

# wynn dean

HOLIDAY RESORTS PTY. LTD.

A.C.N. 004 730 643 A.B.N. 27 004 730 643

Your Hosts: John and Janice Wynn.



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June, 2011.

**FOR YOUR INFORMATION:- ALL PRICES GST INCLUSIVE**

*John, Janice and David thank you for your patronage and extend to you their best wishes for another restful season. This Information Sheet is designed to advise you of Park requirements. Copies of specific Policies are available from the office. Of course the coverage is rather broad and we invite you to contact us at any time if you have any specific queries or problems*

- **OFFICE:** Except for the Summer and Easter vacations our office is not normally manned. We invite you to use the doorbell (intercom) at any time for staff attendance. **URGENT** matters any time of the day or night.
- **NOTIFICATION OF UNIT USAGE:** We require that if anybody is intending to use your unit without the lessee and/or spouse that the office is notified in advance of occupancy. This may be done on-line on our website [www.wynn dean.com.au](http://www.wynn dean.com.au) or by email or phone. Such notification does not negate the requirements for guests to register. This may also be done on-line.
- **REGISTRATION:** Regulations require that ALL PERSONS (including children) other than the already registered lessee and/or spouse, must be registered with the office. Registrations can now be done on-line on our website [www.wynn dean.com.au](http://www.wynn dean.com.au). As well as online registration, a supply of registration forms and a box is situated outside the office for late registrations.
- **SITE CHARGE:** The site charge of \$25 per party per night (\$30.00 during Christmas and Easter holidays) is applicable when your unit is used by anyone without the lessee &/ spouse. Where applicable and the above registration and notification requirements are NOT complied with then double the normal site charge will be charged to the site lessee.
- **CARS:** Regulations permit only one car per site. Vehicles must be parked clear of paved roads for emergency access. Your second car may be parked on another guest's site by mutual arrangement. Please remember to notify the office of any car changes!  
**UNIT SALES:** The sale/transfer of a unit terminates the existing site rental. (See Cancellations below.) THE SITE RENTAL IS NOT TRANSFERABLE AND SITE SIZES ARE SUBJECT TO REVIEW PRIOR TO ANY SALE. Units may be subject to alteration or replacement, so please check with the office for requirements for a particular unit. **Approval of the intending buyer and SALE PRICE must be given by this office before the sale is finalized.** No signs may be displayed on units for sale, they may be advertised in the press but the name of the Park should not be included. No commission is charged if our referral service is used. All outstanding arrears must be settled prior to any sale. **GENERALLY NO CARAVAN MORE THAN 20 YEARS OLD MAY BE SOLD ON SITE.** All caravans must be valued prior to sale/transfer. Our maximum approved sale price must not be exceeded. Replacement caravans must not be more than 15 years old and annexes must be complying.
- **APPLICATION FORM/ANNUAL SITE AGREEMENT:** Must be completed and returned prior to 30<sup>th</sup> July each year. Application Form can now be submitted on-line on our website [www.wynn dean.com.au](http://www.wynn dean.com.au)
- **DISCLOSURE STATEMENT:** Further detail to Park policies for existing and prospective customers at [www.wynn dean.com.au](http://www.wynn dean.com.au).
- **REGULATIONS/SOLID ANNEXES:** Generally existing annexes will be deemed to comply. Only commercially manufactured annexes with compliance plates will be permitted to be attached to modern registered caravans (NOT MORE THAN 15 YEARS OLD). Maximum annexe width 9 ft wide. **Prior approval from management must be obtained for any structural work.**
- **CANCELLATIONS AND REFUNDS:**  
**Casual Lettings:** A cancellation fee (10% of full amount payable) is applicable for any cancellation provided-30 days notice is given. Refunds for cancellations where less than 30 days notice is given is at the discretion of the management.  
**Seasonal Rentals:** Cancellations prior to Christmas Vacation will be refunded less \$70 per week for a small site and \$80 per week larger sites, since 1st of July. Cancellations after the Christmas vacation are not subject to refund - These rates are also applicable to Seasonal Sites occupied after the Christmas Vacation (including unit sales) Also refer to Disclosure Statement.
- **ELECTRICITY:** All power outlets in Wynn dean are 15 amps. Lights and TV. use little power. However please note the following ratings - Jug - 10 amp., Heater -10 amp., Small Stove -15 amp. **DO NOT OVERLOAD PLEASE!** Air conditioners/split systems should not exceed 1 HP. **We strongly recommend that power should be turned off when you are not using your unit. Power (including leads) to all sites must have an RCD or Safety Switch.**
- **WATER:** FIXED SPRINKLERS OR FREE RUNNING HOSES MUST NOT BE USED AT ANYTIME. Water that is connected to units must have a stop tap fitted above ground where it leaves the main and be connected in copper. Such connections should be done by a licensed plumber and under no circumstances may the connection be made with hose.
- **WHEELS:** All caravans within the Park must have their wheels fitted at all times. Caravans must be able to be registered.
- **FIRE EXTINGUISHERS & SMOKE ALARMS:** All units must have a smoke detector and a properly serviced fire extinguisher. You are also requested to display a copy of the Emergency Evacuation Procedures. All are available from office.
- **LENGTH OF OCCUPANCY:** Wynn dean is a Holiday Resort and caters ONLY for bonafide tourists. Occupancy by any individual is restricted to a maximum of **45 consecutive days** and a total of 120 days in any year. We require all guests to **HAVE A HOME ADDRESS.** Our Seasonal rentals are based on 8 weeks return.
- **SUNSHADES/TEMPORARY AWNINGS/IMITATION GRASS:** Must all be removed when the site is vacated.
- **TENTS:** No tents may be erected without prior approval from the office.
- **GAMES AREAS:** Please ensure that your children use the two games areas for ball games, NOT the roads.
- **INTERNET:** A free internet wireless hot spot has been established throughout most of the park between the office and Baker Street. A password is available from the office. This is a free service for our customers' patronage.

## 2011 - 2012 Tariff - All Prices include GST.

### CASUAL SITES: (Code 83)

Christmas School Vacation and Easter week.....	\$490 per week, including power.
Special 8 weeks Christmas Vacation.....	<b>\$2,920</b>
Minimum Easter Tariff.....	<b>\$365.00</b> including power
Casual Sites at other times.....	<b>\$350</b> per week <b>\$60.00</b> per night.
Storage rates.....	<b>\$80</b> per week (covers storage outside main 8 weeks and weekends by lessee).
	<b>\$490</b> per week Christmas & Easter School Vacation

- **MINI SEASON** - Sites February to May inclusive **\$1250** covers storage, weekends, Easter and School Vacation by lessee (same principle as Seasonal Sites) or June to December 1st including School Vacation. Extra nights \$30.00 per night.
  - **SEASONAL SITES** - *Based on 8 weeks peak tariff* (Code 81) **c.5% Discount if paid by 30<sup>th</sup> July 2011.**
- |                              |  |                   |
|------------------------------|--|-------------------|
| <b>Terminating 30th June</b> | Small Site - 45 to 69 sq. mt.....        | <b>\$4,642.00</b> |
|                              | Medium Site - 70 to 96 sq. mt.....       | <b>\$5,227.00</b> |
|                              | Large Site - 97 to 124 sq. mt.....       | <b>\$5,720.00</b> |
|                              | Extra Large Site -125 to 151 sq. mt..... | <b>\$6,167.00</b> |
|                              | XX Large Site -152 to 179 sq. mt.....    | <b>\$6,612.00</b> |

**SEASONAL TARIFF OUTSTANDING after 1<sup>st</sup> October will attract a 2% monthly additional charge from that date and may revert to weekly storage rates &/or site rental cancellation.**

- **ELECTRICITY FACILITIES** - \$330.00 p.a. minimum charge or direct to POWERCOR where metered (Code 84).
- NOMINATED ADDITIONAL FAMILY FEE** -(Optional) **\$360.00** per family.  
For this fee the nominated additional family may use the site under the same conditions as the lessee (No nightly Site Charge) The fee and nomination should be lodged with the seasonal tariff and will expire 30<sup>th</sup> June each year. There is no limit to the number of additional nominated families at this rate per family. (Code 89)
- **SITE CHARGE:** For persons not accompanied by the lessee/spouse on Seasonal, Mini Season and Storage sites. (Code 82).  
Christmas and Easter School Vacation.....(Party) **\$30.00** per night  
Other times.....(Party) **\$25.00** per night
- **Unregistered persons will be charged double the normal site charge per night**
- **CHANGE-OVER FEE** applicable when a unit is sold on site. (Code 87)..... **\$247.50**
- **CARRYOVER FROM LAST YEAR** (Code 90).
- **GUARANTEE DEPOSIT:** ..... **\$1,000.00**  
See separate policy for units with a Maximum Approved Price of less than \$5,000. Fully refundable after replacement.
- **TOURIST INFORMATION:** Free maps of the Park, township and the Bellarine Peninsula are available from the office as well as other tourist information.
- **L.P.GAS: Elgas 45 kg Vapor and 9 kg Swap** cylinders may be obtained by contacting the office or staff. (Code 85)

GST (Code 95)

### Park Rules

- All persons other than the spouse and dependent children of the lessee must register at the Office on arrival.
- Solid fuel barbeques and open fires are not permitted at any time. The use of personal gas BBQ's and appliances must comply with CFA regulations during the proclaimed summer period (Dec. to May) The CFA prohibits the use of personal BBQ's on a declared Total Fire Ban day (as advertised at Office and all amenities).
- No dogs are permitted.
- One car per site. Visitors' and additional cars must be left outside the park.
- No undue noise is permitted that may disturb other guests.
- Vehicles (Incl. bicycles) must be driven at walking pace. Please ensure vehicles are parked clear of roads.
- Children under 18 are not permitted to occupy a unit unless accompanied by lessee. Out of Season permission exceptions may be obtained from the office.
- Hoses must be held in the hand as fixed sprinklers are not permitted on sites at any time of the year. Please check at office for current water restrictions.
- ANY WORKS including paving, decking etc. must be approved by the office prior to works commencing. Generally we prefer NOT to have trellis, fences or shade cloth.
- Trees must not be cut or trimmed. A council planning permit is required. Contact the office to carry out works.
- Basketball Court, bicycles, skateboards and scooters may be used in the park between 9 am. and dusk, providing that they don't endanger others or their property. Police advise that it is an offence to ride a bike without a helmet.
- Guests are responsible to ensure that the above rules are strictly adhered to by their visitors and guests.
- Tents must not be erected without prior approval from the Office.

*Non-compliance with Park Rules may result in immediate termination of license.*

*Please ensure that the office is advised of all matters concerning sub-letting, unit usage, registration, change of address, sales etc. **Christmas subletting to be advised prior to Oct 1<sup>st</sup> 2011.** In conclusion, we invite you to report any problems or complaints to the office as soon as possible. We wish to thank you for your co-operation in the past and look forward to another happy year together.*

