

Form RP2C

## INFORMATION NOTICE TO THE BUYER

*Residential Parks (Long-stay Tenants) Act 2006 Section 55A*

### IMPORTANT INFORMATION FOR THE BUYER OF A RELOCATABLE HOME ON SITE:

- The seller / seller's agent must give you this notice before you sign the contract to purchase the relocatable home (sale contract).
- Your sale contract is for the purchase of the relocatable home only and does not include the land /site on which the home is located. An exception is if the home is on land with strata or community title.
- If you are buying the relocatable home in a residential park and intend to live in that park, your sale contract is conditional upon –
  - you signing a long-stay agreement with the park operator; or
  - the seller assigning their rights and obligations under their long-stay agreement to you.
 If this does not occur, you may risk your sale contract being void.
- The park operator must give you separate information about your long-stay agreement, including details of rent and other associated costs at least 5 working days before you sign the lease.
- Please think carefully about whether living in a residential park is right for you and whether you have found the right park before signing a long-stay agreement. Seek independent advice if you have questions.

### IMPORTANT NOTE FOR THE SELLER / SELLER'S AGENT OF THE RELOCATABLE HOME:

- Please fill out this document. Guidance to complete this document is provided in *italics [...]*
- You must give this document to the buyer before they sign the sale contract.
- The buyer may apply to the State Administrative Tribunal for remedies if this document is not given to the buyer before they sign the sale contract.

To:	<i>[insert name of buyer]</i>
From:	<i>[insert name of seller]</i>

### 1. RELOCATABLE HOME AND SITE DETAILS

Park Name and Address	
Park operator name and contact details <i>[include outside office hours contact details]</i>	
Site Number	
Description of relocatable home <i>[e.g. number of bedrooms, bathrooms, exterior wall and roof construction material etc]</i>	
Relocatable home manufacture / construction date <i>[if known]</i>	
	Is the relocatable home still under warranty? <input type="checkbox"/> Yes <input type="checkbox"/> No

Parking [e.g. number of bays in relation to the site, where parking is located for the site?]	
Relocatable home sale price	\$ .....

## 2. VOLUNTARY SHARING ARRANGEMENTS (EXIT FEES)

A **voluntary sharing arrangement** generally is an agreement in the long-stay agreement where the tenant pays a fee at the end of the lease (either as deferred rent or an exit fee based on the sale of the home) in return for a benefit at the start, or during, the tenancy (e.g. reduced rent or reduced purchase price of a relocatable home).

**Note to buyer of a relocatable home on site:** A voluntary sharing arrangement is optional. The park operator may be required to offer you an alternative long-stay agreement without a voluntary sharing arrangement. Further information can be found in the information booklet. It is your choice as to which long-stay agreement to sign. You may wish to seek independent financial advice.

Is a voluntary sharing arrangement available for the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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## 3. OTHER INFORMATION

Is there any other information in relation to the sale of the relocatable home to give to the buyer? <i>[e.g. any information that may affect the value of the home? Were there previous repairs or damage?]</i>	
<i>[attach more documents as needed]</i>	

## DECLARATION BY SELLER / SELLER'S AGENT

The seller / the seller's agent, declares that:

- this document (the purchase disclosure notice) contains all representations in relation to the proposed sale of the relocatable home by the seller or the seller's agent at the date of signature; and
- the seller has not knowingly withheld information that is likely to have an impact on the buyer's purchase of the relocatable home.

Name: \_\_\_\_\_  
Seller / Seller's agent

Signature : \_\_\_\_\_

Date:      \_\_\_\_ / \_\_\_\_ /20 \_\_\_\_  
                    DD      MM      YYYY