

## **DISCLOSURE STATEMENT TWELVE MONTH PERMIT SITES**

The purpose of this Disclosure Statement is to provide a summary of important information to any prospective Twelve Month Permit site occupants before they accept an offer to enter into an Twelve Month Permit or commit to the acquisition of a registrable moveable dwelling located on a Twelve Month Permit site at Portarlington Holiday Park.

If you require further information or have any questions which are not addressed in this disclosure statement or the Twelve Month Permit please contact us on 1800 222 778 or by email at [info@bellarinebayside.com.au](mailto:info@bellarinebayside.com.au).

### **WILL I OWN THE SITE?**

No. You will own the dwelling on the site and have an occupancy right under the Twelve Month Permit contract executed between Bellarine Bayside and the Principal Occupant of the site. You will not own or have any proprietary rights or legal interest to the site or land at anytime.

### **FOR HOW LONG MAY I OCCUPY THE SITE?**

The site can only be occupied within the dates specified in the Twelve Month Permit.

### **CAN THE SITE BE RENEWED EACH YEAR?**

No. The Twelve Month Permit expires on 30 June each year. Bellarine Bayside may offer the Principal Occupant of the site an opportunity to accept and enter into a new Twelve Month Permit for the following year within the terms and conditions specified in the Twelve Month Permit.

### **CAN I LIVE ON THE SITE?**

No. The Twelve Month Permit permits holiday occupancy only and any residential living is prohibited.

### **HOW MANY NIGHTS CAN THE SITE BE OCCUPIED?**

180 nights in total and no more than 59 consecutive.

### **CAN THE TWELVE MONTH PERMIT BE TERMINATED?**

Yes, but only by Bellarine Bayside. The Principal Occupant remains responsible for payment of all fees for the duration of the Twelve Month Permit. Bellarine Bayside may terminate the agreement in accordance with Clause 6 of the Twelve Month Permit where the Principal Occupant or invitee has breached the terms of the Permit.

### **CAN THE PRINCIPAL OCCUPANT SELL, BEQUEATH OR TRANSFER THE OCCUPANCY?**

No. The agreement automatically ends if ownership or title is transferred to another party.

### **APPLICATION FOR SALE ON-SITE**

A dwelling owner must register an application for sale of an on-site caravan with Bellarine Bayside. Caravans sold on-site must be registrable, movable and in an appropriate condition for sale.

### **WHAT FEES WILL APPLY FOR PERMISSION TO SELL ON-SITE**

A valuation fee of \$132 will apply plus \$50 administration costs payable to Bellarine Bayside to be paid when submitting the application to sell on-site.

### **WHO ORGANISES THE VALUATION OF DWELLING**

Bellarine Bayside will commission a valuation for the dwelling from an independent, qualified caravan valuer. The valuation will relate to the value of the caravan and annexe alone, and will not include any perceived value deriving from either the location of the dwelling nor the existing Twelve Month Permit. This information will be made available to potential buyers.

### **HOW WILL THE WAIT LIST WORK**

In keeping with DELWP guidelines, Bellarine Bayside will develop and maintain a wait list to purchase on-site 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 three opportunities to purchase and if three offers are refused they will be allocated a new wait list number.

### **HOW MUCH IS THE WAIT LIST FEE? \$200**

\$150 of this fee is allocated to the permit fee after successful purchase or refunded if removed from the wait list. The remaining \$50 is retained by Bellarine Bayside as an administration fee.

### **HOW LONG CAN I STAY ON THE WAIT LIST?**

After three purchase rejections you will be placed at the bottom of the wait list

### **CONDITION OF CARAVAN AND ANNEXE**

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.

### **CAN THE OWNER TRANSFER OWNERSHIP OF THE DWELLING TO FAMILY?**

Yes, however the Twelve Month Permit automatically ends if ownership or title is transferred to another party.

### **HOW MUCH ARE THE ANNUAL FEES?**

\$5226 in 2016/17 non-beachfront.

### **WHAT OTHER FEES OR CHARGES MUST I PAY?**

You must pay metered services connected to the site, such as quarterly electricity usage and service fees (currently \$104 and subject to change). The tariffs and fees are set by the State Government and can be altered from time to time by the State Government.

### **ARE THERE CHARGES FOR WATER USAGE?**

No

### **WHAT WORKS MAY I CARRY OUT ON THE SITE?**

No work can be carried out on the site without the express written approval of Park Management. Where approved by the park and where applicable, compliance with any Municipal or State Government planning or building requirements is required.

### **WHAT ARE THE ARRANGEMENTS FOR THE PARKING OF VEHICLES AND STORAGE OF BOATS, CARAVANS or TRAILERS?**

All to be located on-site. No storage facilities are currently available at Portarlington Holiday Park.

### **WHAT AMENITIES ARE PROVIDED IN THE PARK?**

All facilities in the park are available to registered Twelve Month Permit holders including boat ramp, camp kitchens, barbecues, recreation rooms, and laundries to use during normal business hours.

### **ARE CHARGES MADE FOR THE USE OF THE AMENITIES?**

There are no charges other than your permit fees to use park facilities. Visitors staying over night on Twelve Month Permit sites must pay the appropriate fees in advance and register at Reception before entering the park.

**WHO MAY STAY IN MY DWELLING?**

Only the Principal Occupant and registered guests may stay in the dwelling. Visitors are welcome provided they register at the park reception prior to entering the park and pay any applicable Visitors Fees.

**CAN THE DWELLING ON THE SITE BE SOLD AND REMAIN ON THE SITE?**

The Twelve Month Permit is automatically terminated if you transfer ownership or title of the dwelling. You should refer to Twelve Month Permit contract and make your own enquiries directly with Park Management if you wish to sell the dwelling.

**ARE PETS ALLOWED?**

No pets are allowed in Portarlinton Holiday Park.

**CAN I MOVE MY DWELLING TO ANOTHER SITE?**

Yes.

**ARE THERE ANY OTHER RULES APPLICABLE TO TWELVE MONTH PERMIT OCCUPANTS?**

Yes. Every caravan park in Victoria is required to have caravan park rules (the Park Rules). You should ask for a copy of the Park Rules or read the copy on public display.