



Adventures Victoria Pty Ltd Trading As
LAKESHORE CARAVAN PARK
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8th February 2019

Dear Site Holder,

Lakeshore Caravan Park Upgrade – Remediation Works Update

Adventures Victoria Pty. Ltd. (AV) advises that it will not be renewing any lease agreements from 30th of June 2019 whilst the park is being fully upgraded in order to meet with a number of statutory compliance standards. We understand that many of our site holders are disappointed, however, we have no alternative but to commence significant remedial works if the park is to continue operating as a registered caravan park.

AV is currently working closely with the City of Greater Bendigo and all other regulatory bodies to ensure that we will meet all requirements in the future.

Obviously, as site holders you will have many questions regarding how this will affect you now and in the future when the park re-opens.

Please see below a list of questions that many of you have already asked and answers we have put together based on the current information that we have:

- **Are vans and belongings to be removed by the 30th of June 2019 ?**
No. There will be a period of 3 months after this date to allow for the removal of vans. Site holders will be provided access to the park during normal business hours.
- **Will fees be waived for the last quarter?**
Fees will not be waived as you are able to use your caravan up to and including the 30th June 2019.
- **Will fees be refunded to site holders in credit who choose to leave now?**
There will be no refund.
- **Can a site holder sign their van over to the park instead of removing their van?**
It will be the responsibility for site holders to move all of their property from the park before 30th September 2019. We understand that there may be situations where caravans or cabins are not in any condition to be moved off the property. AV may consider having caravans signed over to the park on a case by case basis, but all outstanding fees must be paid in full.
- **What happens if a site holder does not clear the site?**
A clean up fee will be charged. Please note that there will be a designated dump point for all hard rubbish and park bins are to be used for general waste only.
- **How long will the park be closed?**
Works will be completed over two stages, it is anticipated that each stage will take approximately 12 months.
- **Will the park open when the first stage is completed?**
At this stage we anticipate that it will be.

- **How much will a cabin cost?**
Cabins will range in price from approximately \$55,000 to \$125,000
- **How much will the site fees be?**
Site fees will be approximately \$4,500 to \$5,000 per annum
- **Are all caravans in the annual section required to be Jayco?**
No. Other brands can be located in the annual section.
- **Will annual site holders be allocated their own section in the park?**
Yes.
- **Do previous site holders receive first preference on location once new sites become available?**
Yes. All previous site holders will be provided with an opportunity to select a site and cabin 'off the plan' prior to public advertisement.
- **Will there be a discount for previous site holders when purchasing a cabin?**
Yes. All previous site holders will be eligible for a discount on the listed price.
- **Will there be finance available for site holders who wish to purchase a cabin?**
Yes. Finance will be available for site holders. Usual loan application conditions will apply
- **Will the park have storage sheds for boats etc.?**
Yes. The park will have secure sheds suitable for boat storage which will be available for lease.

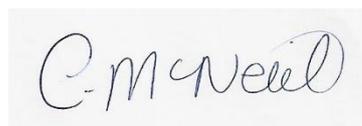
Adventures Victoria appreciates your understanding and patience during this time of transition. We intend to keep you advised of any developments and updates whilst the park is undergoing transformation. As always, the friendly staff at Lakeshore are available to field any enquiries. Due to the nature of the transition and diversity of situations, there will be occasions where our staff may not have specific information readily available that you may require. However, we will endeavour to provide you with the information that you require within a realistic timeframe.

We view this as an exciting new development for our site holders, with additional infrastructure planned throughout the park including a swimming pool, new playground, restaurant, outdoor gym and communal BBQ areas. We look forward to sharing our plans with you as they evolve and creating a memorable holiday destination that the whole family will enjoy.

Yours sincerely



John Beresford
General Manager
Adventures Victoria



Chrissy McNeill
Manager
Lakeshore Caravan Park