

Doc Supplementary Material
POTENTIAL PARK CLOSURES SINCE 2006

Name of residential park closing	Location	Status	Number of long-stay sites estimated to be vacated	Department action / complaints dealt with	Proactive visit
Black Rock Tourist Park	South Hedland	In late 2010, the park issued termination notices to a group of long-term residents who were allegedly causing ongoing problems at the park - in particular alcohol and drug related anti-social behaviour and at times, violence. However, the notices were given under the provisions of the Residential Tenancies Act 1987. After action was taken in the SAT in March 2011, it was determined that tenants were long-stay tenants under Residential Parks (Long-stay Tenants) Act 2006, and they were entitled to the full 180 days notice under that Act. Following the SAT orders, the park operator reissued termination notices to most long-term residents, believed to be in the region of 150 residents. However, there is no intention for the park to close; instead, the operators are now offering 3-month tenancy contracts. It is the Department's belief that if the tenancy agreements exist beyond the 3-months, the tenants will come under the Parks Act, however this has not yet been tested. The park operator expects that 70-80% of the current residents may be "resettled" in the park, with new agreements. The local Police and the Shire are aware and supportive of his actions and supportive of actions which are aimed at making the park a more comfortable place to live. It would appear that the majority of the residents will not be eligible for any form of housing assistance due to their income levels.	around 150 long stay sites for relocatable homes and caravans	From December 2010 to February 2011 the Department received four complaints that arose because the park operator attempted to evict tenants with a breach notice without giving the 180 days notice required by the Residential Parks (Long-stay Tenants) Act 2006 (Parks Act). The park gave notice of termination to residents of the park under the provisions of the Residential Tenancies Act 1987. The Department attempted to conciliate these matters and, from the information provided, found that the Park did not have written tenancy agreements with its long-stay tenants. The Department was of the view that the complainants were long-stay tenants under the Parks Act. On 9 December 2010 Mr Martin Butler, Project Officer at the Park, advised that the Park would start negotiating agreements pursuant to the Act. When the Department followed this up with the operators in February 2011, it was apparent that this had not occurred, and that the operators were still relying on the belief they did not fall within the Parks Act. The Department re-commenced negotiation to ensure the Park operators acted as they should under the Park Act, and this was resolved on 3 March 2011, following an application by a park tenant to the SAT. The SAT informed the park operator that the Park does fall within the provisions of the Parks Act and that the park tenant was deemed a long-stay tenant under the Parks Act. On 21 March the park operators agreed and re-issued notices correctly, giving the residents 180 days to vacate. The Department re-contacted the operators on 30 May, who advised they intended to offer new agreements from the end of August.	None recorded

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Belvedere Caravan Park	Mandurah	No notice has been given to vacate the park as yet. The park is the subject of planning and development approvals by the City of Mandurah. It is evident that if these planning changes are approved the park is likely to close and the residents will be displaced. A decision on closure has not occurred as yet, however, tenants have been informed by the park owners of their redevelopment intentions. The owners have vacant land in an adjoining shire and have proposed relocating some residents there.	148 long-stay sites	No complaints have been received regarding this park and its potential closure.	23-Sep-10
Palm Beach Caravan Park and Camping Holiday Village	Rockingham	No notice has been given to vacate the park as yet. On 28 January 2011 it was reported that the park will be put up for sale on 1 February 2011. The owner hopes it will be sold as a going concern as a caravan park, however if development occurs he anticipates it will take approximately three years before anything happens.	160 long-stay sites	No complaints have been received regarding this park. A proactive visit confirmed that all prospective tenants have been advised that the park may be sold and no guarantee that it will continue to operate as a caravan park. However, this possibility has existed for some time and there do not appear to be any immediate plans to sell.	17-Feb-10

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Name of residential park closing	Location	Status	Number of long-stay sites estimated to be vacated	Department action / complaints dealt with	
Waterloo Village Caravan Park	on the outskirts of Bunbury	No notice has been given to vacate the park as yet. The park owners verbally advised the residents of the Waterloo Caravan Park that it was listed for sale on 2 October 2009. As at July 2011, no termination notices had been issued to the park residents and the park is still for sale. The park is being sold as an ongoing concern and lists earnings from leased sites in sale advertisements. Residents will be entitled to a minimum of 180 days notice to move out in the event that the park is sold and vacant possession is required.	75 long-stay sites	The Department has examined matters regarding: allegations that the park had been listed for sale contrary to verbal promises that had been made by the owners that the park would always stay in the family; the provision of long-stay tenancy agreements following the introduction of the Parks Act; and the late establishment of a Park Liaison Committee in early November 2009. In early October 2009, the park owners provided written periodic agreements to most residents. Whilst the Department found that the park owners had arguably breached sections 7 and 59 of the Parks Act by not issuing complying periodic agreements within five months of the introduction of the Act and not forming a PLC for more than two years after the introduction of the Act, the Department did not consider that the owner deliberately or flagrantly breached the Act and does not intend on pursuing this matter further. At a proactive compliance visit in November 2010 the park was compliant with the Parks Act.	16-Nov-10
Timbertop Caravan Park	Mandurah	No notice has been given to vacate the park as yet. The park owners received notice from the Council that a section running through the middle of the park is to be resumed for a road, however the Council have advised the resumption is not imminent but is noted for future planning. All tenants have been or are advised of this and are therefore aware their stay is not indefinite.	27 long-stay sites	No complaints have been received by the Department.	4-Aug-10
Quinns Rocks Caravan Village	Quinns Rocks	No notice has been given to vacate the park as of yet. The park is owned by the City of Wanneroo and the operators under contract to manage it as looking to extend their lease. There are 20 residents on 10-yr leases that expires August 2012, 2 on long-stay agreements and 2 semi-permanent residents.	24 long-stay sites	The Department met with the City of Wanneroo in August 2011. They advise there is no imminent risk of closure and no action will be taken before November 2011. The City believes that 4-5 residents may be affected if a decision is made to close the park.	2-Aug-11