

## Schedule 1 SCHEDULE TO ANNUAL HOLIDAY SITE AGREEMENT

Item No.	Description of Item	Details	
1.	<b>PARK OWNER:</b>	<b>Snobs Creek Holiday Park Pty Ltd</b>	
	Address:	515 Goulburn Valley Highway, Eildon, Victoria, 3713	
	Telephone Number:	03 5774 2415	
	Email	accounts@snobscreek.com.au	
2.	<b>PRINCIPAL OCCUPANT/S:</b> (Full Name)	<b>Principal Occupant 1</b>	<b>Principal Occupant 2</b>
	Date of Birth		
	Address:		
	Telephone Number:		
	Email Address:		
3.	<b>PARK:</b>	<b>Snobs Creek Holiday Park</b>	
4.	<b>SITE DETAILS:</b>		
5.	<b>COMMENCEMENT DATE:</b>	<b>1<sup>st</sup> July 2021</b>	
6.	<b>EXPIRY DATE:</b>	<b>Midnight 30<sup>th</sup> June 2022</b>	
7.	<b>ANNUAL SITE FEE:</b>	See Options below	
	<b>Yearly Fee</b>	\$4300.00 per annum payable on or before the Commencement Date 1 <sup>st</sup> July 2021	
	<b>Half-yearly</b>	\$2250.00 Half-yearly instalments payable on or before 1 <sup>st</sup> payment 1/7/2021 2 <sup>nd</sup> Payment 1/1/2022	
	<b>Quarterly</b>	\$1175.00 Quarterly instalments payable on or before. 1 <sup>st</sup> payment 1/7/2021 2 <sup>nd</sup> Payment 1/10/2021 3 <sup>rd</sup> Payment 1/1/2022 4 <sup>th</sup> Payment 1/4/2022	
	<b>Monthly (Direct Debit Only)</b>	\$420.00 Monthly instalments payable on the 1 <sup>st</sup> of each month (12 Payments) By Negotiation Only	
8.1	<b>PERMITTED NUMBER OF NIGHTS</b>	70	
8.2	<b>NAMES OF ANY ADDITIONAL OCCUPANTS:</b>		
8.3	<b>MAXIMUM NUMBER OF PERSONS ON SITE – ( PRINCIPAL OCCUPANTS plus ADDITIONAL OCCUPANTS)</b>	Six (6)	
8.4	<b>MAXIMUM NUMBER OF VISITORS</b>	Four (4)	
8.5	<b>MAXIMUM PERIOD THAT VISITORS CAN STAY AT ONE TIME</b>	Seven Days (7)	

8.6	<b>MAXIMUM PERIOD THAT VISITORS CAN STAY OVER 12 MONTHS</b>	Ten Visits (10)
8.7	<b>MAXIMUM NUMBER OF VEHICLES THAT CAN BE KEPT ON THE SITE AT ANY TIME</b>	1 (One) Vehicle 1 (One) Towable item
9	<b>FEE ON SALE OF DWELLING:</b>	\$550.00 including GST

<b>10.</b>	<b>ADDITIONAL CHARGES * Only applies where separately metered</b>	
	<b>IS THE PARK OWNER AN EMBEDDED NETWORK EXEMPT SELLER? <b>Yes</b></b>	
<i><b>WATER and SEWERAGE CHARGES</b></i>		
<i><b>Purpose - To ensure that the Principal Occupant/s pays for water and sewerage supplied to the Site</b></i>		
<i><b>Basis of review - In accordance with the production / treatment cost charged</b></i>		
<i><b>Circumstance of Review - As and when the production cost to the Park Owner increase. REVIEWED ANNUALLY</b></i>		
<i><b>WATER SERVICE CHARGES (No GST)</b></i>		
<i>* ONLY APPLICABLE TO individually metered sites</i>		
20mm Supply - Potable Water		\$166.15 per annum
USAGE CHARGE - Potable Water		\$3.1435 per kL
FIRE SERVICE CHARGE		\$26.50 per annum
<i><b>NEW WATER CONNECTION CHARGES (GST is applicable to these charges)</b></i>		
Consent to Connect		\$101.35 per connection
Meter Fee for New Connections or Replacement Meters		\$172.90 per meter
<i><b>SEWERAGE SERVICE CHARGE (No GST)</b></i>		
Sewerage Supply - Annual Occupant		\$431.54 per annum
Volumetric Charge - This charge applies to the volume of water used		\$4.5588 per kL
<i><b>NEW SEWERAGE CONNECTION CHARGES (GST is applicable to these charges)</b></i>		
Standard Connection		\$162.15
<i><b>SUNDRY CHARGES (GST is applicable to these charges)</b></i>		
Special Meter Read Fee – per read		\$51.75
Meter Accuracy Test – per test		\$203.00
Water Quality Test – per test		\$173.63
Water Reconnection Fee – per reconnection		\$35.40
Damage to supply, meter, restrictor cap / or lock – per item		At cost

**POWER CHARGES****Purpose - To ensure that the Principal Occupant/s pays for electricity supplied to the Site****Basis of review - In accordance with changes to the rates published by the Essential Services Commission from time to time and with changes to the maximum supply charge published by the Essential Services Commission from time to time****Circumstance of Review - In accordance with changes to the rates published by the Essential Services Commission from time to time****Charges and Meter reading are performed Quarterly****POWER SERVICE CHARGES (GST is applicable to these charges)**

Power Supply Charge –to powerhead / meter	\$106.25 per quarter
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Usage Charge - Power	\$0.2955 per kWh
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**SUNDRY CHARGES (GST is applicable to these charges)**

Consent to Connect	\$101.35 per connection
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Disconnection Fee	\$65.41
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Reconnection Fee	\$42.39
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Special Read Fee	\$37.86
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Damage to supply, meter, restrictor cap / or lock – per item	At cost
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**Other Charges and Fees (GST is applicable to these charges)**

Daily Visitor Fee - At the time of each visit To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.	\$11.00 Single or Family
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Over Night Visitor – In existing Occupants Site To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.	\$20.00 Single \$40.00 Family
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Tourist Nightly Rate Tourist Nightly Rate, additional caravan (24hrs) To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.	\$45.00 (24 hours)
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Season Pass – Per Annum If you have a regular repeat visitor, you may apply for a season pass. Season passes are not transferable. Season passes are allocated to an individual or family on request from the Principal Occupant and will be noted on our database attached to the site file.	\$330.00 Single \$550.00 Family
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Sell On Site Fee To cover costs associated with park administration, enquiries, web listing and postings.	\$550.00
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Replacement Gate Card – Per Card To cover cost of replacement card and card set up administration.	\$55.00
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Long Term Vessel / PWC Storage – Per Item – Per Annum If you elect to leave your vessel or PWC at SCHP longer that the permitted nightly stay, “(clause 8.1 of the schedule) and vessel is required to be stored at a location other than your holiday site “Long Term boat storage rules apply”.	\$500 PWC / trailer \$800 Vessel / trailer
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General Storage If you elect to leave Personal Property at SCHP longer that the permitted nightly stay, “(clause 8.1 of the schedule) and personal Property is required to be stored at a location other than your holiday site “Personal Property storage rules apply”.	\$32.50 per week
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<p><b><u>PAYMENT PROCESSING</u></b>          Visa Credit          MasterCard Credit          EFTPOS          Paper Bill fee</p>	<p>1.47% of net sales          1.61% of net sales          1.25% of net sales          \$2.00 per bill</p>
<p><b><u>LATE PAYMENT FEE</u></b>          Charged when the payment due is not paid by the payment due date and every seven days thereafter until the payment due is made.</p>	<p>\$15.00</p>
<p><b><u>INWARD DISHONOUR FEE</u></b>          Charged each time a payment to the account is dishonored.</p>	<p>\$25.00</p>
<p><b><u>PENALTY INTEREST RATE</u></b>          12.5% per annum if the Principal Occupant defaults in the payment of any money due under this Agreement then the Principal Occupant must pay to the Owner upon demand interest on any money overdue during the period of default at a rate 2% higher than the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983 (Vic.) as at the date of the default.</p>	<p>14.5% per annum</p>
<p><b><u>TERMS AND CONDITIONS</u></b></p>	
<p><b><u>OCCUPANTS</u></b>          The use of your site entitles the Principal Occupant and the Principal Occupant's immediate family members ONLY (i.e. Husband, Wife, Partner and Children under the age of 18 residing under your roofline are classed as immediate family) to use the site and Holiday Park's facilities. Other family members not living under your roofline are considered Visitors. Fees apply.</p>	
<p><b><u>VISITORS AND GUESTS</u></b>          All visitors and guests must report to Reception / Kiosk for registration. For guests staying overnight a fee applies and the number of guests must not exceed the maximum number of occupants as indicated in this schedule if staying overnight. Visitor and guest access must be coordinated between the Principal Occupant and Snobs Creek Holiday Park Administration. For guests staying overnight, arriving outside the Reception / Kiosk trading hours, no access will be granted unless previously organised.</p>	
<p><b><u>GATE CARDS AND ACCESS</u></b>          Your annual fee includes 1 gate card pass only. For visitor access, PIN numbers will be allocated, and all visitors must register at the Reception / Kiosk. For access outside of Reception / Kiosk trading hours the Principal Occupant will need to organise PIN access for their visitors. No access for visitors will be granted unless the Principal Occupant has made the appropriate arrangements for entry. Gate cards are not transferable.</p>	
<p><b><u>INSURANCE</u></b>          It is a requirement of this Agreement that your property on site is fully insured and that you hold public liability insurance in order of \$20,000,000 (TWENTY Million Dollars). A copy of your Insurance Policy and receipt for payment of premium must be provided with this signed schedule.</p>	
<p><b><u>HOLIDAY PARK RULES</u></b>          The Principal Occupant is to read and understand the Holiday Park Rules. Continual breaches of the Holiday Park Rules will mean eviction from the Park. It is the Principal Occupant's responsibility to ensure all family members, visitors and guests understand and abide by the rules of our Park. In the instance that a family member, visitor or guest breaches the Holiday Park Rules the Principal Occupant (i.e. the signature/s on this document) will be held accountable, officially warned and or evicted.</p>	
<p><b><u>PARKING</u></b>          Only one vehicle and one boat or trailer can be kept on site at the time of your visit. SCHP will not accept any responsibility whatsoever for vehicles and vessels left within our facility unattended by the owners.</p>	
<p><b><u>VEHICLE, VESSELS</u></b>          Are not to be left in common areas throughout the Holiday Park. A common area is land other than where a holiday site resides.  <u>Long Term Parking fees apply - see section 10 of this Schedule</u></p>	
<p><b><u>CARAVAN PARK FIRE SAFETY REGULATIONS</u></b>          In accordance with Regulation 26 of the Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards) Regulations 2010 ("the Regulations"), Murrindindi Council needs to have regard to the CFA CARAVAN PARK FIRE SAFETY REPORT in relation to deciding whether or not the caravan park is suitable for registration and operation as a caravan park. Each site will be individually assessed by the Park Owner in consultation with the Occupant to determine the level of site compliance. Snobs Creek Holiday Park is currently deemed non compliant and is required by council to bring the Holiday Park up to the minimum level of compliance.</p>	