Disclosure statement

Residential Parks Act 2007

Residential Park site agreement

This disclosure statement must be given to you at least 14 days before you enter into a site agreement. Read this disclosure statement carefully and seek independent advice if you are unsure about anything. Your site agreement will have more detail about some of the matters covered in this disclosure statement.

Before you sign an agreement consider whether living in a residential park is right for you.

For information about the rights and responsibilities of park owners and residents visit www.sa.gov.au or call Consumer and Business Services on 131 882.

Park information

This disclosure statement relates to:

Park	and	site
detai	ls	

Name of park

Address

Site number you have expressed interest in

In which year did the park commence operating?

What stage of development is the residential park at?

Fully completed

Partially completed (give details below)

Under construction (give details below)

At this time, are there any plans to redevelop the site or any part of the park?

No

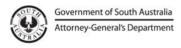
Yes - give details of the proposal

Sites in the park are occupied by (tick all of the following that apply):

Tourists and holiday makers

Residents (who rent a site only)

Tenants (who rent both a site and a dwelling)



Park ownership

Park owner	Name ACN
Contact person for more information	Name

about this disclosure document

Position

Phone

Email

How many years' experience has the park owner had in operating residential parks?

How many other residential parks in SA does the park owner currently operate?

Has the park owner been bankrupt within the last 10 years; been subject to any other forms of insolvency administration within the last 10 years, or been externally administered within the last 10 years?

No Yes - give details:

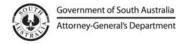
Is the land upon which the park is located owned by another party, for example local Council?

No Yes – give details of who owns the land:

Does the park have on-site management or staff?

No Yes – give details of the hours of operation:

Site fees			
It is proposed that your site fees will	be: \$		
it to proposed that your old food will	υσ. Ψ		
Weekly For	tnightly	Monthly	Other – please specify
. vooling	ungnuy	Monany	Care predect opecary
In the future your site fees may be inc	creased by: (tick o	only ONE option)	
,	, (, ,	
Fixed method (as set out in the	ne terms of the ag	reement): (Give detail	ls of the method)
By notice (non-fixed):			
5 (11 1 (1			
Date of the last incre	ease	1	
	<u> </u>		
Amount of last incre		\$	
Amount of last more	ase	Ф	
Date of next increas	se (if known)	/ /	
	, ,		
Note: Site fee increases by n	otice cannot occu	r more than once in a	ny 12-month period
Note. Site fee increases by fr	olice carriol occu	i inore than once in a	ny 12-monut penoa.
Utilities			
Congreto to your cito food if utilizing	aro motored con-	otoly, you will also so	ad to pay charges for (tisk all
Separate to your site fees, if utilities a that apply):	ne metered separ	atery, you will also ne	ed to pay charges for (tick all
им арруј.			
Electricity	G	Sas	Water



Services and facilities

The following services and facilities are available in the park:

BBQ Facilities Swimming Pool Social club

Community hall/centre Tennis court/s Library

Boat ramp Bowling green/s On-site caretaker

Storage area for boats/caravans Other: (please list)

Are there any proposals to introduce a new service or facility in the park?

No Yes – specify the service or facility and the date it will be available

Does the development approval require that a particular service/facility be provided for the life of the park?

No Yes – please specify

Are there any proposals to remove or substantially change a service or facility in the park?

No Yes – give details of the proposal

Are any services/facilities currently available on a user-pays basis that aren't covered by site fees or other charges?

No Yes – list the services or facilities and their current cost

Safety and security

Is the park situated on 'flood prone' land that is subject to a 1% AEP (Annual Exceedance Probability) flood event?

No Yes

Has the park been subjected to a flood event in the last 5 years?

No Yes – give details of the frequency and level of flooding

Is the park located in a "high risk" bushfire area? If yes, has the park been threatened by a bush fire in the last 5 years?

No Yes – give details of the event

Are sites and common areas accessible to persons with impaired mobility, including those in wheelchairs?

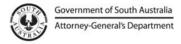
Yes No Partially

Do emergency vehicles and home care service personnel have unimpeded access to park homes at all times?

Yes No – give details of how access is obtained

Does the park have emergency evacuation procedures in place as required by the Act?

Yes No – refer to section 138A of the Act for requirements



Compliance with legislation

Is the park registered with Consumer and Business Services and are the details up to date?

Yes

No - give details of the delay

Has Consumer and Business Services taken any disciplinary action against the park owner/operator in the last 10 years?

No

Yes – give details of the action and any penalty:

Dispute resolution

Does the park have an internal process for resolving disputes?

No

Yes - give details:

Residents committee

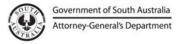
Does the park have a residents committee?

No

Yes – complete the following details:

Name of the chairperson or secretary:

Phone number or email address for the above:



Other information

Has written information been provided about the right to sell or relocate a dwelling on the site?

Yes No – refer to section 50 of the Act for requirements

Is there any payment that the resident is entitled to (other than a bond refund) if they leave the site?

No Yes – give details of the entitlement, the amount payable, or the method that will be used to determine the amount that will be payable.

Access to other documents

You have the right to ask for a copy of, or to inspect, any or all of the following documents free of charge:

- Park map
- Samples of any site agreement we may ask you to sign later
- Park rules
- Terms of any development consent, if the park is not complete or if the development consent requires a particular service or facility to be provided for the life of the park
- List of all currently available/vacant residential sites in the park.

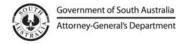
Providing this disclosure statement

This disclosure statement was:

Given personally Emailed

Sent by post Other (please specify)

Date given/posted: / /



Consumer and Business Services

time

Was this statement give	en to a person acting on beha	If of the prospective resident(s)?
No	Yes – person's nam	e:
To the best of my/our ker it is provided.	nowledge, the information cor	ntained in this statement is true and accurate at the

Park owner's na	me:				
Signature:					
Date:	1	1			

Name/s of prospective resident(s):

