

Residential Parks Act 2007

Part A For use by the new park owner

Part B For use by the resident

See important information on page 3

Having received the above termination notice, I hereby give you notice that I will be terminating the agreement and providing you with vacant possession of the rented property on:

Insert date: / /

being not less than 28 clear days' notice.

Resident's contact details	Name:	
	Telephone	Mobile
	Email	

Resident's signature		
Signature:		
Date:	/	/

This notice was served on *(insert date)* / / by:

Personally handing it to the new owner

Placing it in the new owner's letterbox

Mailing it to the new owner

Other – *please specify*

IMPORTANT INFORMATION

Section 49 of the Residential Parks Act 2007 provides that:

1. If title to all or part of the land within a residential park is acquired from the park owner by a new owner and the acquired land includes land on which a person has installed a dwelling under a residential park site agreement **for a term exceeding 12 months**, the new owner's title to the land is subject to the resident's interest under the agreement.
2. The new owner can, however, serve a termination notice (in the approved form) on the resident without specifying any grounds for seeking termination of the site agreement, if the site agreement is for less than 5 years, or the resident has lived in the park for less than 5 years. The notice of termination must be given to the resident **within 14 days** after the new owner acquires the title to the land (i.e. the date of settlement).
3. Providing the dwelling isn't a permanently fixed dwelling, as defined in Section 3 of the Act, the day specified on the termination notice for the resident to hand over vacant possession of the rented property to the new owner must not be earlier than:
 - 12 months from the date the new owner acquired the title to the land, or
 - the end date of the current fixed term agreement whichever is the earlier.
4. If the dwelling is a permanently fixed dwelling, as defined in Section 3 of the Act, the day specified on the termination notice for the resident to hand over vacant possession of the rented property **must not be earlier** than the end date of the fixed term agreement.
5. If the new owner gives an acquisition of park - termination of site agreement notice to the resident, the resident is not required to remain in the park until the day specified on the notice for the agreement to end. If the resident chooses to do so, they can serve a notice on the new owner (by using the lower section of the front of form G) advising that they will be giving vacant possession of the rented property to the new owner prior to the date that the new owner specified the agreement is to end. The **minimum** notice period for this purpose is **28 clear days** from the day the new owner receives, or is expected to receive, the notice.

GENERAL INFORMATION FOR RESIDENTS AND PARK OWNERS

1. When the resident vacates the rented property, they should:
 - leave it in a reasonable condition and in a reasonably clean state. If it is not, the park owner may recover from the bond, or from the resident directly, the costs of cleaning the rented property, removing any rubbish, and so on;
 - provide their forwarding address to the park owner;
 - ensure that they leave any keys or devices that have been provided to them at the beginning of the agreement with the park owner;
 - if necessary, notify the electricity, gas, and telephone companies, etc so that any new residents do not use gas, electricity and the telephone on the former resident's accounts.
2. If possible, agree on how the bond should be refunded. If you do agree, both of you should complete and sign the residential park bond refund form and lodge it with Consumer and Business Services (CBS). Make sure that the resident's forwarding address is included on the form so that all or part of the bond, or any future correspondence, can be sent to them. If an agreement cannot be reached, you should contact CBS on 131 882.

You should retain a copy of this notice.

