



DISCLOSURE STATEMENT

RELATING TO ANNUAL HOLIDAY SITE AGREEMENT

The purpose of this Disclosure Statement is to provide a summary of important information to any prospective Annual Holiday Site Occupants before they accept an offer to enter into an Annual Holiday Site or commit to the acquisition of an unregistrable moveable dwelling located on an Annual Holiday Site at Bonnie Doon's Lakeside Leisure Resort.

If you require further information or have any questions which are not addressed in this Disclosure Statement or the Annual Holiday Site Agreement please feel free to telephone us on 5778 7252 or email us at holidays@bonniedoonlylakeside.com.au

1. How much are the Annual fees?

Details of fees payable under the Agreement are as follows :-

Annual upfront yearly fee's

(Including Utility Supply Charges)

Base fee for	(Waterfront)	\$6032
1 st July 2026 – 30 th June 2027	(Standard Site)	\$5869

If you choose to pay Quarterly,

(Four payments per year inclusive of Administration surcharge of \$75 per Quarter and Utility Supply Charges))

(Waterfront)	\$1583
(Standard Site)	\$1543

The above annual fees include GST, use by two nominated adults, one car pass, sewerage & sullage fee.

Additional Nominated Adult:	\$200.00
Additional Nominated Child:	\$100.00
<i>(Child is 2 to 16 years)</i>	

2nd Gate Proximity Card (Annually)	\$66
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Overnight Guests: <i>(not nominated)</i>	Adult \$20.00 per night inc day visit stay
	Child \$10.00 per night inc day visit stay
	<i>(All guests are inclusive of GST)</i>

Day Visitors:	\$10.00 per adult
	\$ 5.00 per child
<i>(Day Visitors must vacate the Park by 9.00pm)</i>	

All accounts are due and payable within 7 days and the principal Occupants must pay the Site Fees in advance:

Bonnie Doon's Lakeside Leisure Resort advises you should seek independent legal advice prior to signing any Annual Holiday Site Agreement.

A monthly accounting fee of 6% will be charged on outstanding accounts over 30 days and access to the Park and its facilities denied to the Site Holders whose accounts are outstanding for more than 14 days.

2. What other fees or charges must I pay?

The only additional items will be Electricity and Gas usage costs. Both meters will be read quarterly and invoices generated for the usage over that quarter.

The usage tariffs are set by the state government and can be altered from time to time by the state government.

The current fee for the usage of Electricity and Gas are as follows

Electricity usage is billed at \$0.35 per kwh

Gas Usage is billed at \$0.053 per metered unit. Or if a cabin is on 45kg bottles the current rate is \$170 per bottle refill but may change throughout the year.

Accounts for power and metered gas will be forwarded quarterly and must be paid within 7 days.

3. General Site info

Your site will be clearly identified to you.

Sites must be kept clean tidy & maintained in a manner and condition that do not detract from the general standard of the Resort as set by the Resort owner from time to time.

If the site or dwelling has not been maintained to the satisfaction of the Resort Owner the Owner reserves the right to initiate a Site Maintenance action which will be billed to the Principal Occupant as specified in the Schedule.

At no time should tents or swags be erected on the site and no persons are permitted to camp on the site.

No temporary structures such as pop up Gazebo's are to be used in a permanent manner. These should be immediately removed when the site holder leaves the Resort.

4. How big is the site?

Sites vary in size and will be measured and clearly identified to you.

5. Will I own the site?

No. You will own the dwelling on the site and have an occupancy right under the Annual Holiday Site Agreement executed between Bonnie Doon's Lakeside Leisure Resort 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.

6. For how long may I occupy the Site?

The Site can only be occupied within the dates specified in the Annual Holiday Site Agreement.

7. Can the site be renewed each year?

No. The Annual Holiday Site Agreement expires on the 30th June each year. The Park Owner may offer the Principal Occupier of the site an opportunity to accept and enter into a new Annual Holiday Site Agreement for the following year within the terms and conditions specified in the Annual Holiday Site Agreement. You should carefully read Clause 16 of the Annual Holiday Site Agreement.

8. Can I live on the site?

No. The Annual Holiday Site Agreement permits holiday occupancy only and any residential living is prohibited.

9. How many nights can the site be occupied?

Bonnie Doon's Lakeside Leisure Resort advises you should seek independent legal advice prior to signing any Annual Holiday Site Agreement.

(Initials of Principal Occupant/s) _____ Date:- _____

- (a) The permitted occupants can occupy the site for no more than 45 consecutive days
and / or
- (b) The permitted occupants can occupy the site for no more than 120 nights per annum.

10. Can the Annual Holiday Site Agreement be terminated?

Yes, but only by the park owner. The principal occupant remains responsible for payment of all fees for the duration of the Annual Holiday Site Agreement. The park owner may terminate the agreement in accordance with section 7 of the Annual Holiday Site Agreement where the Principal Occupant or invitee has breached the terms of the agreement.

11. Can the principal occupier sell, bequeath or transfer the occupancy?

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

12. What works may I carry out on the site?

No work can be carried out on the site without the express written approval of the Resort Business owner. Where approved by the park and where applicable, compliance with any municipal or state government planning or building requirements is required. Any works completed without permission will result in a breach notice being issued with a request to undo the works at the expense of the principal occupant.

13. What are the arrangements for the parking of vehicles and storage of boats or trailers?

The site fee includes one car per night in the designated area. Extra cars and/or boats will be permitted in the Park on payment of the respective fees but must only be parked on site if there is sufficient room. Otherwise extra vehicles should be parked on the foreshore or outside the Resort if there is not sufficient space on the foreshore. Long term storage of an extra vehicle or boat will be in an area nominated by management at the prescribed rate.

Boats/jet skis may only be left in the Resort during the summer season from November to Easter each year. Outside this period boats/jet skis must either be taken home or can be stored within the Resort under a separate paid storage contract. See management for details.

Any vehicles kept for towing boats etc must be registered and have third party insurance.

14. Who may stay in my dwelling?

Only the Principal Occupants 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 the applicable visitors fees.

15. Are pets allowed?

Only if you have entered into a dog licence contract with the Resort Business owner and abide by all the terms of the contract. The contracts currently run during the low season period from after the Easter long weekend to before the Melbourne Cup long weekend.

The Resort Business Owner also reserves the right to instigate additional Dog trial periods or to change the Resort to a Dog friendly status. If this occurs, then Dogs will only be permitted during the dates specified by the Resort Business Owner and only if all requirements as stated in section 11 of the Schedule B document have been adhered to. The Resort owner will inform all guests via email prior to any trial or status change being implemented.

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(Initials of Principal Occupant/s) _____ Date:- _____

16. Can the Dwelling on the site be sold and remain on the site?

The Annual Holiday Site Agreement is automatically terminated if you transfer ownership or title of the dwelling. You should refer to section 11 of the Annual Holiday Site Agreement and make your own inquiries directly with the Park Owner if you wish to sell the dwelling.

17. Are there any restrictions on visitors coming into the Park?

- (a) The principal occupant must make prior arrangements with and obtain the consent of the Owner if the dwelling is to be occupied by persons other than the occupants nominated.
- (b) The Owner may charge the occupants additional fees in respect of any visitor who stays in the dwelling.

18. Can I store or use a Pontoon / Jetty within the Resort?

Only if you have signed a sub-jetty licence contract and meet all of the requirements as outlined in section 11 of the Schedule B document to the Annual Holiday Site Agreement. Otherwise the Pontoon/Jetty is not permitted within the Resort. This rule includes both fixed and inflatable Jetties.

19. Insurance and Liability

It is the responsibility of the principle occupant to maintain throughout the Term of the agreement a policy of insurance covering the Dwelling for its full replacement value and public liability cover and produce a certificate of currency of the policy to the Owner upon demand;
The principle occupant agrees to fully indemnify the Park for any injury caused to any one through the fault of your property whilst at the Park. The Park does not insure your property and further more are not responsible for any loss or damage that may occur to your property whilst it is stored at the Park. You and your guests enter the Park at their own risk. Trees in the Park are inspected regularly and branches are still prone to fall from time to time. No responsibility will be accepted for personal or property damage caused by falling trees or branches both within the Resort and also on the foreshore area.

20. Identification of Guests

The principal occupant must ensure that recent headshot images are supplied of all nominated adults on their Annual agreement. All images will be securely stored within our booking reservation system and used only to verify the identity of those nominated on the contract. None of this information will be shared with any 3rd party providers or marketing agencies.

20. Are there any other rules applicable to annual holiday site occupiers?

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

ACKNOWLEDGEMENT

I/We acknowledge receipt of a copy of this Disclosure Statement and have read and understood its content.

Signature/s:

Full names:

Site No:

Address:

.....Postcode.....

Date:/...../.....

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(Initials of Principal Occupant/s) _____ Date:- _____