



Make beachside dream holidays a reality for your family, *every weekend, all year!*

Thank you for your enquiry regarding a long-term casual (LTC) holiday cabin or van at Tathra Beachside.

It is important to us that you understand the terms and conditions of occupation at Tathra Beachside.

For your information, we advise you to read the general guidelines below, Tathra Beachside park rules and pet policy so that you are familiar with and understand the guidelines before you purchase.

All potential owners of LTC's are to complete an application form & make an appointment to meet with Tathra Beachside management before settlement or payment has changed hands. Once an application is approved by management, (allow 7 days) a sale form will need to be completed by the current owner & a purchase agreement by the new owner, these are witnessed by an authorised staff member. Please make a suitable sale appointment with reception.

Appointments for applicants and sales are conducted Monday- Friday 9.30am-4pm.

General information regarding a long-term casual tenancy at Tathra Beachside are as follows:

- A guest consent & indemnity form must be completed and signed each financial year for all guests associated with the LTC.
- All LTC owners are entitled to use any of the facilities throughout the park
- All contracts for LTC's run yearly from the start of the financial year (1st July). For the next financial year. The current fees for 2020/2021 annual fees are \$8085.00
- Included in the fees are 150 free days for caravans and annex per year or 180 for new cabins. These occupation days can be used by anyone listed on the LTC free list. (The owners are to complete this yearly and can include up to 10 persons, including the owners). Guests not on the free list can stay in the LTC and pay a nightly site fee as listed in Schedule One.
- A user pay electricity system has been introduced. This is billed separately, quarterly.
- LTC's are not to be sublet under any circumstances.
- Five hundred & fifty dollars (\$550) administration fee must be paid upon completion of the sale of any on site van or cabin in cash, eftpos, credit card or by bank cheque made payable to Tathra Beachside. This is the only fee, Tathra Beachside does not charge any % of the sale as commission.
- Once a van or cabin purchase is complete, 2 copies of copies of the Occupation Agreement along with Schedule One and Two will be forwarded. Please read thoroughly, sign and return one copy along with your property & liability insurance certificate. A \$55 occupation fee applies.

Please note the following:

- Only one car allocated per site
- All belongings are to be placed inside the van or annex on your departure.
- The outside area around your cabin/van is always to be kept tidy.
- All guests are to register at reception on arrival or organize code if late arrival.
- Any improvements must be lodged in writing, be compliant and approved by management prior to commencement of works.