



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

Thank you for your interest in owning 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 if you own a pet, our 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 (1<sup>st</sup> July). For the next financial year. The current fees for 2021/2022 annual fees are \$8969.00.
- Included in the fees are 150 days of use for caravans and annex per year or 180 for new and compliant holiday 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 people, including the owners). Guests not on the free list can also use the allocated days and stay in the LTC by paying a nightly site fee as listed in Schedule One. (\$15 per child 5-17 and \$25 per adult)
- All sites have access to power and water. A user pay electricity system operates. This is billed separately, quarterly. Owners can also set up their own LPG gas provider account.
- LTC's are not to be sublet under any circumstances.
- Five hundred & fifty dollars (\$550) administration fee is to 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 to new agreements.

Please note the following:

- One vehicle only is allocated per site. Roadside parking for any additional vehicles.
- 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 free from items and tidy.
- All guests are to book and register at reception on arrival or organise code if late arrival.
- Any improvements must be lodged in writing, be compliant and approved by management prior to commencement of any works.