



# **Notice of Termination by Park Operator Without Grounds Form 2011**

This form should be used from 31 July 2011

# Notice of Termination by Park Operator Without Grounds

## Purpose of this notice

A park operator / managing real estate agent may issue this notice if the park operator wishes to terminate an agreement without grounds.

This notice can require vacant possession of the agreed premises before the last day of a period of a periodic tenancy.

This notice cannot require vacant possession of the agreed premises before the last day of the term of a fixed term tenancy.

## Note to park operator / managing real estate agent

Please complete in BLOCK letters. Attach extra pages if needed. All references to dates should be in DD/MM/YYYY.

The Department of Commerce recommends that you make a copy of the completed notice before giving it to the tenant and make every effort to ensure the notice is securely delivered and received by the tenant.

## Note to tenant

If you have received this notice and you are entitled to compensation because of the termination, you should contact the park operator and negotiate the compensation payable and the date by which the compensation should be paid.

If you need help please contact a community legal centre or the Department of Commerce on 1300 30 40 54.

## Park operator / managing real estate agent details

Name

Address

Suburb

State

Postcode

## Tenant/s details

Name

Address

Suburb

State

Postcode

## Residential park and site details

Park name and address .....

Site location (e.g. site number or other description) .....

## Intention to terminate agreement

The park operator intends to terminate the long-stay agreement with the tenant under the *Residential Parks (Long-stay Tenants) Act 2006* s. 42.

## Key dates

Vacant possession required by:...../...../.....

Note1: Under the *Residential Parks (Long-stay Tenants) Act 2006* section 42(3), the above date must be —

- (a) for an on-site home agreement — at least 60 days after the day on which the notice is given; and
- (b) for a site-only agreement — at least 180 days after the day on which the notice is given; and
- (c) in any case, if the agreement is for a fixed term, not before the end of the fixed term.

Note 2: Under the *Residential Parks (Long-stay Tenants) Act 2006* section 42(5), unless the State Administrative Tribunal otherwise orders under section 74 of that Act, this notice is of no effect if —

- (a) an application for an order under section 63(1) of that Act fixing the maximum rent for the agreed premises has been made but has not been heard and determined; or
- (b) an order under section 63(3) of that Act is in force in respect of the agreed premises.

Date of this notice:...../...../.....

## Park operator / managing real estate agent signature

Signatory (print name).....

Signature .....Date Signed...../...../.....