

# PARKSIDE RESIDENTIAL VILLAGE



293 - 297 Midland Hwy. Epsom,  
Bendigo. Vic. 3551  
Tel: 5448 4747  
www.parksidecommunity.com.au

21/03/2019

## PROJECT SPECIFICATION

### The EUREKA - Cleator



#### STANDARD INCLUSIONS

2 Bedrooms & Study  
Lounge, Dining, En-suite  
2.5hp Air Conditioning, Ceiling Fans  
Gas Cooktop, Oven, Instant HWS  
Clothesline, Ample Cupboard space

From only ...

**\$ SOLD**

Client : **CLEATOR**

Project : **The EUREKA - Cleator**

Site : **R26**

Date : **2-Dec-16**

Revision : **2**

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21/03/2019

## PROJECT SPECIFICATION



293 - 295 Midland Highway, Epsom  
Bendigo, Victoria. 3551  
Tel. (03) 5448 4747  
Fax. (03) 5448 4030



**BENDIGO'S PREMIER TOURIST PARK**



Reservations Toll Free  
1800 637 176  
www.goldnugget.com.au  
info@goldnugget.com.au

### Bill of Sale

#### Private Party Contract for Sale of Relocatable Home

Agreement made between Seller

and Buyer

Gold Nugget Tourist Park  
293 - 295 Midland Highway, Epsom  
Bendigo, Victoria 3551

<Client Name>  
<Address>  
<City>, <State>, <Postcode>

|                                |  |
|--------------------------------|--|
| Item for Sale                  | Residential Home by PreCon Living  |
| Description                    | <Name of Home><br>Relocatable Home as per attached Specification, Floor & Electrical Plans |
| Location                       | Site No R<Site No>, Parkside Residential Precinct, Gold Nugget Tourist Park                |
| Sale Price                     | \$<Final Price>  |
| Deposit (non refundable)       | \$<Deposit_Amt>  |
| Settlement Period              | <Settlement Days> days from date of this contract.   |
| Appliances & Fittings included | As per attached Specification, Floor & Electrical Plans                                    |
| Warranty                       | 6.5 year Structural Warranty<br>3 Month Maintenance Warranty                               |

Signed this <Date>

Seller:

Buyer:

Colin Johnston  
(Name)

.....  
(Print Name)

Director  
(Position)

.....  
(Phone)

.....  
(Signature)

.....  
(Signature)

on behalf of.  
Gold Nugget Tourist Park  
293 - 295 Midland Highway, Epsom  
Bendigo, Victoria 3551

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## PROJECT SPECIFICATION

### Specification

#### **1 Site Establishment & Foundations - BY OTHERS**

Note: Assumes finished floor will not exceed 750mm at any location  
Post Install Extras

#### **2 Hire Items**

- 2.1 Scaffolding - roof fall protection
- 2.2 Waste Management & Recycling

#### **3 Steel Sub-Floor**

- 3.1 Supagal 2/ 150x50x2.0 - Bearer
- 3.2 Supagal 1/ 150x50x2.0 - Perimetre Beam
- 3.3 Supagal 1/ 150x50x2.0 - Joist
- 3.4
- 3.5 Supagal 75x75x2.0 - posts
- 3.6 Supagal 1000x100x2 - posts
- 3.7 Killrust steel primer
- 3.8 PC SUM material rate - steel sub-floor
- 3.9 Labour - factory welding (per LM of bearer)
- 3.10 Labour - welding structural members

#### **4 Flooring**

- 4.1 New Flooring - 22mm particleboard
- 4.2 Labour to install PB flooring

#### **5 Steel Wall & Roof Framing & Structural**

- 5.1 Truecor Steel Wall & Roof Framing - supply & delivery  
Structural steel portal frame to Engineer design - supply & delivery
- 5.2
- 5.3 Labour - Carpenter general framing  
Note: Vaulted ceiling to Lounge/Dining/Kitchen. 2400h flat ceiling throughout balance

#### **7 Roofing**

- 7.1 Colourbond Roof
- 7.2 Colourbond Fascia
- 7.3 Colourbond Quad Gutter
- 7.4 PVC Downpipes
- 7.5 Colourbond Ridge Capping
- 7.6 Colourbond Barge Capping
- 7.7 Supply & Installation -

#### **8 Plumbing Services**

- 8.1 Rough-in all fittings & fixtures
- 8.2 Fit-off all fittings & fixtures
- 8.3 Rough-in material allowance
- 8.4 Contractor Quote inc Certificate of compliance
- 8.5 Connection to main service supply - BY OTHERS

|            |                      |
|------------|----------------------|
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## PROJECT SPECIFICATION

### 9 Electrical Services

- 9.1 Single & Double GPO (16)
- 9.2 Lighting - LED downlight (18)
- 9.3 Ceiling Fan (5)
- 9.4 Exhaust fan ducted - (bath)
- 9.5 Oven 20A circuit
- 9.6 Rangehood
- 9.7 Smoke detector (2)
- 9.8 TV points (2)
- 9.9 Phone point (1)
- 9.10 New RCBO's & Sub-board
- 9.11 External lighting to carport (1)
- 9.12 External lighting to front verandah and front facade (3)
- 9.13 External GPO (3)
- 9.14 Tastic Heater Light - supply & install
- 9.15 Air-conditioner circuit
- 9.16 Labour - Rough-in
- 9.17 Labour - Fit-off
- Note: excludes - Telstra, Foxtel, Security, upgrades to power supply and pit installation, connection to main services
- 9.18

### 10 Lock-Up

- 10.1 Sisalation foil - R0.5 supply & fit
- 10.2 Insulation Batts - external walls R2.0
- 10.3 Insulation Batts - ceilings R3.5
- 10.4 Insulation Batts - installation
- Prefinished vinyl weatherboard selection from standard builders range
- 10.5
- 10.6 Labour - Cladding installation
- 10.7 Eave & verandah lining - 4.50mm FC sheet
- 10.8 Timber 19mm Trimold/Quad
- 10.9 Shower base - walk-in graded floor screed

### 11 Decks, Landings & Balustrade

- 11.1 90 x 19 Merbau Decking
- Balustrade to verandah - painted steel post and LOSP timber handrail with timber pickets
- 11.2
- 11.3 Steps to ground level to front verandah & side door
- 11.4 Labour to install decking to verandah

### 12 Plastering

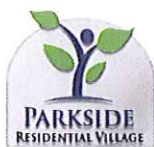
- 10mm Ceiling with battens including 55mm cove cornice throughout
- 12.1
- 12.2 10mm walls including wet area plaster to bathroom & laundry
- 12.3 Supply & install the above mentioned

### 13 Waterproofing

- 13.1 Waterproofing - WC, bathroom & laundry floors, shower walls
- 13.2 Caulking

|            |                      |
|------------|----------------------|
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## PROJECT SPECIFICATION

### 14 Internal Fix-Out

- 14.1 Internal Door - Prehung, Arcs, Passage or Priv Set
- 14.2 Window & Door Architraves - 67mm single bevel MDF
- 14.3 Skirting - 67mm single bevel MDF
- 14.4 Shelving Fit-out
- 14.5 Labour - internal fix

### 15 Painting

- 15.1 Exterior Painting - low sheen acrylic
- Interior Painting - flat acrylic to ceilings, low sheen acrylic walls, aquanamel woodwork & doors
- 15.2

### 16 Wall Tiling & Splash Backs

- Wall tiling - Ceramic white gloss 600 x 300 - shower walls to 2.1, kitchen & vanity splash backs
- 16.1

### 17 Floor Coverings

- 17.1 Ceramic floor tiles to Entry, Wet areas & Kitchen - 600 x 300 S&I
- 17.2 Ceramic floor tiles to Dining area - 600 x 300 S&I
- 17.3 Carpet with underlay to Bedrooms & Lounge - S&I

### 18 Joinery

- Kitchen - gloss white vinyl wrap with laminate benchtops, including island breakfast bar,
- 18.1
- Bathroom - gloss white vinyl wrap cupboard with laminate benchtop
- 18.2
- 18.3 Supply the above mentioned
- 18.4 Labour to install the above mentioned
- Note: All joinery supplied with s/steel rail handles, soft close doors & drawers. Alternate door colour selection will be priced separately
- 18.5

### 19 Windows & External Doors

- Supply aluminium sliding door and windows with flyscreen as per plan
- 19.1
- 19.2 Increase window size to Bed 3
- 19.3 Increase window size to Lounge
- 19.4 Supply & install feature front door (security door by others)

|            |                      |
|------------|----------------------|
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## PROJECT SPECIFICATION

### 20 Internal Fit-Off

- 20.1 BIR doors/fit out to Bed 1
- 20.2 BIR doors/fit-out to Bed 2
- 20.3 BIR doors/fit-out to Study
- 20.4 Broom/Linen cupboard fit-out
- Shower screen - clear glass, semi-frameless panel 2100h x 1100w (ceiling support stem)
- 20.5
- 20.6 Toilet Roll Holder (1)
- 20.7 800mm single towel rail (2)
- 20.8 Hand towel rail (1)
- 20.9 Soap Holder
- 20.10 Vanity Mirror
- 20.11 Labour to fit-off
- 20.12 Builders clean & detail
- 20.13 Window Furnishings - BY OTHERS

### 21 Fixtures / Appliances

- 21.1 Kitchen sink - 1 3/4 bowl single drain
- 21.2 Kitchen sink tapware mixer
- 21.3 Vanity basin
- 21.4 Vanity basin tapware mixer - Posh Solus MKII
- Shower outlet - American Standard Cygnet Round Twin Shower - 9506814
- 21.5
- 21.6 Shower tapware mixer with diverter control - Posh Solus MKII
- 21.7 Toilet Suite - close coupled, ceramic cistern, soft close seat
- 21.8 Washing machine tapware - ministop
- 21.9 Instantaneous hot water service (16lt)
- 21.10 Air conditioning - 5.0Kw rev/cyc s/sys - supply only
- 21.11 Westinghouse 600mm wall oven - gas
- 21.12 Westinghouse 600mm gas cooktop
- 21.13 Westinghouse WRH605IS Slideout Rangehood

### 22 Delivery / Installation / On-site works

Load, deliver with pilot vehicles including permits, assisted (Chassis only)

Build On-Site

- 22.1
- 22.2 Labour to install on-site
- 22.3 On-site crane - BY OTHERS

|            |                      |
|------------|----------------------|
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| Revision : | 2                    |

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## PROJECT SPECIFICATION

### 23 Exclusions

#### 23.1 Service Connections

Driveways, Landscaping, Fencing & Baseboards, Carport, Verandahs.

#### 23.2

Supply & fitment of TV antenna, Pay TV, Internet & Phone connections

#### 23.3

23.4 Furniture, white goods & appliances other than specified

23.5 Floor coverings & Light fittings other than specified

23.6 Window furnishings

Client : **CLEATOR**

Project : **The EUREKA - Cleator**

Site : **R26**

Date : **2-Dec-16**

Revision : **2**

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### Pre & Post Install Inclusions by Gold Nugget

#### 23.1 Service Connections

Driveways, Landscaping, Baseboards, Carport, Verandahs.

#### 23.2

Supply & fitment of TV antenna, Pay TV, Internet & Phone connections

#### 23.3

23.4 Furniture, white goods & appliances other than specified

23.5 Floor coverings & Light fittings other than specified

23.6

and ...

### Concreting

20 @ 900mm x 450mm x 450mm Foundations

Chains & Turnbuckles installed

14m x 3.6m Carport concreting

Steel Mesh Rio

Cranage

### Connections

Electrical

Plumbing: Sewer, Storm, Water

Air Cond (Sparkie)

### Post Install Options included

Carport (Bendigo Patios)

Baseboards (Materiels)

Clothesline

Garden Soil

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**Sell Price (GST Included)**

**SOLD**

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# PARKSIDE RESIDENTIAL VILLAGE

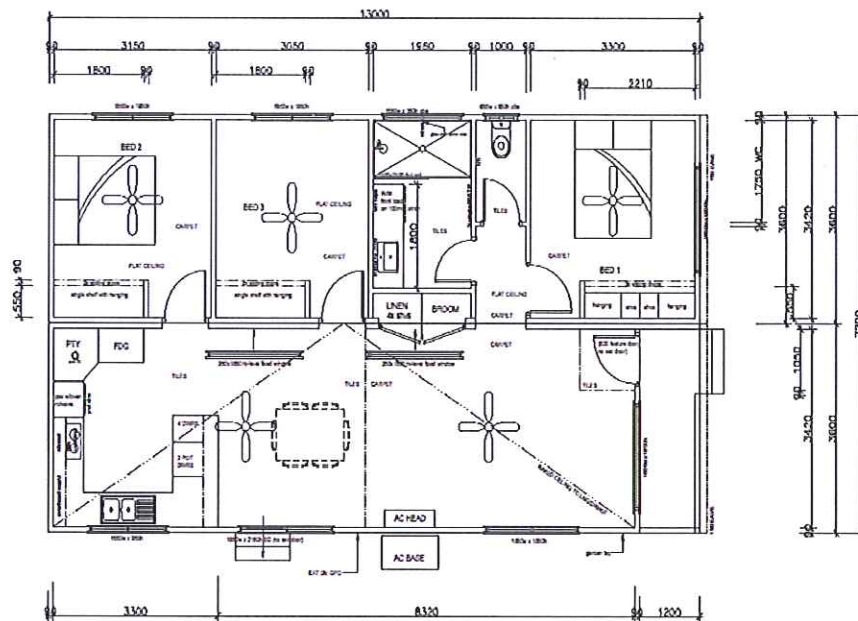


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## FLOOR PLAN

|            |                      |              |           |
|------------|----------------------|--------------|-----------|
| Project :  | The EUREKA - Cleator | Drawing :    | Floorplan |
| Client :   | CLEATOR              | Date :       | 2-Dec-16  |
| Location : | R26                  | Revision :   | 2.0       |
|            | Scale :              | Sheet Size : | A3        |



|            |                            |              |            |              |                |
|------------|----------------------------|--------------|------------|--------------|----------------|
| Project :  | CUSTOM DESIGN              | Drawing :    | FLOOR PLAN | Sheet No :   | 1 of 5         |
| Location : | PARKSIDE LIFESTYLE VILLAGE | Scale :      | 1:100      | Drawn :      | EQ             |
| Client :   | GRAEME & GAIL CLEATOR      | Sheet Size : | A3         | Project No : | XXXXXX         |
|            |                            |              |            | Revision :   | FINAL 20161202 |

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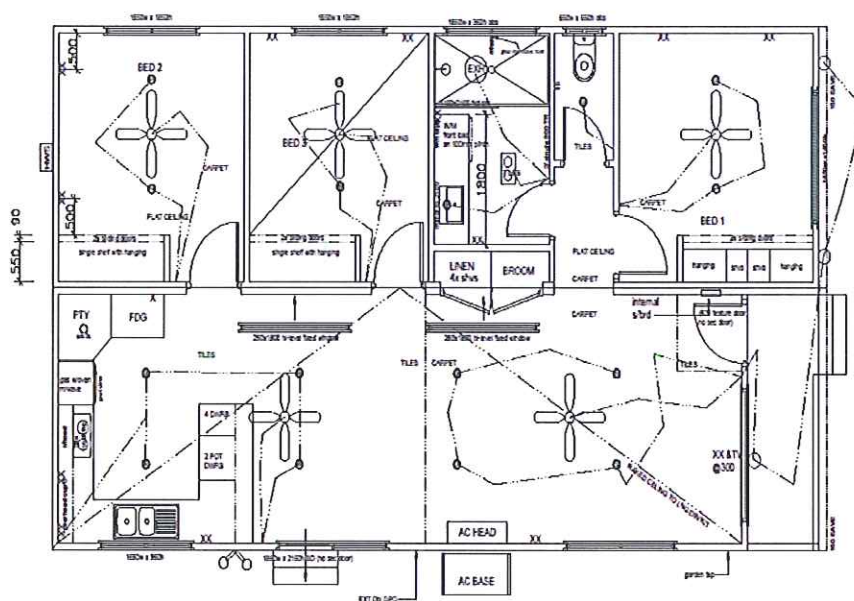


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## ELECTRICAL SERVICES

|            |                      |              |           |
|------------|----------------------|--------------|-----------|
| Project :  | The EUREKA - Cleator | Drawing :    | Floorplan |
| Client :   | CLEATOR              | Scale :      | 1:100     |
| Location : | R26                  | Sheet Size : | A3        |
|            |                      | Date :       | 2-Dec-16  |
|            |                      | Revision :   | 2.0       |



|                                      |                     |                          |
|--------------------------------------|---------------------|--------------------------|
| Project: CUSTOM DESIGN               | Drawing: ELECTRICAL | Sheet No: 4 of 5         |
| Location: PARKSIDE LIFESTYLE VILLAGE | Scale: 1:100        | Drawn: BQ                |
| Client: GRAEME & GAIL CLEATOR        | Sheet Size: A3      | Date: 20161202           |
|                                      | Project No: XXXXXX  | Revision: FINAL 20161202 |

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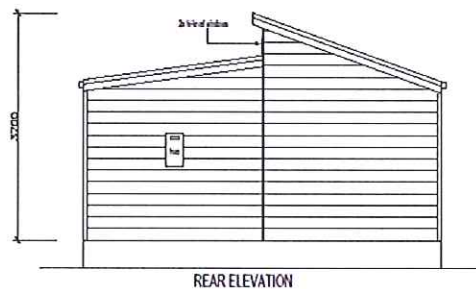
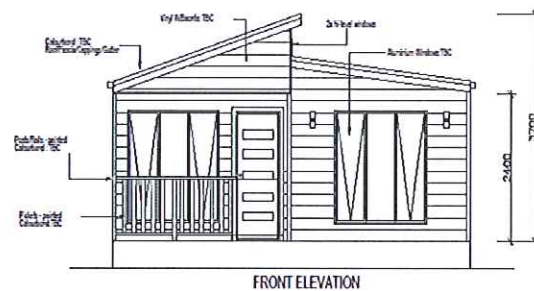


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21/03/2019

## ELEVATIONS

|            |                      |              |           |
|------------|----------------------|--------------|-----------|
| Project :  | The EUREKA - Cleator | Drawing :    | Floorplan |
| Client :   | CLEATOR              | Scale :      | 1:100     |
| Location : | R26                  | Sheet Size : | A3        |
|            |                      | Date :       | 2-Dec-16  |
|            |                      | Revision :   | 2.0       |



|                                      |                                 |                    |                            |
|--------------------------------------|---------------------------------|--------------------|----------------------------|
| Project: CUSTOM DESIGN               | Drawing: FRONT & REAR ELEVATION |                    | Sheet No: 2 of 5           |
| Location: PARKSIDE LIFESTYLE VILLAGE | Scale: 1:100                    | Drawn: BQ          | Date: 20/01/2012           |
| Client: CLEATOR                      | Sheet Size: A3                  | Project No: XXXXXX | Revision: FINAL 20/01/2012 |

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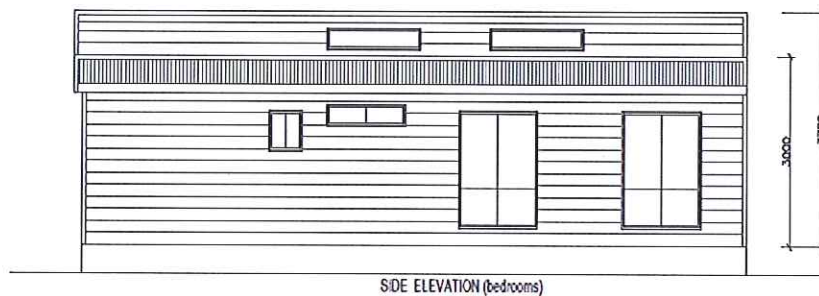


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21/03/2019

## ELEVATIONS (2)

|            |                      |              |           |
|------------|----------------------|--------------|-----------|
| Project :  | The EUREKA - Cleator | Drawing :    | Floorplan |
| Client :   | CLEATOR              | Scale :      | 1:100     |
| Location : | R26                  | Sheet Size : | A3        |
|            |                      | Date :       | 2-Dec-16  |
|            |                      | Revision :   | 2.0       |



SIDE ELEVATION (bedrooms)



SIDE ELEVATION (carport)



|                                      |                         |                          |
|--------------------------------------|-------------------------|--------------------------|
| Project: CUSTOM DESIGN               | Drawing: SIDE ELEVATION | Sheet No: 3 of 5         |
| Location: PARKSIDE LIFESTYLE VILLAGE | Scale: 1:100            | Date: 20161202           |
| Client: CLEATOR                      | Sheet Size: A3          | Revision: FINAL 20161202 |
|                                      | Project No: XXXXXX      |                          |

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## SUB-FLOOR PLAN

Project : The EUREKA - Cleator

Client : CLEATOR

Location : R26

Scale :

1:100

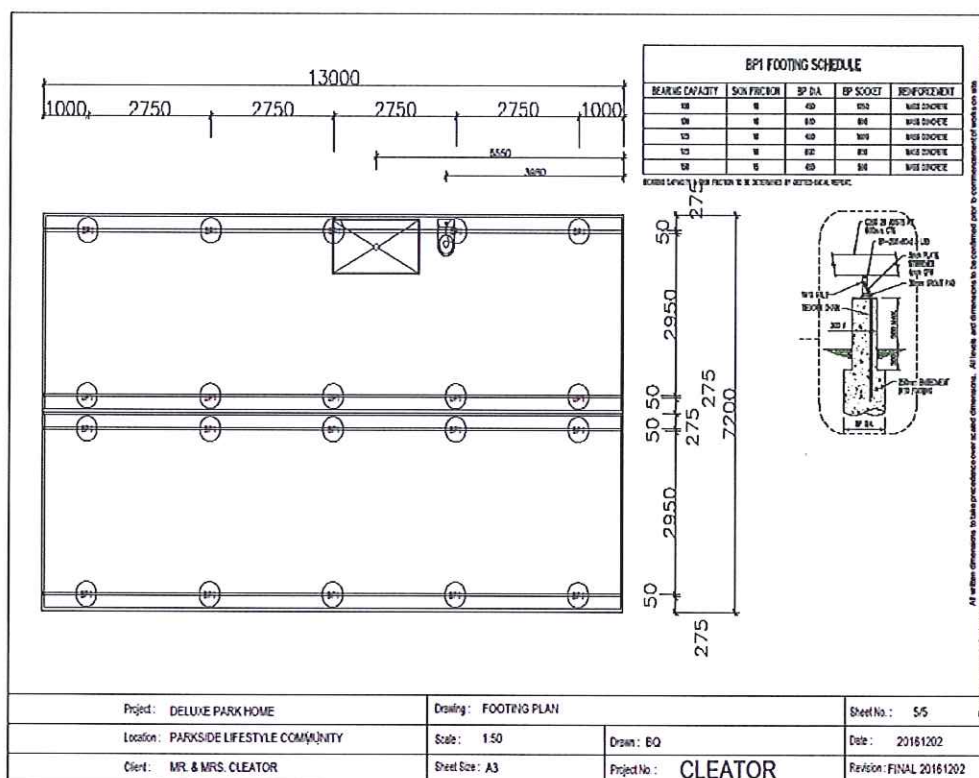
Sheet Size :

A3

Drawing : Floorplan

Date : 2-Dec-16

Revision : 2.0



## Further Reading

- 1 Part 4a Timelines
- 2 Cooling Off Notice
- 3 Acknowledgement by Resident
- 4 CAV Booklet - Movable-dwellings--a-guide-for-residents-owners-and-managers
- 5 Part 4A Site Agreement 2014 08 26.pdf
- 6 Schedule to Site Agreement
- 7 ParkMap and Policies
- 8 Frequently Asked Questions - 2016

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21/03/2019

[ Image ]



## RESIDENTIAL TENANCIES ACT 1997

### PART 4A AGREEMENT

Revised August 2014

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**BETWEEN:**

**The Park Owner described in Item 1 of the Schedule**

**AND**

**The Site Tenant described in Item 2 of the Schedule**

**IN RESPECT OF**

**The Caravan Park described in Item 3 of the Schedule.**

[ Image ]



## SCHEDULE TO SITE AGREEMENT

### Schedule 1

| Item No. | Description of Item                   | Details   |
|----------|---------------------------------------|---|
| 1.       | <b>PARK OWNER:</b>                    | Gold Nugget Tourist Park operating as the Parkside Residential Village.   |
|          | Address:                              | 293 - 295 Midland Highway, Epsom, Bendigo Victoria 3551   |
|          | Telephone Number:                     | 03 5448 4747  |
| 2.       | <b>RESIDENT:</b>                      | < Resident(s) Name(s) >   |
|          | Address:                              | < Address >   |
|          | Telephone Number:                     | < Contact No >  |
| 3.       | <b>PARK:</b>                          | Gold Nugget Tourist Park operating as the Parkside Residential Village  |
| 4.       | <b>SITE:</b>                          | < Site No >   |
| 5.       | <b>COMMENCEMENT DATE:</b>             | < Start Date >  |
| 6.       | <b>SITE FEE:</b>                      | \$ 130.00 per week (up to 2 persons)<br>(payable weekly / fortnight / calendar monthly / quarterly)<br>(Rates valid from 1/7/2017 - 30/6/2018)  |
| 7.       | <b>PAYMENT OF SITE FEE:</b>           | By weekly / fortnightly / calendar monthly / quarterly instalments in advance. The first payment shall be payable on the date of commencement of the Term. The Site fee can be made by Cash, Cheque, Master Card, Visa Card or by EFT to nominated account. |
| 8 (a).   | <b>SITE FEE REVIEW DATES:</b>         | 1 <sup>st</sup> July each year  |
| 8 (b).   | <b>METHOD OF SITE FEE ADJUSTMENT:</b> | CPI or 3.5% whichever is greater  |

... continues ...

Park Owner (initial here)

Resident (initial here)

Part 4A Schedule

Page 1 of 2



Life at Parkside Residential Village, Relax Today... Explore Tomorrow!





## SCHEDULES TO SITE AGREEMENT

(continued)

|     |  |  |
|-----|--|--|
| 9.1 | MAXIMUM NUMBER OF PERSONS ON SITE:   | N/a  |
| 9.2 | MAXIMUM NUMBER OF VISITORS:  | N/a  |
| 9.3 | MAXIMUM PERIOD THAT VISITORS CAN STAY AT ONE TIME OR OVER 12 MONTH PERIOD: | Up to 30 Days @ no charge. Visitors staying longer than 30 days to be subject to the current 'Extra Person Fee' that applies in the Tourist Park |
| 9.4 | MAXIMUM NUMBER OF VEHICLES THAT CAN BE KEPT ON THE SITE:                   | 1  |
| 10. | NAMES OF OCCUPANTS:  | < Resident(s) Name(s) >  |
| 11. | SPECIAL TERMS AND CONDITIONS:  | Pets are allowed, subject to the same Terms & Conditions that apply to short term tourist traffic as specified in the Park Policies.             |
| 12. | SELLING AGENT'S FEE  | 4.0% of Sale Price (inclusive of GST)  |

### Schedule 2

|     |  |  |
|-----|--|--|
| 13. | RATES FOR ELECTRICITY, SEWER, GAS, WATER & MUNICIPAL RATES | <p>Electricity: Network Infrastructure Fee - <b>\$10.00</b> per week plus usage as per meter reading at the (Essential Services Commission) mandated rate.</p> <p>Gas: (Currently) <b>\$97.00</b> per 45kg bottle (subject to change).</p> <p>Water &amp; Sewer: <b>No charge applies</b></p> <p>Municipal Rates: <b>No charge applies</b></p> |
|-----|--|--|

\_\_\_\_\_  
Park Owner (initial here)

\_\_\_\_\_  
Resident (initial here)

Part 4A Schedule

Page 2 of 2