|  |  |
| --- | --- |
| **Notice to prospective site tenant**  *Residential Tenancies Act 1997* Section 206JF  *Residential Tenancies Regulations 2021* Regulation 77 | Consumer Affairs Victoria |

The site owner must use this form to disclose particular information to the site tenant.

# Part A – Information for the site tenant

The site owner must give you this notice to disclose information about the Part 4A park and site before you enter into the agreement.

If you have any questions regarding the information disclosed in this notice, you should seek further information from the site owner.

# Part B – Details of notice

**1 Date of notice**

|  |
| --- |
|  |

**2 Part 4A park details**

Name of Part 4A park

|  |
| --- |
|  |

Address of park/number of site

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

**3 Site owner details**

Full name of site owner

|  |
| --- |
|  |

Address

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

Contact phone numbers

|  |  |
| --- | --- |
| Business hours |  |

**4 Disclosure**

(tick and complete ALL that apply)

1. **There is a proposal to sell the Part 4A park or Part 4A site**

I have engaged an agent to sell the Part 4A park or Part 4A site Yes  No

I have prepared a contract of sale Yes  No

2. Part 4A site owner’s capacity to enter into agreement

I am the freehold owner of the land on which the Part 4A park is situated Yes  No

I am operating the Part 4A park under a lease Yes  No

If the site owner is not the freehold owner of the land, the nature of the site owner’s interest in the land should be described below, as well as any limitations on the site owner’s ability to grant an interest in the land to the site tenant.

|  |
| --- |
| *The Part 4A site owner should provide details of their interest in the land and when that ends. E.g. Sunshine Park company operates this Part 4A park under a 99-year lease which is due to end in 2050. The land is owned by the State Government of Victoria.* |

If the Part 4A site owner is not the freehold owner of the land, they must confirm that they have the right to let the property.

I have a right to rent the Part 4A site Yes  No

3. Mortgagee’s action

If the site owner is the freehold owner of the land, the following information must be provided if the land is mortgaged.

A mortgagee is taking action for possession of the Part 4A park or site Yes  No

4. Embedded electricity network

The site is separately metered for the supply of electricity and the Part 4A  
park Yes  No

The details of the network are:

|  |
| --- |
| *The Part 4A site owner must provide details of embedded network being charged.* |

5. Flooding

This Part 4A park is in a flood area Yes  No

The site which has been allocated to you is in a flood area Yes  No

*If the Part 4A site owner has answered yes, further information should be provided below.*

|  |
| --- |
|  |

6. Subsidence

The Part 4A park has a history of subsidence Yes  No

The site which has been allocated to you is in an area with a history of subsidence Yes  No

*If the* Part 4A park *has answered yes, further information should be provided below.*

|  |
| --- |
|  |

7. Departure costs (please refer to Part C)

Departure fee

You are required to pay a departure fee Yes  No

The departure fee will be calculated as follows:

(Tick and complete ALL that apply)

|  |  |  |  |
| --- | --- | --- | --- |
| % | per year of residence X a maximum of |  | years of residence – of: |

the purchase price you paid for your dwelling

the purchase price paid by the next site tenant

|  |  |  |
| --- | --- | --- |
| no departure fee is payable if you depart before the end of the |  | year |

|  |  |  |
| --- | --- | --- |
| other basis for calculating fees |  |  |

8. Sale costs

Will you be required to pay the site owner any costs of selling your dwelling? Yes  No

If **Yes**, you will be required to pay the site owner these costs:

(Tick and complete ALL that apply)

|  |  |  |
| --- | --- | --- |
|  | % | of the marking and advertising costs |

|  |  |  |
| --- | --- | --- |
|  | % | of the legal costs |

|  |  |  |
| --- | --- | --- |
| sale fee of | % | of the sale price |

|  |  |  |
| --- | --- | --- |
| other |  |  |

**5** **Signature**

|  |  |
| --- | --- |
| Signature of site owner |  |
|  | |

# Part C – Estimated departure costs (if applicable)

**6 Purchase price or estimated sale price of dwelling**

|  |
| --- |
| $ |

**7 Total estimated cost**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | If you depart after  1 year | If you depart after  2 years | If you depart after  5 years | If you depart after  10 years |
| Departure or estimated departure fee (based on price above at 6) | $ | $ | $ | $ |
| Estimated sale cost (based on current average for a typical dwelling of the type you purchased) | $ | $ | $ | $ |
| Other costs | $ | $ | $ | $ |
| **Total estimated costs** | **$** | **$** | **$** | **$** |

**Help or further information**

For further information, visit the renting section – Consumer Affairs Victoria website at [consumer.vic.gov.au/renting](http://www.consumer.vic.gov.au/renting) or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

**Telephone interpreter service**

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

**Arabic**

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 450 131 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 81 81 55 1300.

**Turkish** İngilize anlamakta güçlük çekiyorsanız, 131 450’den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri’ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

**Vietnamese** Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

**Somali** Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha

Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

**Serbian** Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

**Amharic**  በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።

**Dari**

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS)به شماره 450 131 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

**Croatian** Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

**Greek** Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (ΤΙS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

**Italian** Se avete difficoltà a comprendere l’inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento “Consumer Affairs Victoria” al numero 1300 55 81 81.