

Notice of Termination of Residential Park Agreement

This form is approved by the Director of Consumer Affairs and Fair Trading for the purposes of section 70 of the *Residential Parks Act 2026*

This form may be used by a resident or a park owner to give notice of termination of a Residential Parks Agreement under the *Residential Parks Act 2026*. The form must be completed in accordance with section 70 of the Act and any other applicable termination provisions. This includes breach under section 74.

What does this notice mean?

This notice tells you that either the park owner or the resident intends to end the residential park agreement. The notice must explain when the agreement will end and, in most cases, why it is being ended. Receiving this notice does not always mean you must leave immediately. The Residential Parks Act 2026 sets out:

- the reasons a residential park agreement can be ended;
- the amount of notice that must be given;
- the rights and responsibilities of both park owners and residents; and
- the options available if the notice is disputed.

If you believe the notice has been issued incorrectly, you may have the right to seek advice or apply to the Tasmanian Civil and Administrative Tribunal (TASCAT) for the matter to be reviewed. See appeal information section of this form.

Instructions on how to complete the form

1. Complete all required details about the resident, park owner, residential park and rented property.
2. If the notice is for a breach of the agreement, provide details of the breach and allow at least 21 days for the breach to be remedied.
3. Sign and date the form and provide a copy to the other party.

Notice details

Who is giving this notice:

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Park owner

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Resident

Name of party giving notice

Address of party giving notice

Other party details

Name of other party

Address for service

Residential park details

Name of residential park

Address of residential park

Site number/site description of rented property

Notice of termination

I give notice that the Residential Park Agreement will terminate on the date set out below.

Date on which vacant possession is to be given

Ground for termination reason

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End of Agreement

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Termination on the following ground

For a breach, use the Termination for breach of agreement section below.

Ground	Section	Minimum notice period
Successive breaches — resident gives notice	s 75(2)(a)	14 days
Successive breaches — park owner gives notice	s 75(2)(b)	21 days
End of fixed term	s 76(1)	60 days before the term ends
Frustration — resident	s 77(2)	Immediate
Frustration — park owner (destroyed/uninhabitable/unlawful)	s 77(3)	Immediate or a day later
Frustration — park owner (compulsory acquisition)	s 77(4)	180 days
Serious misconduct	s 78(2)	Immediate
Sale of rented property	s 79(2)	180 days
Change of use or redevelopment	s 80(6)	180 days

Frustration — where the site (or a substantial part of it) can no longer be used as a place to live through no fault of either party, because it has been destroyed or made uninhabitable, has stopped being lawfully usable for residential purposes, or has been compulsorily acquired (taken over by a government authority for a public purpose, without the owner's agreement).

Successive breaches — where a party has breached the same term of the agreement on at least two previous occasions, and was given a separate notice (under section 74) for each of those earlier breaches.

Note: The breach ground (section 74) is not included in this table, because its 'period' is the 21-day remedy period, which is captured separately in the breach section of the form.

Provide the specific ground on which the agreement is being ended:

Particulars of termination

Provide enough detail about that ground for the other party to understand it and respond.

Termination for breach of agreement (section 74)

If a party to a Residential Park Agreement breaches the agreement, any other party to the agreement may give the party in breach a notice of termination.

Particulars of breach

If the breach is not remedied within the specified period of at least 21 days from the date on which this notice is given:

- if the party in breach is the resident, the resident must give vacant possession of the rented property to the park owner before the end of the next day; or
- if the party in breach is the park owner, the resident is giving vacant possession of the rented property to the park owner before the end of the next day.

Vacant possession — the resident and anyone living with them have left the site, and the resident has removed their belongings (including the dwelling), so the site is empty and free for the park owner to take back.

Specified period in which the breach must be remedied

Date on which breach notice given

End of remedy period

Appeal information

A notice of termination given for reasons other than a breach of the Residential Park Agreement may be appealed to Tasmanian Civil and Administrative Tribunal (TASCAT) under section 104 of the *Residential Parks Act 2026*.

If this notice is for a breach of the Residential Park Agreement and it is given to a resident, the resident may appeal to TASCAT under section 103 of the *Residential Parks Act 2026*.

The resident should seek advice and lodge your application as soon as possible, as time limits may apply.

I declare that the information provided in this notice is true and correct.

Name

Signature

Date