



HOUSING FOR THE AGED ACTION GROUP INC.

CARPAV

Connections

Issue 7

NOTE: This is a general guide to the law only and does not constitute legal advice.

Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards) Regulations 2010

The caravan park and moveable dwellings regulations compliment, and run alongside, the Residential Tenancies Act 1997 Part 4 and Part 4A providing guidance around:

- * Park registration,
- * Standards for design, construction and installation of moveable dwellings,
- * Standards for the park environment in relation to health and safety,
- * Standards for park facilities, and
- * Emergency management plans and procedures.

The authorities who are empowered to look after these regulations are:

- * Local fire authorities - in relation to fire prevention and safety
- * Local Council - in relation to registration, enforcement of construction and installation standards of moveable dwellings, park environment health and safety and emergency management planning
- * Department of Planning, Transport and Local Infrastructure - in conjunction with Local Council.

Explaining the regulations:

All parks must register with their Local Council, providing limited information which is renewed every 3 years.

Moveable dwellings are not subject to the same building and planning standards as permanent buildings but there are some limited guidelines for the design, construction and installation of dwellings in parks. Both Local Council and State Government have a role to ensure operators comply with these regulations.

Matters such as: water supply, sewage, sanitary and laundry facilities, garbage bins and lighting are covered in the regulations to ensure operators create a safe and healthy environment for their residents. In theory Local Council can assist with these matters, although it is not always easy to engage with a Council worker and the regulations do not define a procedure to undertake for a matter arising in this category.

The regulations state that park operators must have an emergency management plan in place to ensure residents are safe. Both the local emergency authorities and Local Council are meant to work together to ensure operators comply.

Unfortunately at this time the regulations do not clearly explain how each authority works with the others or what each authority can do if regulations are not complied with. There are no formal procedures outlined in the regulations if an issue does arise in relation to one of the matters above.

Housing for the Aged Action Group
1st Floor, Ross House, 247-251 Flinders Lane, Melbourne VIC 3000
Admin: 9654 7389 . Fax: 9654 3407
Email: haag@oldertenants.org.au . Website: www.oldertenants.org.au