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ANNUAL SITE AGREEMENT

1st January 2024 to 31st December 2024

By paying this account you have agreed with the park rules and conditions listed below, along with general park rules (available on our website or hard copies available at office). Failure to comply with these rules and conditions may result in site occupancy rights being terminated. Terms and Conditions may be varied from year to year. This agreement is for a period of one year with no right of renewal.

Tariff is GST inclusive and due by 31 December 2024

2 REGISTERED PERSONS	\$ 10,950.00
Or:	\$ 2,737.50/quarter \$912.50/month
ADDITIONAL REGISTERED ADULTS	\$ 300.00 each
REGISTERED CHILDREN (2 to 16 years inc.)	\$ 250.00 each
REGISTERED INFANTS (Under 2 years)	\$ 0.00 each

Electricity Charges

Electricity Service Fee (Per Annum)	\$ 576.48
KWH Charge (meters read 6 monthly)	\$ 0.34c/kwh

Guest Fees (Overnight)

ADULTS/CHILDREN (2years and over)	\$ 20.00 each
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CONDITIONS

- "Annual Site" means long term holiday site where the fixed term of the agreement is 12 months.
- Annual Holiday sites must be paid in advance annually, quarterly, or in monthly instalments, at the commencement of the fixed term of agreement.
- The agreements & associated occupancy rights end if the site instalment has not been paid in full 28 days beyond the due date. A credit card surcharge will apply to all accounts paid by credit card. If accounts exceed 28 days in arrears, management reserves the right to refuse park access to the site holders and remove the cabin or van from the site to be placed in offsite van storage at the site holders' expense. A 2% per month account fee applies to accounts outstanding 28 days or more.
- Annual site fees are non-refundable.
- All additional registered persons must be named at the commencement of the agreement.
- **Annual sites are for holiday use only and are not for permanent living and therefore must not be used as a principal place of residence.** Sites must not be occupied for 28 or more consecutive days, and total occupancy of the site by any individual must not exceed 120 days in a calendar year.
- Power meters will be read and payable with site fees and at the discretion of management.
- **Annual Site holders are permitted to accommodate unregistered guests (or sublet) on the following conditions:**
 - # Site holders must inform reception in advance by email of all guest arrivals (registered guests excepted), including name and contact phone number, the number of adults and children, and arrival/departure date. Failure to provide reception with prior notification of guests will result in termination of the annual site agreement.
 - # Guests (both day and night) are not permitted to bring cars into the park unless their cars are able to be parked on the site they are visiting, or if prior approval has been given by management. Site holders are fully responsible for ensuring the behaviour of guests complies with all park rules.

Site Holder are not permitted to use the name BIG4 Apollo Bay Pisces Holiday Park (or any variation of) or imagery of park facilities in any promotion of their cabin. This includes listings on Airbnb, Stayz, etc.

Site holders (or guests) must make prior arrangements with reception if an after-hours check in will be required by their incoming guests (after hours call out fees apply if no prior arrangements have been made).

Site holders will clearly state in their terms and conditions that their cabin is not managed by BIG4 Apollo Bay Pisces, and as such, park management are in no way responsible for the cleanliness, maintenance, and upkeep of the cabin.

Linen and towels must be provided for all guests staying in an annual cabin, and all cars must be accommodated on the annual site (not in overflow parking or on vacant sites).

#Permission to sublet or occupancy rights revoked if all Terms and Conditions are not followed.

- Fences, sheds, and other permanent structures are not permitted.
- No pets are permitted in the park.
- No fires are permitted on Annual Sites. Please make use of the communal fire pit located below the playground.
- Structural alterations, additions, or surrounds on your sites are not permitted without prior approval of management. This includes the addition of awnings, paving, concreting, etc. Unauthorised alterations will be removed or repaired without further notice at the site holders' expense.
- The perimeter of unoccupied vans and cabins are to be left tidy, any articles left outside will be considered garbage and removed and the associated costs billed to the site holder's account if not rectified by the site holder.
- The unauthorised removal or damaging of any vegetation within the park will result in occupancy rights of a site being immediately terminated. If site holders have any issues regarding vegetation within the park, please consult park management who will be responsible for the carrying out of all maintenance regarding vegetation.
- All cabins, vans and annexes must be maintained in a condition satisfactory to management. All cabins/Annexes are required to have well fitted base boards (no lattice). Site holders are to remedy any maintenance that in the opinion of park management is required within 90 days of receiving written notice of such works.
- Cabins may only be sold on site with the written consent of management. Management will only approve cabins to be sold on site if they are deemed by management to meet an acceptable standard. A certificate of compliance must be provided to both the office and the purchaser to facilitate the on-site sale of any cabin (UMD) or aluminium annexe. Caravans are not permitted to be sold on site. Park management will receive a referral fee of 5% on the sale price of any cabin sold on site. Park management will advertise all cabins for sale through our office and website. All relevant paperwork will be provided by management to facilitate the sale. Occupancy rights of a site will not be transferred to a purchaser unless all outstanding fees and charges due to park management have been received. Park management reserves the right to refuse an onsite sale of a cabin if a purchaser is not willing to comply with park rules and conditions.
- If a cabin/van remains on site after the annual site agreement comes to an end, daily storage fees equalling the nightly rate for a powered site over the period of time the cabin/van remains on site will apply.

We acknowledge that we have read and agree to the conditions above.

Date:

Site Number:

Signature:

Full Names of Registered Adults	1:	Date of Birth:	/	/
	2:	Date of Birth	/	/

Full Names of Additional Registered Adults 1:
2:
3:
4:

Full Names of Registered Infants/Children	1:	Date of Birth:	/	/
	2:	Date of Birth	/	/
	3:	Date of Birth	/	/
	4:	Date of Birth	/	/
	5:	Date of Birth	/	/