

Holiday Van General Information



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. For more information, please contact our office between 8.30am - 6.30pm Monday-Friday on (02) 4478 6122.

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.

Fees

Site Fees for this financial year are: **\$1,311.00 /qtr**
\$5,244.00 /yr

Site fees are due: 1st July, 1st Oct, 1st Jan & 1st Apr in advance. Site fees are subject to change at the beginning of each financial year. **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.

Your electricity account metered at the normal domestic tariff of: **\$0.3132 /kWh**

plus an Electricity Access Fee of: **\$141.54 /qtr**
(Electricity tariffs are subject to an increase from 1st Sept).

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. 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.

Requirements within all Holiday Vans

At the time of the proposed sale, the van must have-

- Earth leakage device (RCD)
- Smoke alarm to meet new 2011 regulations.
- Fire extinguisher & Fire blanket

Insurance

Your van must be insured including a minimum \$10 million public liability component. An office copy of the "Certificate of Currency" is required annually.

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

Projects must be approved by management before the commencement of any work. Site proposal application forms are available from the office.

Vehicles & Boomgate Access

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. Boats or trailers are counted as vehicles.

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 ongoing occupancy shall be subject to the expressed written consent of the proprietor.

Site Orientation

It is recommended that a site orientation with Park Management be carried out before any money is exchanged on van purchases within the park. The orientation will cover all aspects of owning a van such as car parking, boat storage, alterations to the site, visitors, pin numbers for the boom gate etc. Due to high weekend trade and staff workload, the site orientations can only be conducted Monday – Friday during normal office hours. (Please contact the park to arrange this time in advance). For any exchanges without completing the orientation, the new van owner will need to meet with management on-site for a site orientation within 14 days of the purchase date.

Pets / Wildlife

Sorry **NO PETS** are permitted in this park, including visitor's pets.

**Please DO NOT FEED or PET
any native wildlife in and around
Lakesea Park!!**