



Adventures Victoria Pty Ltd Trading As
LAKESHORE CARAVAN PARK
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25th September 2018

Dear Sir or Madam,

Lakeshore Caravan Park Upgrade Works

As you are aware, a new lease agreement for the land occupied by Lakeshore Caravan Park between the landlord (Goulburn Murray Water) and Adventures Victoria Pty. Ltd. (AV) commenced on July 1st this year.

Prior to entering the new lease agreement, AV were advised of several aspects of the park which no longer met general safety and statutory compliance regulations for Victorian caravan parks. These included, but were not restricted to, infrastructure associated with CFA fire prevention measures, waste water treatment, drinking water and electricity supply. Fortunately, both Goulburn Murray Water and the City of Greater Bendigo are taking a conciliatory approach towards addressing many of these issues with AV over the next two years. Therefore, in order to comply with all safety and compliance regulations, there will be significant upgrade or replacement works required to AV park infrastructure as well as privately owned caravans and cabins in the park before 30th September 2020.

AV understands that this may have a significant impact on caravan and cabin owners over the course of the next two years. Currently, we are working closely with Bendigo City Council and all regulatory referral bodies to clearly understand and define all measures required to meet with our compliance obligations, health and safety charter and duty of care to members of the public. AV wishes to provide assurance to all site tenants that it fully intends to improve the park to a level where it not only meets regulatory and statutory requirements, but also commence long-awaited works to grounds and facilities to improve your experience at Lakeshore.

Regrettably, due to liability exposure associated with safety concerns, AV has made the difficult decision to permanently close the motorbike track. We understand that this facility has historically been a strong drawcard to the park. This decision was not taken lightly and was made following consultation with AV's legal counsel and insurance assessors. AV will take a considered and communal approach in determining the best use for this land in the future.

The park is currently undergoing a period of constructive transition and this will be a time that many questions will arise. Accordingly, there are many aspects which AV is currently in the process of seeking direction and clarification with all relevant authorities in order to provide our site tenants with correct information for longer-term planning. Please be assured that we will be communicating with you all as soon as information comes to hand and we request your understanding and patience during this period.

Over the coming months and throughout the holiday season, whilst AV is in the initial stages of collecting and processing all information, the park will be operating as usual. You will note that improvement works are already starting to take place on roadways, drainage and amenity blocks.

We know there are exciting times ahead, and we look forward to seeing you all now the weather is starting to warm up.

Yours sincerely

JOHN BERESFORD

Adventures Victoria General Manager