**Form RP4**

**STORAGE OF ABANDONED GOODS NOTICE**

*Residential Parks (Long-stay Tenants) Act 2006* Section 48(4)(a)

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| **PURPOSE OF THIS NOTICE**  A park operator / managing real estate agent may issue this notice to a tenant / former tenant under section 48 of the *Residential Parks (Long-stay Tenants) Act 2006* (“the Act”) in relation to the storage of abandoned goods. |

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| To: ………………………………………………………………………………………… *(insert name(s) of tenant / former tenant/s)*  Of: ………………………………………………………………………………………………………………………………………………………………  *(insert forwarding postal address or email address of tenant)* |
| **1**. The long-stay agreement in respect of the premises at:  …………………………………………………………………………………………………………………… *(insert site location/description)*  ………………………………………………………………………………………………………………… *(insert name of residential park)*  between you as the tenant and me as the park operator was terminated on: …………………………………………….  *(insert termination date)* |
| **2**. The following goods were left on the premises (specify the goods\*\*):  ………………………………………………………………………………………………………………………………………………………………………  ………………………………………………………………………………………………………………………………………………………………………  ………………………………………………………………………………………………………………………………………………………………………  ………………………………………………………………………………………………………………………………………………………………………  which I put into storage under section 48 of the Act on: …………………………………………….  *(insert date)*  *\*\*Park operators do not need to store goods that are perishable foodstuffs or goods whose value is less than the estimated cost of removal, storage, and sale.* |
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| **3**. Under section 49 of the Act, a person who has a lawful right to the goods may reclaim them upon paying to me the reasonable costs incurred for removal and storage.  4. The goods must be reclaimed by: …………………………………………….  *(insert date – must be at least 60 days after the date the goods were stored as shown in paragraph 2)*  If the goods have not been reclaimed after the date shown in paragraph 4 above –   * I am required by the Act to as soon as practicable arrange for the goods to be sold at public auction; and * I am entitled to retain out of the proceeds of the sale my reasonable costs of removing, storing and selling the goods and any amount you owe under the long-stay agreement.   Date: ……………………………………….. Signed: ………………………………………………….  park operator / managing real estate agent  Address: …………………………………………………………………………………………………………………………………………………..  Phone number / contact details : ……………………………………………………………………………………………………………. |
| **information for tenant / FORMER TENANT**  Please seek advice if you do not understand this notice or if you require further information. You may contact a community legal centre or the Department of Local Government, Industry Regulation and Safety on  1300 30 40 54. |