Residential Land Lease Communities

Profile of the Industry

November 2015
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

<table>
<thead>
<tr>
<th>Top 10 Local Government Areas</th>
<th>(by number of residents who permanently live in the community)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shoalhaven</td>
<td>Wyong 3882</td>
</tr>
<tr>
<td>Wyong</td>
<td>Tweed 3681</td>
</tr>
<tr>
<td>Port Macquarie-Hastings</td>
<td>Gosford 2549</td>
</tr>
<tr>
<td>Tweed</td>
<td>Port Stephens 2382</td>
</tr>
<tr>
<td>Coffs Harbour</td>
<td>Port Macquarie-Hastings 2233</td>
</tr>
<tr>
<td>Port Stephens</td>
<td>Lake Macquarie 1952</td>
</tr>
<tr>
<td>Lake Macquarie</td>
<td>Wollongong 1594</td>
</tr>
<tr>
<td>Clarence Valley</td>
<td>Shoalhaven 1458</td>
</tr>
<tr>
<td>Eurobodalla</td>
<td>Coffs Harbour 1455</td>
</tr>
<tr>
<td>Ballina</td>
<td>Ballina 1392</td>
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</tbody>
</table>
• 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)

- 40 communities in Unknown year
- 17 communities before 1950
- 38 communities in 1950s
- 64 communities in 1960s
- 134 communities in 1970s
- 122 communities in 1980s
- 46 communities in 1990s
- 34 communities in 2000 and after

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

- 117 communities with residents committees (24%)
- 378 communities without residents committees (76%)

- 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).

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.