



Park Rules

1. ANNUAL FEES:

All fees are to be always paid a month in advance. Fees are to be paid by the 1st of each month (e.g. fees for January are due on 1st January). Fees can be paid by credit card (a surcharge may apply); direct credit or by cash. Late payment Fees apply.

2. VAN INSURANCE:

All vans must be insured including at least \$10 million public risk liability under clause 63.2 of the Occupation Agreement. The management requires a current copy of the policy to be kept on file. Please ensure that you forward a copy of the current policy or certificate of currency to management each year at renewal.

3. VAN OWNERS:

Annual van owners can stay in this park up to 180 days in a 12- month period unless specified otherwise on their lease. No more than 30 days consecutively (must vacate the park for a period of 48 hrs.).

Your fees entitle you and your dependent children that live with you under 18 years old.
Free days do not accumulate from year to year.

You must inform management at least 24 hours prior to any guests coming to your van; this can be done by phone, or email. It is a requirement by council, to log all stays in the park. All van owners' guests including immediate family **MUST** sign the Register located at reception **ON ARRIVAL**.

4. OVERNIGHT VISITORS:

Overnight visitors/guests **MUST** report to the **office upon arrival to sign, register and pay for their stay and be issued with a temporary boom gate code for their stay**. If visitors do not pay for their stay, the van owner will be held responsible and charged the visitors fees plus administration costs. There should be no more than 6 people (including the owners) in your van per night. These rates may change.

If guests are using your van when you are not here, van owners **must** notify management in writing at least 2 days prior to anyone arriving to use your van, giving permission for management to issue your van key. If management are NOT notified, keys will not be issued. You are not to issue keys directly to anyone staying or visiting your van. All visitors using your van must abide by the park rules, regulations & requirements (you will be held responsible for all visitors to your vans behavior). If we see people in your van and the park was not notified, we will charge your account.

Extra guest's fees are: \$12.00 a night per adult & \$6.00 a night per child.
Payment for their stay MUST be made on their arrival!

SeaChange Living Milton

12 Slaughterhouse Road, Milton NSW Australia 2538

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5. TENTS

You CANNOT erect tents on your site AT ANY TIME for visitors to stay in, or to sleep in their cars at your site they must book/pay for a separate camp site at the normal fees. If you have friends who need to do this at peak time, they will have to book early in advance as our sites go quickly in holiday seasons, (Christmas/Easter/long weekends).

6. DAY GUESTS:

Visitors **MUST** report to the office **upon arrival** to sign the guest register. If people are visiting for the day, they are to leave before 10pm. There is no charge for day guests UNLESS the day guest uses the showers, they will be required to pay ~~\$12.00~~. You are required to inform management of any day guests using showers. Visitor's cars are to be parked in the visitor parking area at the front only. No cars are to park anywhere else in the park for any reason or small amount of time. Guests may also store cars/boats/trailers in the storage area for a fee but must register with the office prior to doing so. You are responsible for your guests and their behavior.

7. KEYS:

A spare set of keys for your cabin is to be left with management. These keys will only be used by management in an emergency or unless requested by van owner for the use of van visitors or tradespeople. A van owner must notify management prior to management issuing keys to anyone. No one other than van owners and management should have a set of keys to your van.

8. VAN SITE:

Power MUST be turned off and power cords must be disconnected from the power pole and your van, and water turned off and any hoses disconnected at the end of your stay. Management reserve the right to disconnect your water/power during maintenance if left on – so PLEASE ensure that there is no food etc. left in your fridge. The sites are metered and charged quarterly. The cabin /van owner is responsible for these charges.

All rubbish should be placed in the bin when you exit the park, your site should be clean and tidy **i.e.: only household rubbish should go into the bin**. Any furniture, building materials, broken electrical items, bikes etc. should be removed from the park and taken to the tip by the van owner. All cigarette butts & bottle tops should be picked up from your site. Do not dump your rubbish in the bins in the common areas.

All areas around the outside of vans must be free of rubbish, building materials and any other debris deemed inappropriate by Park Management.

Occupants may not store flammable liquids or chemicals.

Occupants must ensure that goods stored on the site or in the moveable dwelling or associated structure do not create a health or fire risk.

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Occupants must ensure that no goods of any type remain outside the dwelling when the occupant is not in residence at the park.

No responsibility will be taken for any theft or Damage.

If your site is not clean you will be issued with a warning and given 7 days to clean around your van. Inability to do so will result in Park Management organizing cleaning at the current rate (\$50 per hour as at January 2019) and placing these fees and any tip fees associated with the clean on your account.

9. GARBAGE

Occupants must comply with any instruction given by the park owner for the disposal of garbage, including any instruction regarding separation and packaging of garbage to enable optimum environmental outcomes.

We have bins located at the exit to the park for **domestic waste only just like at home.**

Anything other than domestic waste you will incur a council fine of \$500 +.

You are responsible for removing all other rubbish from the park.

Do not dump on park grounds. If you are caught dumping rubbish on park grounds a termination order and a fine will apply. The local tip is located on the same road as the park 2.5 km.

10. PETS:

Pets are not permitted in the park.

11. VEHICLES & PARKING

1 Car per site. One Boom gate number only will be issued for each site.

Your car space is situated on your site. Your car or boat must not be parked anywhere else in the park i.e., not to be parked on roadside or on any other campsite AT ANY TIME. Vehicles must be a minimum of 1 meter off the road.

Visitors, guests, and contractors must use the visitor parking area to park their vehicles while they are in the park.

When you do not have a car space on your site you must make other arrangements with management regarding your parking.

The speed limit is always a walking pace. Driving fast in the park will not be tolerated and is a breach of your casual long-term agreement.

Car washing is always prohibited in the park. Water is a precious resource, and we would appreciate patrons being water wise at all times.

- a. Occupants must not use any vehicle in any way that is dangerous to other occupants and persons lawfully on the park, or in a manner that may cause damage to their property.
- b. Occupants must not allow any vehicles owned by or in the custody or control of the occupant (including guests and visitors) to be driven or used on the park:
 - At a speed no more than walking pace.
 - By an unlicensed driver, including a learner driver.
 - To give driving lessons on the park.

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- For "joy riding" on the park.
 - For the repair or servicing of any vehicle, except in any area designated from time to time by the park owner.
 - Where the driver or passenger(s) is not wholly within the vehicle.
- c. Occupants can only use registered and roadworthy vehicles on the park. Unregistered vehicles, including boats are **NOT** permitted in the park without a current form or registration.
- d. Occupants must comply within 24 hours of being told by the park manager to remove from the park any vehicle or motorcycle or similar which makes excessive noise.
- e. During peak times you should keep the number of cars and boats that you bring to the park to a minimum. 1 car space means your boat trailer etc is classed as a vehicle. At peak times if your visitors are staying for a period, they also may wish to hire a storage site to park their vehicles or trailers. This will give visitors access their vehicles easily and ensure the Park is a safer and more open area for all to enjoy.
Please adhere to these rules and ensure your car and your visitors' cars are where they are supposed to be.
- f. A small boat and trailer (both registered) may be left on your car space (depending on site size) but must be secured by chain and padlock. No responsibility will be taken for damage or theft to your boat or trailer left on your site. If land floods or wind gusts occurs while you are not here, all items that are not secured become floating/flying debris and can cause damage to not only your van and others but also can damage power poles and park facilities. It is a requirement of our flood action/emergency plan for all items outside of and under your van to be secured.
Speed boats and the like should not be left on your site when you are not staying in the park. Management takes no responsibility for boats left on your site. The boat you leave on your site should be your boat not a friends' or relatives' boat. Again, we have storage sites available for storage of these items.

12. CARE OF THE SITE

Occupants must keep the lawn areas free of additional items and any gardens neat, tidy and free of all weeds and noxious plants.

Occupants must not install a garden without getting the park manager's permission in writing first. Occupants may install grass of the types out in Schedule 2.

Occupants must not use fixed hoses to water the lawns.

13. AMENITIES BLOCK:

Amenities block should be left in a clean condition when you have finished e.g. no rubbish left in shower recess or powder on the floor. Respect for other is essential.

Playing in and around the amenities block is not permitted.

Please save water where possible and do not have excessively long showers.

No smoking in the amenities block.

Children under the age of 16 are to be always accompanied by an adult.



14. LAUNDRY:

There are washing machines and dryers for your use. Please leave washing machines clean after use and clean filter in dryers of all lint.

Sinks are for soaking and rinsing clothes and should be left clean after use.

Sinks are not for washing up, cleaning fish/seafood, bathing children or cleaning feet.

15. **NOISE:** - All music after 10pm must be turned off, and all noise should be kept to a minimum at all times & must cease between 12am and 8am. Management should not have to tell you it is after 10pm as you should know what time it is. Consideration to your neighbours and others at all times is a MUST.

Drunkenness, offensive, rowdy behavior, or bad language will not be tolerated under any circumstances. Offenders will be directed to leave immediately. There will only be one warning for the above, if ignored police will be called without hesitation. **You will be held responsible for your guests while they are in the park.** Make sure you inform them of our requirements, if there are any problems a termination notice will be issued to the offender the next day.

Day guests are required to leave the park after 10pm. Your site will be charged a fee if your guests are still in the park after 10pm.

16. FIRES:

The burning of wood fires or pizza ovens is not permitted at any time. Gas patio heaters are permitted and are your responsibility in regard to usage and storage.

17. BALL GAMES:

In consideration to all our guests (and cars & windows), cricket, football, soccer, or similar games are not to be played in the park near cabins, caravans or cars. Any accidents that result in damage to persons or property will result in the offender or their parent being liable.

18. BIKES/RECREATIONAL ITEMS:

For safety reasons, bikes are **not** to be ridden after sunset. Children are not to leave bikes or skateboards on roads at any times. Helmets must be always worn. **Parents are responsible** in ensuring children wear their helmets. The park will not be held liable for any accident/incident whilst bikes/scooters/rollerblades etc. are being ridden in our park. Bikes/scooters/rollerblades etc. are not to be ridden around: amenities block, BBQ area, camp kitchen or through occupied camp sites at any time. Also, they are not to ride between cabins or other semi-permanents van/annexes. Motorised ride on cars, bikes, scooters or high-powered remote-controlled cars or bikes are not to be used within the park. Water bombs are banned.

The park managers may confiscate any bike, skateboard, scooter or rollerblades or any other recreational equipment used by the occupant or the occupant's family, visitors, or guests, if in the opinion of the park manager:



- The equipment is being used in a manner that is dangerous for the user or other park users or both.
- the use is not in accordance with the park rules for casual occupants.
- the use is such as to cause a nuisance.
- the equipment is being used in areas where the use is not permitted.

The park manager will return any equipment that has been confiscated under this clause within 48 hours of the time the equipment was confiscated.

Confiscation under this rule does not limit the park managers other rights under the occupation agreement.

Children under the age of 10 may not use the playground equipment unless supervised by an adult.

The pool and camp kitchen areas have CCTV installed. Please ensure children under the age of 14 are always supervised. The tennis courts are available 9am till dark.

19. CHILDREN

Parents are responsible for their children at all times. Children under the age of 14 are not to be left unsupervised in this park at any time.

No person under the age of 14 years of age may use BBQ facilities. Please ensure children do not play in laundry, camp kitchen, amenities block, around any cabins, caravans, campsites, or guests' cars.

Children under 14 years of age **MUST** be accompanied by an adult while ALWAYS using the showers and toilets. Note: the adult is to go into the amenities with the child, NOT stand outside.

20. POOL

A person who is not a competent swimmer may not enter the pool unless accompanied by a competent adult.

Children under the age of 16 must not be in the pool enclosure unless accompanied by an adult who is a competent swimmer.

Unless closed for maintenance, pool hours are from 9am to 6 pm unless otherwise posted on the pool gate.

Running, Bombing, Diving, Pushing and Dunking are not permitted in the pool enclosure.

No alcohol or food may be taken into, or consumed, in the pool enclosure.

Glass may not be taken into the pool enclosure.

The pool and camp kitchen areas have CCTV installed but they do not prevent children from drowning.

When the pool is closed do not enter. Please always adhere to all safety signs in and around the pool.

21. OTHER FACILITIES AND AMENITIES

Rules for Use and Time of Use, as posted on or near other facilities and amenities, must be observed.



22. CRIMINAL ACTIVITY

Occupants must not offend against the law at the park or use the dwelling unit for the furtherance of any criminal activity.

23. VANDALISM

Occupants must not commit any acts of vandalism.

24. FIREARMS

Occupants must not carry any firearm or any other weapon at the park.

25. UNLAWFUL DRUGS

Occupants must not use, or be under the influence of, any unlawful drugs or substances.

26. ANTISOCIAL BEHAVIOUR

Occupants must not undertake, participate or be involved in any antisocial behaviour.

27. NOT CARRY-ON TRADE OR BUSINESS

Occupants must not carry on any trade or business in the park or from their van or cabin.

28. WORK HEALTH AND SAFETY (WHS)

(a) Occupants must comply with any directions of the park manager in relation to compliance with the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2011.

(b) Any installation, alteration, addition, or repair of the occupant's dwelling may only be undertaken by a licensed tradesperson.

(c) Occupants must ensure that no tradesperson enters the holiday park until that person has provided license, public liability, and workers compensation insurance details to the park owner, and until the park owner is satisfied that the person is familiar with any relevant WHS requirements applicable to the park.

(d) Prior to any additions to your site Council approval must be granted in writing and that document must be provided to park management. Following Council approval, a request must be made in writing to park management before work commences. Once written approval is granted by Park management the work can commence.

(e) We would prefer work to be carried out during the week between 9am and 5pm with management approval. In some instances, we will allow work to be carried out on a Saturday between the hours of 9am and 4pm, this is subject to the manager's discretion. No work will be carried out on Sundays, school holidays or at peak times.

1. RENOVATIONS:

Any additions/renovations always require Park permission and in some instances, council need to be notified of any changes. To avoid disappointment, always talk to Park management and please act within the guidelines of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 prior to commencement to ensure approval. Details can be found at

<https://www.legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0461>



Once completed you will need to supply the office with all the relevant paperwork so the Park Manager can lodge the Notice of completion to the Local council.

29.VAN SALES:

There may come a time when you find that you want to sell your cabin. To do this you must first put your intention in writing to management. Please be aware that all van sales and buyer approvals must be handled by the park manager. As per Schedule 1 of the Agreement, an EXIT FEE is payable to the park on the sale of your van by the Vendor and an ENTRY FEE is payable to the park owner by the Purchaser.

If you do not wish park management to handle the sale as per park requirements, permission to sell your van in this park as an onsite van will be denied. You can still sell your van, but you need to advise that it is NOT an onsite van and that once sold it MUST be removed as the site you were on will become a empty park site once again.

30.Smoke Alarms:

All vans must have working smoke alarms fitted. It is advised to change the batteries at least once a year.

31.Evacuation:

In the case of an emergency an evacuation assembly point is located at the front of the park.

32.Boom Gate Numbers

Boom gates are there to protect the park, its patrons, and guests. **Your boom gate access code is only for the persons on the listed on the occupation agreement.** If you give your number out for others to use, your number will be cancelled. You will then need to call the office to arrange a temporary boom gate access code 48 hours in advance to your arrival within our business hours.

33.Annuals Vans - Laundry

No Laundries are to be sold or installed within the van or cabins on Annual sites. We have fantastic laundry facilities within the park.

34.Staff and Management.

The Park will not tolerate staff and/or management being abused, intimidated, threatened or harassed. No exceptions. If any tenant behaves inappropriately, they will be asked to sell their van and leave the park.

35.Site agreements

No more than 2 adults on one site agreement.



Remember, we have rules to protect our community and property.

Please be aware not conforming to all the above rules is considered a breach of the Long-Term Casual Occupation Agreement which has been signed by all van owners.

Breaking this agreement can result in being asked to vacate your site completely with only 14 days' notice. So please ensure that you, your family (including children), as well as any persons staying in your van, at any time, and lastly day guests, are fully aware of the park requirements as you are responsible for their behaviour whilst in the park.

Rules, Regulations & Requirements 2023

Seachange Living NSW Pty Ltd
t/as Milton Valley Holiday Park
Management & Staff