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HOLIDAY VAN GENERAL INFORMATION 2015 – 2016

The following is an extract from the full version of the Lakesea Park Rules included in the Long Term Casual Occupation Agreement. It is meant as a guide only in answering the most frequently asked questions.

explains

OCCUPATION AGREEMENTS: From 1st July 2001 it became mandatory for holiday van owners to sign a Short Term Agreement setting out the rights & responsibilities of both parties.

DOG POLICY: As part of the Lakesea Park dog policy, **NO** dogs have been permitted with new holiday van owners since December 2002. When a current van owner's dog expires, and a new dog is acquired it is **NOT PERMITTED** at the park.

ACCOUNTS: Site fees are due on the 1st July, 1st October, 1st January and 1st April in advance at all times. **All accounts are payable ONLY via the Westpac PAYWAY debiting system from either a nominated bank account or credit card.** Accounts are sent out each quarter with your electricity account metered at the normal domestic tariff plus an Electricity Access Fee of \$129.05 per quarter (subject to an increase from 1st Sept 2015). Overdue accounts will incur an administration fee of \$25 per reminder notice plus interest charged at 15% annually calculated daily until the account is paid in full. Site fees are subject to change at the beginning of each financial year. Site Fees for the 2015-16 financial year are \$4,880.00 per annum, or \$1220.00 per quarter.

VAN USAGE: **The maximum number of persons to occupy the van at any one time is 6 persons (including infants).** Occupation of your van is limited to six continuous weeks to a maximum of 150 days each financial year included in your fees. You may occupy your van for a maximum period of 180 days in any financial year but these extra days attract extra fees at the visitor rate. You cannot occupy your van on a permanent basis at any time.

VISITORS: Your site fees cover the 2 nominated owners and their immediate children up to the age of 16 years. All others will be charged at the visitor rate of \$10 per adult and \$10 per child, infants 0-2 years free. This includes day visitors – that is, any persons who stay on the site longer than 4 hours in any one 24 hour period. Please have your visitors register at reception during office hours. This register assists in maintaining accurate records and maintains security, likewise when trades people are attending your van.

ELECTRICAL INSPECTION AND INSTALLATION OF AN EARTH LEAKAGE DEVICE:

At the time of the proposed sale, the van must be inspected by a qualified tradesperson; any work is required to be rectified within 21 days of the sale date. An earth leakage device must be fitted to the caravan. A smoke alarm must also be installed to meet new 2011 regulations.

AWNINGS: Any construction other than the van and annexe particularly any combustible awning such as canvas, blue plastic or similar must be removed from the site when the van is purchased to reduce the risk of fire hazard in the park.

ALTERATIONS AND ADDITIONS: Must be approved by management before commencing any work. Site proposal application forms are available from the office.

PIN NUMBERS: One pin number is issued for each site and is for the use of the van owner ONLY. All guests to the van must obtain their own pin number for the duration of their stay at which time all fees are paid for. There is a maximum of 2 pin numbers to be active at any one period. Day visitors' vehicles must remain outside at all times.

SALE OF VANS ON SITE: Management reserves the right to refuse consent to any proposed sale of any caravan or relocate-able onsite in the park. Any sale and on going occupancy shall be subject to the expressed written consent of the proprietor. All prospective new owners **MUST** undertake an onsite inspection with Park Management **prior** to purchasing a van or cabin.