

This disclosure does not constitute legal advice. Users are advised to seek professional advice (including legal advice) and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this document.

Please Note

If you are making an offer on a holiday van for private sale, it is recommended that the offer is made subject to all approvals from Wollongong City Council.

Any purchase is for the caravan and associated structures only.

Wollongong City Council reserves the right to order the relocation of any caravan (and associated structures) to any other site within the park, or to terminate the occupation agreement by giving 90 days written notice to the site occupant. This notice is reduced to seven days where a breach has occurred.

Wollongong City Council takes no responsibility for the valuation or purchase price of this caravan (and associated structures), nor its condition.

Wollongong City Council accepts no responsibility for the accuracy of the information contained in the advertisement. Interested purchasers should make their own enquiries with the vendors to satisfy themselves of the qualities and title to the holiday van and associated structures.

No occupation of the site is allowed until an occupation agreement is executed with the prospective buyers. Please see our website for more information on the buying and selling of holiday vans wollongongtouristparks.com.au.

Buying a Holiday Van

If you are interested in buying a holiday van in a Wollongong City Tourist Park, you must first approach the Tourist Parks Administration Officer and enquire whether the current owner has permission to sell the van.

A van cannot be sold at a park without the permission of Council. If you purchase a van where the current holiday van owner has not received prior written permission, Council will not be able to enter into an occupancy agreement, ownership cannot be transferred, and you will be asked to take the van, annexe and any associated structure off the site.

Each van approved for sale must have a current engineers' certificate (not more than 12 months old). The engineers' certificate will be provided to you as part of the conditions of occupancy.

When you have decided to buy a Holiday Van in a Wollongong City Tourist Park you will be asked by Council to:

Prior to the sale:

The proposed purchaser is required to provide a signed declaration confirming that:

1. You are aware of and understand the conditions of long-term casual holiday van occupancy.
2. You are buying the moveable dwelling only and that the purchase does not include any title to the land which the moveable dwelling occupies.
3. You understand you are required to enter into a Holiday Van Occupation Agreement with a fixed term of 12 months only, subject to the provisions of the Holiday Parks (Long Term Casual Occupation) Act 2002, and that this will not confer any right to the ongoing occupation of any site and that there is no guarantee that a new Occupancy Agreement will be offered at the expiry of the fixed term.
4. You understand that the moveable dwelling cannot be used on the park for permanent residential purposes.
5. You may occupy the van no more than 180 days per year.
6. You have obtained or chosen not to obtain independent legal and financial advice regarding the purchase.
7. You agree no more than two person/s over the age of 18 age, are to be named on the occupancy agreement.

8. You declare you do not own or have an interest in any other van in any Wollongong City Tourist Park. Holiday Van owners can only have interest in one holiday van. This is to ensure that as many people as possible are provided the opportunity to utilise the parks which are located mostly on Crown Reserves.
9. You have been provided a copy of the current occupation agreement.

Following the sale:

- Provide 100 points of identification.
- Provide a copy of rates notice or residential lease as proof of current address.
- Provide evidence you have bought the van from the previous owner. (Bill of Sale or Receipt)
- Pay an Administration Fee, as per the current fees and charges.
- Sign an Occupancy Agreement
- Provide public liability insurance for the holiday van for \$20 million. Council's insurance does not cover items not owned by Council and therefore each individual holiday van requires its own insurance.
- Advise the Administration Officer of your contact details.
- Pay fees in advance of up to three months, for occupancy as per the current fees and charges.

Sales and transfer of ownerships must be done on site at the park. An appointment must be made prior with Council. A transfer of ownership takes approximately an hour to complete. Transfer of Ownership appointments are generally not made during peak times or public holidays and are conducted Monday – Friday.

Further Information

Further information about buying a holiday van and the responsibilities associated with owning a holiday van can be found on our webpage at wollongongtouristparks.com.au.

The following documents should be read before any purchase is made:

- Holiday Van Disclosure Document
- Holiday Van Occupation Agreement
- Holiday Van Additional Terms of Occupation
- Holiday Van Standards for Installations of Holiday van, annex and associated structures
- Holiday Van Minimum Standards
- Tourist Park Rules