

Residential Parks Act 2007

Residential park – notice of entry

For use by park owner

NOTE:

This notice may be:

- given personally to the resident
- posted to the resident, or
- left in a letterbox, or other place likely to come to the attention of the resident.

If 2 or more persons are residents under an agreement, the notice can be given to any one of them.

**Resident's
name**

**Address of
rented property**

I hereby give you notice that I will enter the rented property on:

Date:

Time:

(Tick appropriate box below)

Being not less than 48 hours notice (and at a reasonable time) for the purpose of carrying out repairs or maintenance to the property

or

Being not less than 7 and not more than 14 clear days notice for the purpose of:

See section 40(h) of the Act

| | | |
|---|-----------|--------|
| Park owner or operator's contact details | Name | |
| | Telephone | Mobile |
| | Email | |

| |
|--|
| Signature of the park owner or their representative |
| Signature: |
| Date: |

40 - Residential park tenancy agreement—right of entry

It is a term of a residential park tenancy agreement that the park owner may enter the rented property if (and only if)—

- a) the entry is made in an emergency (including in order to carry out urgent repairs or avert danger to life or valuable property); or
- b) the entry is made at a time previously arranged with the resident (but not more frequently than once every week) for the purpose of collecting the rent; or
- c) in a case where the resident is required under Division 10 to pay charges based on the level of the water, electricity or gas consumption at the rented property, for the purpose of reading the relevant meter; or
- d) the entry is made at a time previously arranged with the resident (but not more frequently than once every 3 months) for the purpose of inspecting the rented property; or
- e) the entry is made for the purpose of carrying out necessary repairs or maintenance at a reasonable time of which the resident has been given at least 48 hours written notice; or
- f) the entry is made for the purpose of showing the rented property to prospective residents, at a reasonable time and on a reasonable number of occasions during the period of 14 days preceding the termination of the agreement, after giving reasonable notice to the resident; or
- g) the entry is made for the purpose of showing the rented property to prospective purchasers, at a reasonable time and on a reasonable number of occasions, after giving the resident reasonable notice; or
- h) the entry is made for a purpose not referred to in a preceding paragraph and the park owner gives the resident written notice stating the purpose and specifying the date and time of the proposed entry not less than 7 and not more than 14 days before entering the rented property; or
- i) the entry is made with the consent of the resident given at, or immediately before, the time of entry; or
- j) the park owner believes on reasonable grounds that the resident has abandoned the rented property.