

# PARKSIDE RESIDENTIAL VILLAGE



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

21/03/2019

## PROJECT SPECIFICATION

### The Harley - Donald



#### STANDARD INCLUSIONS

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

From only ...

**\$ 185000**

Client : **Donald**

Project : **The Harley - Donald**

Site : **R07**

Date : **19-Apr-10**

Revision : **Final**

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## PROJECT SPECIFICATION



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

# Gold Nugget Tourist Park

ABN 69 550 230 604



**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> 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 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  
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## PROJECT SPECIFICATION

### Specification

#### DESIGN

Harley

Colour Scheme: Eucalypt / Tea Tree

#### DESIGN PROFILES

All Design aspects as per plan

#### SCOPE

Construct unit in accordance with working drawings & this specification.  
Materials and workmanship to be in accordance with best building practice.  
Work to comply with the Building Code of Australia and local authority requirements.  
Builder to arrange frame inspection by approved building certifier.  
Transport to site and install/complex on footings prepared by owner

#### NOTES

This specification forms part of the contract documents.  
'By Owner' - means no allowance has been made in our quotation for costs associated with any item so denoted in this specification.

#### SITE CONDITIONS

Unless otherwise stated, this submission assumes the following :  
Clear site with access to facilitate product and/or material entry  
Power and water available on site at no cost to the builder  
Toilet available on site at no cost to the builder.

#### PRELIMINARY EXPENSES

Site inspection  
Contract supervision

#### SITE WORKS

Tiedowns and footings by owner  
Fencing by owner  
Connection of services by owner

#### FLOOR, FRAME AND ROOF STRUCTURE

Refer working drawings

#### NOTES

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### ROOFING AND ROOF PLUMBER

Colorbond corrugated roof sheeting Dune  
Ridge capping Dune  
Barge capping Dune  
Quad Gutter Dune  
100x50 downpipes Dune  
Fascia/Barge Dune

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### INSULATION

Install R 3.0 batts to ceilings throughout plus foil insulation to main roof  
Install R 1.5 batts to all external walls standard  
Install Thermach wallwrap to all external walls prior to cladding standard

### WINDOWS AND INSECT SCREENS

Powder coated aluminium awning windows - standard colour range White Birch  
Install fibreglass insect screens to all windows White Birch

### ENTRY DOOR

Swinging feature entry door SG8 Frost rose bud  
1/2 glass (CLEAR) rear door Refer painting  
Entry Sets - 540 Amb Lever satin chrome

### SECURITY DOORS

Install marine grade stainless steel mesh security door to front door only White Birch

### EXTERNAL

Solid foam backed vinyl chamferboard profile cladding Linen

### INTERNAL LININGS AND MOULDINGS

10mm plasterboard lining to ceilings with 55mm coved cornice standard  
10mm plasterboard wall lining standard  
67 x 15 MDF single bevel edge skirting and architraves standard

### DOORS AND DOOR FURNITURE

Oakfield internal doors - (refer to paint section for colours) Refer Painting  
Passage sets -- 540 Amb lever Satin Chrome  
Flush pulls to sliding doors Satin Chrome

### REGENCY ROBES AND SCREENS

Full height vinyl faced sliding door robe to bed 1, shelves and top shelf and hanging rail White Birch vinyl and frame  
Full height vinyl faced sliding door robe to bed 2, shelves and top shelf and hanging rail White Birch vinyl and frame  
Built in double swinging door linen/broom closet to Laundry Oakfeild/Whiteboard  
Built in swinging door linen closet to hallway With 4 shelves Oakfeild/Whiteboard  
Built in swinging door closet to study with 4 shelves Oakfeild/Whiteboard  
Pivot shower screen door to bathroom Chrome  
PC aluminium framed mirror above vanity in bathroom Chrome

### CARPENTRY FITOFF

600mm Windsor or similar double towel rail Chrome  
Windsor or similar toilet roll holder Chrome

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## PROJECT SPECIFICATION

### KITCHEN CABINETS

Benchtop Colour Evening Tigris 4674-60 Sink - Supplied by TDH  
Benchtop Type 180° Rolled Dishwasher Space No  
Doors Colour Pearl Dust D488-07 Glass Lead Lights No  
Doors Type Malamine Bulkhead Yes  
Overhead cup'ds Antique White 1572-60 Capping No  
Corner pantry Pearl Dust D488-07 Vanity 900mm x 510mm  
Aluminium Doors No Sink - Supplied by TDH Porcher heron 1808834  
Handles & Knobs T bar Handles Benchtop colour Evening Tigris  
Oven Size 600 Cup'd colour Pearl Dust D488-07  
Oven Wall Oven Handles and knobs T-Bar  
Oven Type/Model Westinghouse POP663S No drawers, doors only to vanity  
Rangehood Size 600 Study Desk  
Rangehood Model Westinghouse WRH6081S Desktop colour Evening Tigris 4674-60  
Cooktop Model Westinghouse GHP16S End panel colour Pearl Dust D488-07

Client :	Donald
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Site :	R07
Date :	19-Apr-10
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### PLUMBING WORKS

1200x900 preformed shower base to bathroom white  
45Ltr upright laundry tub White/Stainless steel  
Basin mixer CP  
Shower mixer CP  
Washing machine stops CP  
Mixer to kitchen sink CP  
Laundry mixer CP  
Valero Close coupled toilet suite 370938W  
Cistern stop CP  
16ltr instantaneous LP gas hot water service Rheem  
Drop gas line for gas appliances through floor only  
Installation of subfloor drains Not included  
Connection of services: Not Included  
If Connection of services is by owner, it is the owners responsibility to test ALL plumbing work. It is also the responsibility to install all subfloor drains

### CERAMIC TILING

Wall tiles to 600 over kitchen benchtop ULTW0104 - Ivory wave 200x200  
Wall tiles to 2000 over shower SOSWH0502 - 300x200  
Freize tile in shower L V V 217C  
One row of tiles over vanity, two rows over laundry trough SOSWH0502 - 300x200  
Ceramic floor tiles to dining, kitchen, laundry and bathroom GUOFL0103 - 330x330

### INTERNAL ELECTRICAL

ALL UNITS TO HAVE SINGLE POINTS INSTALLED FOR COOKTOP AS STANDARD COOKTOP NOTE  
This submission provides for all Internal Points & Fittings as per Electrical plan AS PER PLAN  
External light points - \*\*\*\*\*  
Wall bracket to entries x 2 Cream  
Install circuit breaker - Sub board location refer plan  
Wire to comply all light and power outlets ----- switch plates and power plates white  
Smoke alarm direct wired to switchboard with battery back up 1

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## PROJECT SPECIFICATION

### PAINTING

Two coats exterior acrylic paint to : \*\*\*\*\*

Soffit white

Front door Colourbond Dune

Rear door Colourbond Dune

Deck framing, posts Colourbond Dune

Interior - two coats of acrylic paint as: \*\*\*\*\*

Feature walls to living and bedroom as marked on plan Colour To Be confirmed

Flat acrylic to ceilings White

Low sheen acrylic to walls - Solver Builders Colour Palette Seed Pearl

Gloss enamel to architraves, skirting and trims Seed Pearl

Gloss enamel to internal doors Seed Pearl

Lib/Docs/Specs/GN Page 2 of 3 Prepared by JB

Client : Donald

Project : The Harley - Donald

Site : R07

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Revision : Final

### OTHER INTERNAL WORKS

Carpet to living, hallway, study and bedrooms M inster Enticing Range - Sambucca -9

Ceramic floor tiles to remainder - See tiling section

Window treatment optional To be confirmed

### HEATING/AIR CONDITIONING -

2.5hp split system INVERTER reverse cycle airconditioner Kelvinator KSV62HRA

### DECK AND STEPS

Quality HWD decking - stained Stained

LOSP painted vertical balustrading to deck Colorbond Dune

Baseboards BY OWNER

### EXTERNAL WORKS

Concrete footings and galvanised chain tiedown BY OWNER



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## PROJECT SPECIFICATION

### 25 Exclusions

- 25.1 Driveways, Landscaping & Baseboards
- 25.2 Furniture, white goods & appliances other than specified
- 25.3 Window furnishings
- 25.4 Floor coverings & Light fittings other than specified
- 25.5 Service connections including fit-off of air-conditioning unit

Client : Donald

Project : The Harley - Donald

Site : R07

Date : 19-Apr-10

Revision : Final

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### Pre & Post Install Inclusions by Gold Nugget

#### 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

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 (Epsom Steel)

Baseboards (Materiels)

Roman Blinds

Blinds Online

Clothesline

Garden Soil

Sell Price (GST Included)

\$ 185,000

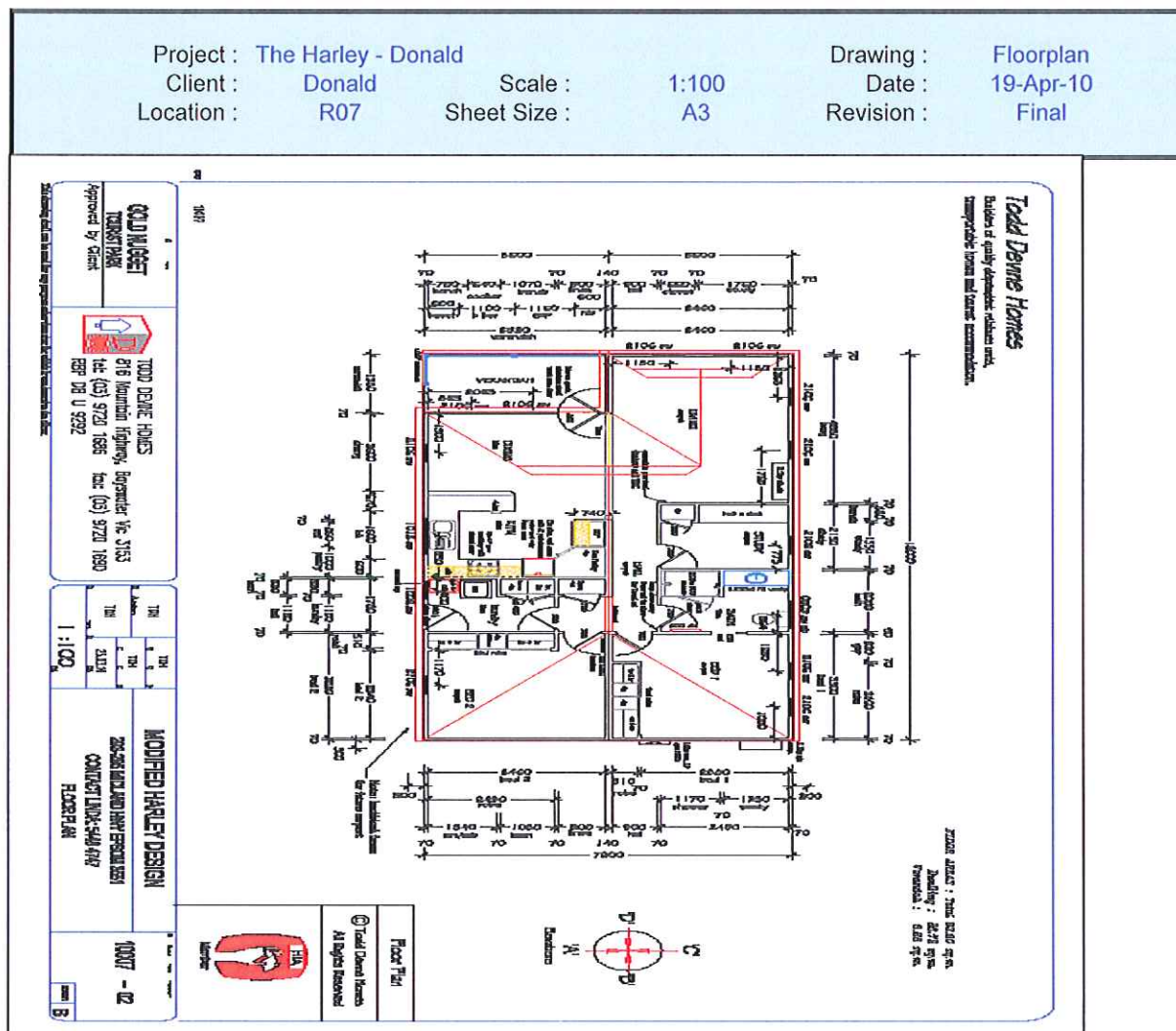
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## FLOOR PLAN





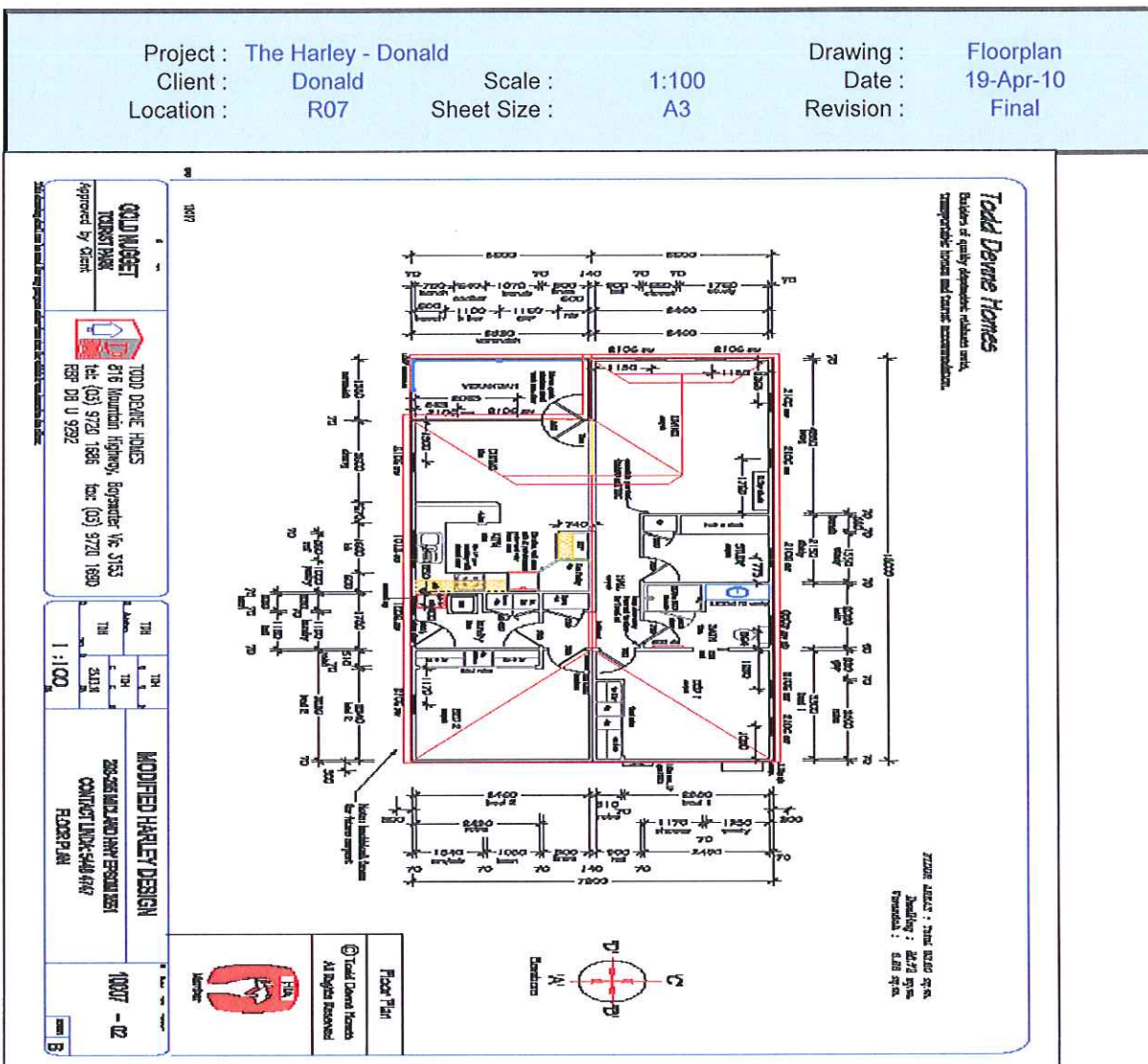
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## ELECTRICAL SERVICES



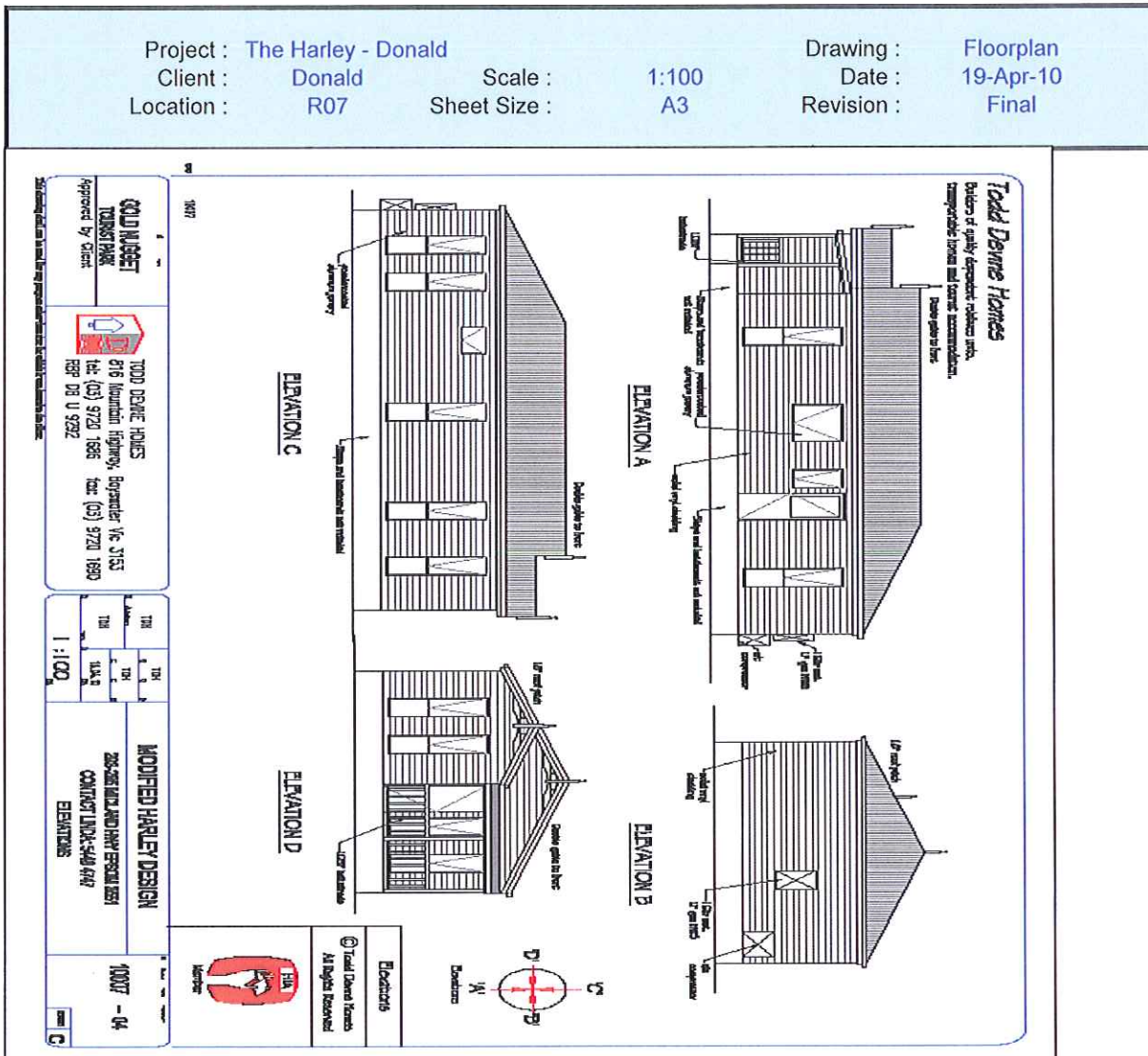
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## ELEVATIONS



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21/03/2019

## ELEVATIONS (2)

Project :	The Harley - Donald	Drawing :	Floorplan
Client :	Donald	Scale :	1:100
Location :	R07	Sheet Size :	A3
		Date :	19-Apr-10
		Revision :	Final



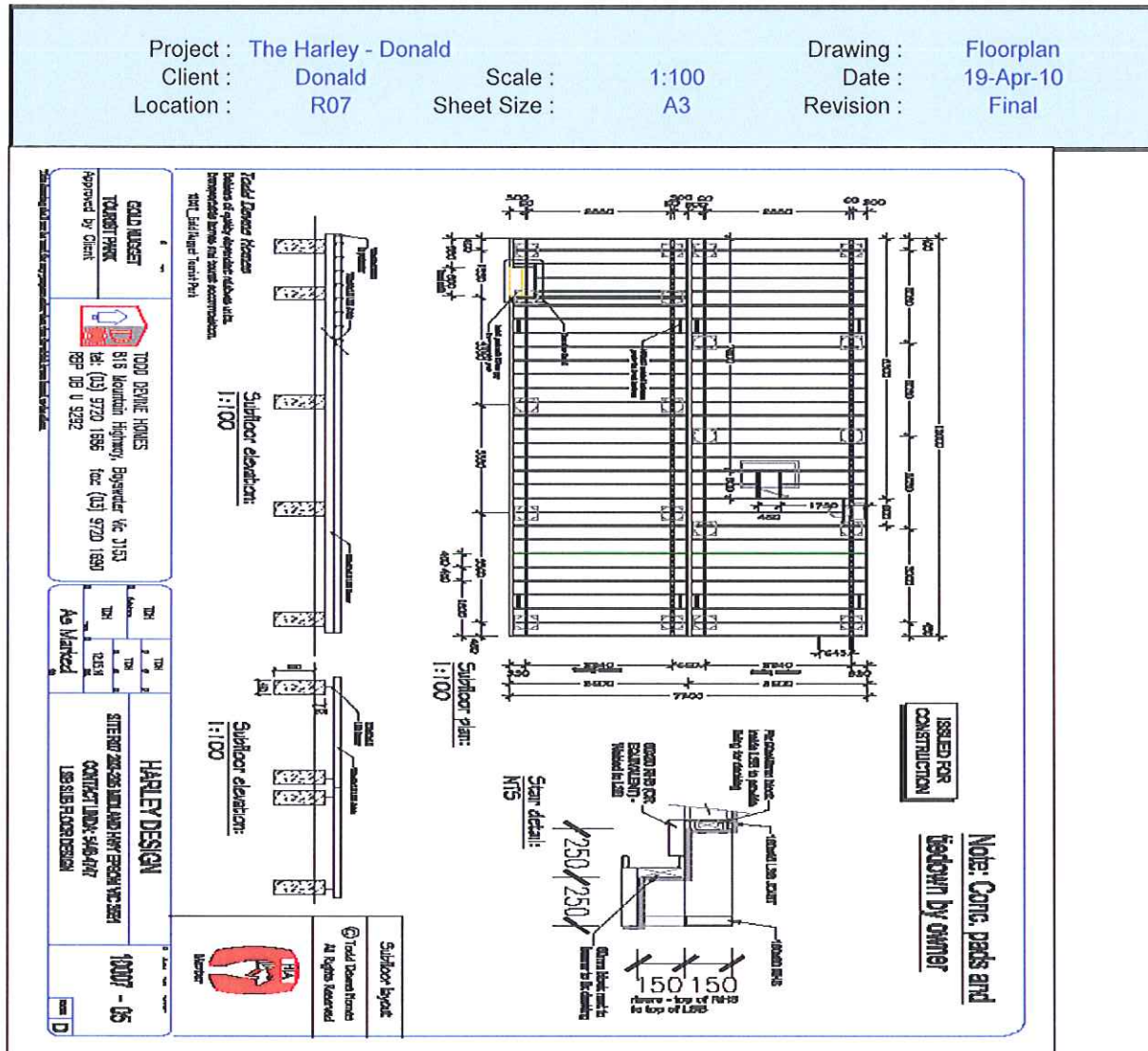
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## SUB-FLOOR PLAN



### 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) (payable weekly / fortnight / calendar monthly / quarterly) (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





## 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>
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Park Owner (initial here)

Resident (initial here)

Part 4A Schedule

Page 2 of 2



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

