



Freecall: 1800 812 953

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Web Site: www.dcls.org.au

Email: info@dcls.org.au

Postal Address: GPO Box 3180, Darwin NT

Location: 8 Manton Street, Darwin, NT

CARAVAN PARKS ACT

The Caravan Parks Act 2012 ('the Act') is the law that sets out the rights and responsibilities of caravan park operators and people who live in caravan parks in the Northern Territory.

Who is covered by the Act

The Act applies to people who enter into an agreement to live in a caravan park for 12 months or more, on or after the 1st of May 2012. Parts of the Act also apply to long term occupants. Long term occupants are people who have lived in the same caravan park for more than 5 years.

Who is not covered by the Act

The Act does not apply where:

- the caravan park is advertised as being only for holiday or tourist accommodation;
- the agreement does not require the resident to pay rent;
- the caravan and/or site is provided for use by homeless, unemployed or disadvantaged people for charitable purposes, or for the purpose of providing emergency shelter or accommodation;
- the agreement is between family members or friends and a small amount of rent is charged, unless the parties intend to create an agreement covered by the Act; or

a person resides in an immovable dwelling that is not located in a caravan park.

However, if you are a long term occupant or if your agreement says that the Act is to apply, you are protected by the Act even if your agreement falls into one of the previously listed categories.

If an agreement is not covered by the Act, a park operator must tell you this before you enter into the agreement.

Your rights under the Act

You have a right to:

- have the agreement property ('the property') provided and maintained in a reasonable state of repair. Agreement property will either be the site, or the site and the caravan, depending on what your agreement says;
- make and claim the cost of certain repairs;
- quiet enjoyment of the property without interruption by the park operator;
- be given receipts for rent payments if paying by cash or cheque;
- have locks provided and maintained;
- be given a written notice of termination; and
- be given 24 hour vehicular access to the caravan site you occupy.



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Your responsibilities under the Act

You must:

- pay a security deposit (bond) if requested;
- pay rent on time;
- tell the park operator if the property will be unoccupied for more than 30 days;
- tell the park operator about any damage to the property, including common areas;
- tell the park operator about any repairs required;
- keep the property reasonably clean;
- keep the property reasonably clean;
- not damage the property;
- not change or alter locks without a reasonable excuse;
- not give false information to the park operator when entering into an agreement;
- not use the property for an illegal purpose;
- not sublet, or assign your rights and obligations under the caravan agreement to someone else without the permission of the park operator; and
- not interfere with the peace or privacy of other residents.

Contact Darwin Community Legal Service for further information.