

Notice to prospective buyers



GREAT OCEAN ROAD
COAST & PARKS AUTHORITY

- This park is situated on Crown land and is managed in accordance with Government policy and Victorian law for the benefit of all Victorians.
- The on-site sales process allows for the purchase of a caravan and annexe and to hire the site for the balance of 12 months only.
- The site is not owned by the seller and cannot be owned by the buyer.
- The purchase price of the caravan is based on the value of the caravan, annexe and attachments only. The recommended price is obtained from an independent valuer.
- The purchase price of the caravan and accessories should be equivalent to the price of similar items sold outside of the caravan park. This is a negotiation between vendor and prospective buyer.
- The site is hired for 12-month tenure and there should be **no expectation** of a term beyond the yearly agreement.
- Sites can only be used for a maximum of 59 consecutive nights per year and a total of 180 days in a calendar year.
- Sites cannot be sublet; and It is Victorian government policy that Crown land caravan and camping parks should not acquire permanent residents, i.e. a person who occupies a site as his or her only or main residence.
- These permits are not automatically granted and if granted the user must abide by strict conditions that are set out on the permit.
- If these conditions are not followed, the permit can be revoked, and the permit holder may be subject to prosecution for breaches against the *Crown Land (Reserves) Act 1978* and associated regulations.
- The Park Manager is not a party to the contract of sale and therefore cannot make any warranty in relation to the fitness, quality or condition of the item sold.
- Prospective purchasers may obtain a copy of the relevant 12-month site-holder agreement to further understand annual permit conditions.