

Sale of Onsite Vans Policy

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1. TITLE

Sale of Onsite Vans Policy

2. PURPOSE

The Sale of Onsite Vans Policy guides the sale of caravans on Crown land along the northern Bellarine foreshore managed by Bellarine Bayside, consistent with Victorian Government policy and guidelines. The Policy applies principally to caravans in the Portarlington Holiday Park.

3. CONTEXT

Bellarine Bayside is responsible for the management of the Portarlington Holiday Park and various seasonal camping grounds on the northern Bellarine foreshore. Subject to availability of designated sites, caravan owners are able to locate caravans in the Portarlington Holiday Park so long as they have a 12-month permit to do so.

Since 1986 the Victorian Government has not permitted the onsite sale of vans in caravan parks on Crown land. Bellarine Bayside brought its practices into alignment with this policy in 2003 and the sale of onsite caravans has not been permitted in the Portarlington Holiday Park since that time.

Being able to sell a caravan onsite can be convenient for the vendor who does not have to pack up and relocate the caravan and any attachments to the van. It also provides an opportunity to realise any investment in value-added improvements such as ensuites, annexes and connections to utilities.

However, there are a number of issues associated with the sale of onsite caravans on public land. They include:

- the caravan owner can develop a perception which assumes they also own the site rather than just the caravan
- the sale process can slow down turnover of sites in caravan parks, reducing public access to sites
- the caravan's sale price can be inflated by its location on a site, particularly in sought after holiday locations, and hence there is potential for profiteering from public land.

The Department of Sustainability and Environment notified Bellarine Bayside of a Ministerial Directive now permitting the sale of onsite vans on Crown land, according to certain conditions, in March 2012. As a result there is now a need to bring Bellarine Bayside's policy and practices into alignment with the change in Government Policy.

This Onsite Sale of Vans policy only applies to twelve months permit holders located in the Portarlington Holiday Park. Of the 877 sites available in the Holiday Park, 365 are currently under a 12-month permit arrangement.

4. LEGISLATION/POLICY

The *Crown Land (Reserves) Act (1978)* allows Bellarine Bayside, as the delegated land manager, to regulate the use of Crown land along the foreshore.

The *Victorian Coastal Strategy (2008)* recognises that Crown land caravan parks provide funding for coastal management activities along the foreshore. It seeks to 'ensure that a diverse range of accommodation options for coastal experiences is maintained and that sites and facilities are accessible to all prospective users' and discourages 'long-term exclusive occupancy (more than 12 months) of coastal caravan and camping sites'.

The Department of Sustainability and Environment administers the Government's key policy for caravan parks on Crown land, *Improving Equity of Access to Crown Land Caravans Parks 2012*. It seeks to:

- enable parks to better respond to increasing demand for sites and facilities, particularly during peak holiday periods
- ensure affordable and equitable access to Crown land caravan and camping parks.

To implement the Policy, DSE has established guidelines for caravan park managers, and conditions regarding the sale of onsite caravans.

The *Northern Bellarine Foreshore Plan 2012*, seeks to facilitate fair and equitable access for all in the allocation of resources, land, services and facilities on the foreshore. It identifies the development of a caravan and camping strategy and the preparation of a master plan for Portarlinton Holiday Park, as high priority actions. The strategy may alter the mix of accommodation and the location of sites within the Holiday Park.

5. PRINCIPLES

The Sale of Onsite Vans Policy will be guided by the following principles in the Northern Bellarine Foreshore Plan:

Stewardship: protect and care for the environmental and cultural values of the northern Bellarine foreshore

Access for all: facilitate fair and equitable access for all in the allocation of resources, land, services and facilities on the foreshore

6. OBJECTIVES

The objectives of the Sale of Onsite Vans Policy are to:

- provide fair, transparent and equitable access to the Portarlinton Holiday Park
- ensure that there is not the potential for profiteering from the sale of caravans on Crown land.

7. POLICY

Bellarine Bayside will permit the sale of onsite caravans at Portarlington Holiday Park. The sale process will be transparent and based upon an independent valuation of the van and annex before the sale. Vans will be required to be removed from the Holiday Park if not sold within the (existing permit) year that it is first offered for sale or six months (which ever is greater).

7.1 Application for Sale

A vendor must register an application for sale of a caravan with Bellarine Bayside. Caravans to be sold onsite must be registrable, movable and in an appropriate condition for sale.

7.2 Valuation of onsite vans for sale

Bellarine Bayside will commission a valuation for the van from a panel of up to three independent, qualified caravan valuers. The valuation will relate to the value of the caravan and annex alone, and will not include any perceived value deriving from either the location of the van on site nor an existing 12-month permit. This information will be made available to potential buyers of onsite vans.

7.3 Waiting List

In keeping with DSE guidelines, Park management will develop and maintain a waiting list of people wishing to purchase onsite vans. The sale of vans will be restricted to people on the waiting list and offered in order of priority on the list. People on the list will have up to three offers to purchase onsite vans, before they can be removed from the waiting list.

7.4 Information

Clear and accessible information about the requirements of the process for the sale of onsite vans will be provided to potential sellers and buyers. The information requirements must comply with the DSE guidelines.

7.5 Condition of Caravan and Annex

Caravans over 20 years of age, caravans and annexes that do not meet Portarlington Holiday Park regulations and caravans deemed by Park management to be unsafe or in an inappropriate condition will not be permitted to be sold on-site.

7.6 Beach Front Sites

Caravans on beachfront sites in Portarlington Holiday Park will not be able to be sold onsite. These sites are very important to the future environmental amenity of the northern Bellarine foreshore and need to be controlled by Bellarine Bayside to achieve the directions in the Northern Bellarine Foreshore Plan. The development of the Portarlington master plan will provide direction as to the future of these sites. In the interim, transfers of vans between immediate family members will be considered.

7.7 Fees

A fee will be charged to cover the costs of administering the application for sale process including valuations for onsite vans.

A waiting list fee will be charged to cover the costs of administering the waiting list.

Fees will be subject to an annual review.

8. MONITORING, EVALUATION AND REVIEW

Monitoring and reporting:

The Bellarine Bayside will monitor the Sale of Onsite Vans Policy in terms of its impacts in relation to the principles and objectives of this Policy. The CEO will report annually on the number of sales completed, site turnovers and the overall impact of the policy.

Bellarine Bayside will provide feedback to DSE on the impacts of the policy.

Evaluation and Review:

The Sale of Onsite Vans Policy will be reviewed annually.

9. TWELVE MONTH PERMIT HOLDERS – PORTARLINGTON HOLIDAY PARK

This Policy applies to all Twelve Month Permit sites located in the Portarlington Holiday Park.

10. DEFINITIONS AND ABBREVIATIONS

Term	Meaning
DSE	Department of Sustainability and Environment
TMP	Twelve Month Permits/Weekenders A 12-month permit: allows a caravan and annex to be installed on a camp site for a 12-month period and used by the permit holder for no more than 59 consecutive nights per year and a maximum total of 180 days per year
Onsite sale of vans	Refers to the practice of an existing 12-month permit holder selling their caravan and accessories on-site to a new caravan park user. In relation to caravan sales, the term “caravan” refers to a caravan and associated accessories such as annexes and ensuite bathrooms.
PHP	Portarlington Holiday Park
Bellarine Bayside	Operational arm of BBFCoM, managing the day-to-day management of caravan parks and the northern Bellarine Foreshore.
BBFCoM	Bellarine Bayside Foreshore Committee of Management as the gazetted land manager

11. ROLES AND RESPONSIBILITIES

Party / Parties	Roles and responsibilities
Bellarine Bayside	Endorses and Reviews Policy Reports to the Minister for Environment and Climate Change and DSE
CEO/Bellarine Bayside staff	Administers the Onsite Sale of Vans Policy and reporting requirements.
Minister for Environment and Climate Change (or delegate) and the Department of Sustainability and Environment	Administers Government policy and guidelines including <i>Improving Equity of Access to Crown Land Caravan Parks 2012</i>

12. REFERENCES

DSE (2012) *Improving Equity of Access to Crown Land Caravans Parks 2011*.
<http://www.dse.vic.gov.au/recreation-and-tourism/crown-land-caravan-and-camping-parks-home-page/improving-equity-of-access>

Crown Land (Reserves) (Portarlinton Public Foreshore Reserve) (Extension of Application) Regulations 2010. Published in the Victorian Government Gazette No. S476 Friday 26 November 2010.

(VCC 2008) *Victorian Coastal Strategy*. <http://www.vcc.vic.gov.au/>