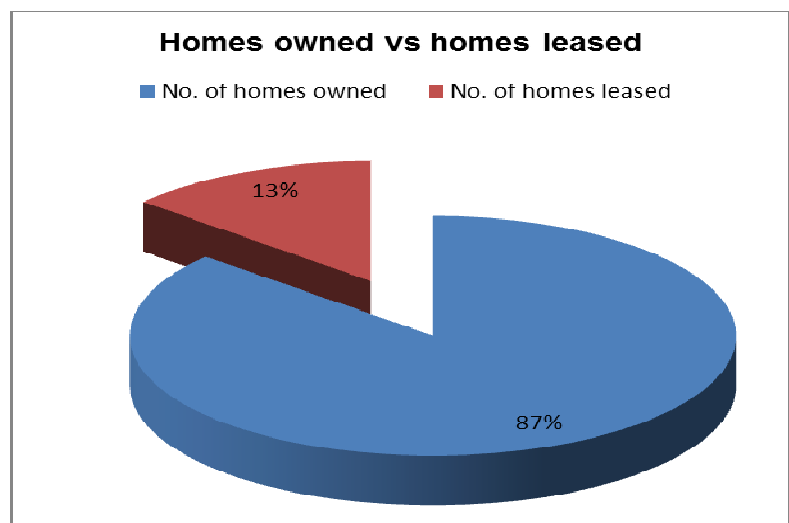
19,705

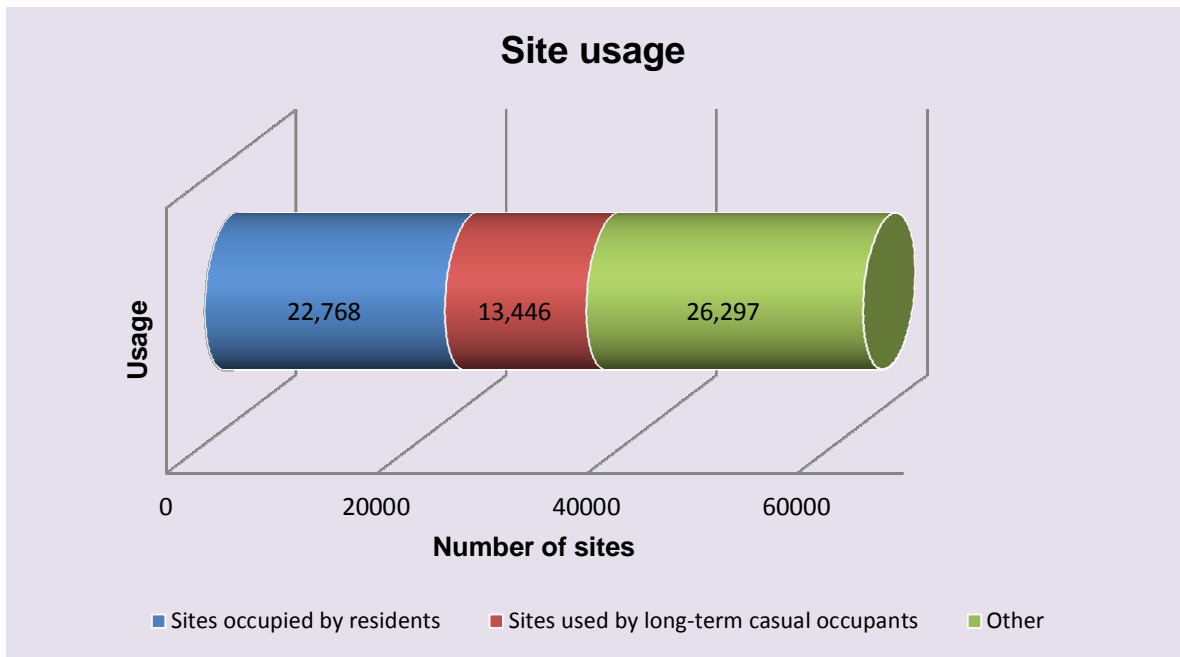
Number of homes leased:

3,063

Total homes:

22,768





The residential land lease communities on the register contain 62,511 sites, of which 36% are occupied by residents.