

# 2017-2018 Tariff- All Prices include GST



• **SEASONAL TARIFF (financial year) - *approximately 5% Discount if paid in full by due date 30<sup>th</sup> July 2017***

|   |  |                    |
|---|--|--------------------|
| <b>Terminating 30<sup>th</sup> June</b> | Small Site- 45 to 69 sq. metres.....         | <b>\$6, 950.00</b> |
|   | Medium Site- 70 to 96 sq. metres.....        | <b>\$7, 630.00</b> |
|   | Large Site- 97 to 124 sq. metres.....        | <b>\$8, 300.00</b> |
|   | Extra Large Site- 125 to 151 sq. metres..... | <b>\$8, 900.00</b> |
|   | XX Large Site- 152 to 179 sq. metres.....    | <b>\$9, 450.00</b> |

• **SEASONAL TARIFF is due in full by 30<sup>th</sup> July 2017.** Seasonal tariff outstanding after 1<sup>st</sup> October will attract a 2% monthly additional surcharge from that date and may revert to weekly rates &/or site rental termination.

• **SITE CHARGE:** For persons not accompanied by the lessee/spouse/partner on Seasonal, Mini Season and Storage sites.  
Christmas and Easter School Holidays..... (Party) **\$35.00** per night  
Other times..... (Party) **\$30.00** per night

*Unregistered persons may be charged double the normal site charge per night.*

• **CANCELLATIONS & REFUNDS- Seasonal Tariffs:** Site rental is not transferrable. Cancellations (including unit sales/transfers/termination) will be refunded less applicable weekly rates since 1<sup>st</sup> July. Weekly rates &/or seasonal tariff must be paid up-to date prior to a valuation being undertaken & subsequent sale listing approval.

• **SALES & UNIT PURCHASE RATES:**

Seasonal tariff is a discounted tariff and is due in full when a unit is purchased prior to the Christmas season. Sales after and/or during the Christmas season will incur weekly rates from the agreed change over date to the 30<sup>th</sup> June inclusive. Tariffs are payable in advance and within 21 days of unit purchase. Guarantee deposit and the change-over fee are due at time of purchase.

**WEEKLY RATES:**

|  |  |
|--|--|
| Off Peak Rate.....                                 | <b>\$110.00</b> per week (also covers storage) |
| Peak Rate (Christmas & Easter School Holiday)..... | <b>\$585.00</b> per week (also covers storage) |

• **CASUAL SITE:**

Christmas and Easter School Holidays (Minimum 1 week)..... **\$585.00** per week including power  
Casual Sites at other times..... **\$500.00** per week

• **Casual Rentals &/Subletting:** A cancellation fee (10% of full amount payable) is applicable for any cancellation provided 30 days' notice is given. Refunds for cancellations less than 30 days' notice are at management's discretion.

• **ELECTRICITY FACILITIES- \$450.00** p.a. minimum charge or direct to Powercor where metered.

• **NOMINATED ADDITIONAL FAMILY FEE - \$360.00** per family. Must be applied for prior to Christmas.

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 application must be requested to Office prior to Christmas holidays (ie. No applications accepted between 26<sup>th</sup> December to June 30<sup>th</sup>) and will expire next 30<sup>th</sup> June.

• **CHANGE-OVER FEE** applicable to the purchaser when a unit is sold on site. .... **\$ 300.00**

• **GUARANTEE DEPOSIT**..... **\$1,000.00**

See separate policy for units with a Maximum Approved Price of less than \$6,000. Fully refundable after replacement.

• **L.P. GAS:** Elgas 45kg Vapor and 9kg Swap cylinders may be obtained by contacting the office or staff.

## Park Rules

- **Registration** of guests is a legal requirement. All persons other than the spouse/partner and dependent children of the lessee must register at the Office on arrival or at [www.wynndean.com.au](http://www.wynndean.com.au). Registration also applies when guests are accompanied by the lessee &/or lessees family.
- **Lessees** must notify the office of the details of guests that intend to stay at Wynndean.
- **Lessees** are responsible to ensure that all rules are strictly adhered to by their **visitors and guests**.
- **Vehicles** (including bicycles) must be driven at walking pace. All roads are **shared** so please be mindful of pedestrians and cyclists when driving. Please ensure vehicles are parked clear of roads.
- **One car per site.** Visitors' and additional cars must be left outside the park.
- **Trees and/or vegetation** must not be cut or trimmed by guests. A policy is in place to manage trees & vegetation. If guests have any tree and/or vegetation issue or concerns please contact Management.
- **Solid fuel barbeques and open fires** are not permitted at any time. The use of personal gas BBQ's must comply with CFA regulations at all times. The use of personal BBQ's on a declared Total Fire Ban Day is prohibited (as advertised at the Office and all amenities).
- **No undue noise** permitted that may disturb other guests.
- **Hoses must be hand-held** as fixed sprinklers are not permitted on sites at any time of the year.
- **No dogs** permitted.
- **Any works including** paving, decking, electrical etc. must be approved by Management prior to works commencing. Generally we prefer not to have trellis, fences or shade cloth. Tradesman must hold public liability insurance.
- Basketball Court, bicycles, skateboards and scooters may be used in the park between **9am and dusk**, providing that they do not endanger others or their property. Police advise that it is an offence to ride a bike without a helmet. Bicycles, scooters and toys should be stored internally when the site is unoccupied.
- **Tents** must not be erected. No structures including sheds are permitted.
- **Outdoor artificial grass, sunshades and temporary awnings** must be removed when site is vacated. All artificial grass must be removed after the Easter period.
- Non-compliance with Park Rules may result in immediate termination of the Seasonal Agreement.

*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> 2017.** In conclusion, we invite you to report any problems or complaints to Management as soon as possible.*

*We wish to thank you for your co-operation and look forward to another happy year together!*