

**DYLENE CARAVAN PARK**  
**Long Term Holiday Sites**  
**Frequently Asked Questions 2018/2019**

Our Long Term Holiday Site Agreement is strictly that. It is a holiday agreement; it **does not** cover permanent living.  
This contract is for a 12 month period – 1<sup>st</sup> July 18 to 30<sup>th</sup> June 19.

**What are the Fees**

Our Site Fees for a 'standard non-sewered site' are;  
\$4,508.00 if paying one lump sum by 1st July at start of your 'agreement'  
\$4,608.00 if paying \$2,304.00 by 1st of July & again on the 1<sup>st</sup> of January  
\$4,656.00 if paying \$1,164.00 quarterly by, 1st of July, October, January & April

Our Site Fees for a 'standard sewered site' are;  
\$4,568.00 if paying one lump sum by 1st July at start of your 'agreement'.  
\$4,668.00 if paying \$2,334.00 by 1st of July & again on the 1<sup>st</sup> of January  
\$4,728.00 if paying \$1,182.00 quarterly by, 1st of July, October, January & April

For what we term a 'Site & a Half' the fees are;  
\$4,838.00 if paying one lump sum by 1st July at start of your 'agreement'  
\$4,938.00 if paying \$2,469.00 by 1st of July & again on the 1<sup>st</sup> of January  
\$5,008.00 if paying \$1,252.00 quarterly by, 1st of July, October, January & April

NB: Monthly payments are not available to new customers.

**Who is included under the agreement**

Our Standard Site agreement covers either:  
A Family of up to 4 named persons. (Adults &/or Children) **OR**  
Two Adults & all of your own children under 18 years.  
**(All to be named on the Agreement)**

Additional persons can be covered under the Agreement for an additional yearly fee of \$180 per named Adult or \$66 per named Child.

**How long does the Agreement last**

**Your first Agreement will be current until the 30th of June 2018.**

We usually offer a **one-year** site Agreement from the 1<sup>st</sup> of July. We make no guarantees for any longer period nor do we guarantee that a particular site will be available during any further Agreement term.

The Agreement covers you for **120** site night use. Use in excess of that will be charged at the overnight rate.

**Are there any additional costs/charges?**

New customer A one off Administration charge of \$50.00 applies.

Site Bond A \$100 refundable Site Bond. Refundable on condition that upon leaving the park the site, to the satisfaction of the park owner, is returned to its original condition. I.e. rubbish, building materials, concrete, pavers to be removed.

Electricity Cabin/Bungalows are billed directly by Energy Company's. All other sites are individually metered by us & are charged a supply charge quarterly and for the electricity consumed. Supply Charges are currently \$106.26 a quarter.

Water Usage is covered under the Site Agreement.

Boom Gate Card A \$20 refundable deposit applies. One card per standard site. (Two cards for a Site & a Half.)

Guests/Visitors Guests who stay overnight and who are not named in the Agreement must pay the overnight fee of \$16.00 per Adult per night and/or \$6 per Child per night. The fee does not apply to day visitors unless they stay after 11pm.

Gas 45kg Gas cylinders used on site are subject to an Annual Agreement with Elgas who at the time of writing charge a hire fee of \$37.40 per cylinder per year. (Regulations apply as to their siting.)

Insurance We require that you insure your unit against loss or damage. The Park Insurance **does not** cover your unit, vehicle or your personal property. We need to see a certificate of currency in order to renew an agreement.

Pets No pets are allowed.

Park Rules A copy of our 'Park Rules' is available at the office for perusal. They are amended from time to time.

### **Can I rent my unit out for profit?**

The owner of a UMD shall not commercially sublet the said dwelling without the prior written permission of the caravan park owner. Stringent conditions apply. (Caravans and Bungalows will not be considered for rental)

### **Sale of Cabin/Vans on Site**

Is conditional upon:-

- (a) Notifying the caravan park owner in writing of the intention to sell the dwelling.
- (b) Informing any prospective purchaser that the sale of the dwelling voids any agreement with respect to the occupancy of the site.
- (c) Advising any prospective purchaser that they make their own inquiries of the caravan park owner with respect to the prospects of entering in to an Agreement.
- (d) The age of a dwelling. The sale of a dwelling on site that is over twenty years of age is at the discretion of the park owner. Each unit is assessed each time it comes up for sale as to whether it may remain on site.

### **What fees apply upon sale?**

We do not charge you a transfer fee but will charge 2.5% sales commission if you wish us to negotiate the sale of the dwelling on your behalf.

### **Age of Vans**

It is the park owners' policy that cabins or caravans over 20 years of age will not be allowed into the park. An offer to renew a Long-Term Holiday Site Agreement for a caravan or cabin that is over twenty years of age that is already on the park is at the discretion of the park owner. Each time that a unit comes up for sale we inspect it to decide if it is able to remain on site.

### **Waste Water – Non-sewered sites**

Not all sites are connected to the sewer system. Some are on a sullage system. We recommend use of the sinks in the BBQ area to wash dishes. Later connection to the sewerage system is dependent on site location. (Seek advice from the Office)

### **Termination of an Agreement**

The Agreement and associated occupancy right ends -

- (a) If it is so agreed between the principal occupant and the caravan park owner; or
- (b) If the occupant vacates with the consent of the caravan park owner; or
- (c) On the date specified in a notice to vacate given by the caravan park owner or a notice of intention to vacate given by the principle occupant, which either was entitled to give; (90 days) or
- (d) If the occupant abandons the caravan; or
- (e) If the caravan park is sold; or
- (f) If the occupant's caravan, beyond the reasonable control of the occupant, becomes unfit for human habitation or is destroyed totally or to such an extent as to be rendered unsafe; or
- (g) If the site or the caravan park become unfit for human habitation, or
- (h) At the commencement of any new Agreement between the principle occupant and the caravan park owner.
- (i) At the end of an Annual Site Agreement corresponding with the first year of occupancy.

### **Separation Distances & Fire Regulations**

Changes were made to the Caravan Park Regulations. As a result "separation distances" between caravans, bungalows and cabins have been increased to 2.0 metres. What does this mean?

At the present the positioning of vans, bungalows and cabins do not appear to be affected by this legislation. However Council has indicated that sheds and the like cannot impinge on existing separation distances

### **Common Questions**

Who owns the Caravan Park? We do. It is privately owned.

How long will this Caravan Park be here? I have no idea. Whilst I have no intention of selling, circumstances can change.

What would happen if the Park was sold? That would be up to the new owners. Our contract with you expires on the 30th of June. We make no guarantees of any longer period.

Can I live in the Caravan Park? No. This document relates to Long Term Holiday Sites only.