

Termination of Holiday Van Agreements

Q & A

Notice is being issued to Holiday Van owners to vacate sites by 30 June 2025. This instruction does not affect residents of **permanent sites** who reside in their primary place of residence at a Holiday Park.

Who is the Holiday Park owner?

- As Crown Land manager, Clarence Valley Council is the Holiday Park owner.

What is a Holiday Van?

- A Holiday Van is a moveable dwelling, typically a caravan and annexe.
- Holiday Vans are also referred to as semi-permanent vans and long term casuals.

What are Holiday Van Agreements?

- Holiday Van Agreements are an agreement between a Holiday Park owner and the occupant of a moveable dwelling for the installation of the occupant's own moveable dwelling on a designated site at the caravan park.
- The Agreement is formally referred to as Occupation Agreement Holiday Parks (Long Term Casual Occupation).

Do people live in these Holiday Vans?

- The occupant of the moveable dwelling can not reside in the dwelling. The occupant of the moveable dwelling must reside in a principal place of residence somewhere other than the site at the caravan park.

How many days a year can a Holiday Van be occupied?

- A moveable dwelling can only be occupied for a maximum period of 180 days in any continuous 12 month period.

What commitment does a park owner have in relation to the term of these Holiday Van Agreements?

- The occupation agreement has an initial term of 12 months.
- Following that 12 month period, a park owner may give 90 days notice for the termination of the agreement and return of vacant possession of the site

How many Holiday Vans are in the Clarence Valley Holiday Parks?

- Within the Clarence Valley Holiday Parks there are the following number of Holiday vans at each park:
 - Brooms Head 20
 - Iluka 28
 - Minnie Water 57
 - Wooli 31

When were Termination Notices issued?

- Termination of long term (Casual Occupation) agreements, referred to as Holiday Vans) for Brooms Head, Iluka Riverside, Minnie Water and Wooli on **13 March 2025**.

What date do the sites need to be vacated?

- Council has provided 110 days notice, which is 20 days greater than the minimum requirement.
- The Holiday Vans need to be removed by **30 June 2025**.

What about Holiday Van owners within their initial term of 12 months?

- Holiday van owners who have entered into an Occupation Agreement since **13 March 2024** will be subject to a 90 day Notice on the anniversary of their 12 month Agreement.

Why has this decision been made?

- The parks are located on public (Crown) Land and by virtue of having permanent structures on these sites, the sites are unable to be used by anybody for the remaining 6 months of the year.
- The demand for tourist sites has grown immensely over the last decade with increasing numbers of people owning caravans and choosing caravan parks as a preferred holiday destination.
- All sites at the holiday parks, excluding those which are occupied by residents of the parks, will be available to all future visitors to the Clarence Valley.

Are these people being evicted?

- No.
- These are not principal places of residence.

Will the owners of the Holiday Vans be able to continue holidaying at the Holiday Parks?

- The owners of the Holiday Vans will have the same access as all other visitors to the clarence.

Some of the owners have been coming to the park for long periods, sometime generations.

- That's right, and they will be able to continue coming to the parks on the same basis as other guests.

Will the park lose revenue when these sites are vacated?

- The removal of Holiday Vans from other caravan parks along the coast has resulted in improved occupancy and revenue at the Holiday Parks.

What will happen to the benefit the Holiday Van owners bring to the local economy?

- The removal of Holiday Vans from other caravan parks along the coast has resulted in local economy improvement as increasing numbers of guests with disposable holiday budgets visit the areas.