

Schedule 1 SCHEDULE TO ANNUAL HOLIDAY SITE AGREEMENT

Item No.	Description of Item	Details	
1.	PARK OWNER:	Jerusalem Creek Marina & Holiday Park Trust	
	Address:	501 Jerusalem Creek Rd, Eildon, Victoria, 3713 (Po Box 82), Eildon, Victoria, 3713	
	Telephone Number:	03 5774 2585	
	Email:	accounts@jerusalemcreek.com.au	
2.	PRINCIPAL OCCUPANT/S: (Full Name)	Principal Occupant 1	Principal Occupant 2
	Date of Birth		
	Address:		
	Telephone Number:		
	Email:		
3.	PARK:	Jerusalem Creek Marina & Holiday Park Pty Ltd	
4.	SITE DETAILS:		
5.	COMMENCEMENT DATE:	1st July 2026	
6.	EXPIRY DATE:	Midnight 30th June 2027	
7.	SITE FEE:		
<p>You must select your payment option here. Invoices will be sent after you have made your selection.</p> <p>In consideration of the payment of the Site Fee, the Owner grants the Principal Occupant a licence to store the Dwelling on the Site for the period as determined in this schedule. The payment options provided do not reflect the tenure of this agreement. This is a 12-month agreement and as such you are required to pay for the 12 months regardless of your payment option.</p> <p style="text-align: center;">The parties acknowledge and agree that this agreement is for the fixed term of 12 months</p>			
	Yearly Fee \$6,500.00 incl GST Payable on or before 01/07/2026		
	Half-yearly Fee \$3,500.00 incl GST Payable on or before. 1 st payment 01/07/2026 2 nd Payment 01/01/2027		
	Quarterly Fee \$1775.00 incl GST Payable on or before. 1 st payment 01/07/2026 2 nd Payment 01/10/2026 3 rd Payment 01/01/2027 4 th Payment 01/04/2027		
	Early Bird Bonus \$6,350.00 incl GST Payable on or before 30/05/2026		
8.1	PERMITTED NUMBER OF NIGHTS:	180	
8.2	NAMES OF ANY PERMITTED OCCUPANTS:		
8.3	MAXIMUM NUMBER OF PERSONS ON SITE – PERMITTED OCCUPANTS	Six (6)	






8.4	MAXIMUM NUMBER OF VISITORS	Four (4)
8.5	MAXIMUM PERIOD THAT VISITORS CAN STAY AT ONE TIME	Seven days (7)
8.6	MAXIMUM PERIOD THAT VISITORS CAN STAY OVER 12 MONTHS	Ten visits (10)
8.7	MAXIMUM NUMBER OF VEHICLES THAT CAN BE KEPT ON THE SITE AT ANY TIME	1 vehicle and 1 towable item at the time of you stay.
9	FEE ON SALE OF DWELLING:	\$220.00 incl GST administration fee plus 3% of the original listed sale price if property is to remain at JCMHP
10	SPECIAL CONDITIONS:	

Waiver and Acknowledgement of Park Risks and Conditions

The use of the park involves the risk of possible death, injury, loss, damage or harm that you may suffer because of the use of the park and participation in any activities or facilities at the park by the principal occupants, other occupants and their guests.

The condition which Jerusalem Creek Marina & Holiday Park and the Principal Occupant have agreed will apply in respect to the Jerusalem Creek Marina & Holiday Park "Waiver and Acknowledgement of Park Risks"

It is the responsibility of the Principal Occupant to inform any other occupants or their guests of these conditions.

 <p>NOTICE</p> <p>WASTE WATER EVAPORATIVE PONDS</p> <p>THIS IS A MUTIPLE HAZARD AREA</p> <ul style="list-style-type: none"> • NOT SUITABLE FOR HUMAN CONTACT OR CONSUMPTION • DROWNING HAZARD • NO SWIMMING • NO FISHING <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>DO NOT ENTER KEEP OUT</p> </div>	 <p>NOTICE</p> <p>PARK WATER SUPPLY STORAGE</p> <p>THIS IS A MUTIPLE HAZARD AREA</p> <ul style="list-style-type: none"> • DROWNING HAZARD • FALLING HAZARD • ELECTRICAL HAZARD • NO SWIMMING • NO FISHING <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>DO NOT ENTER KEEP OUT</p> </div>	 <p>NOTICE</p> <p>MARINA CAR PARK</p> <p>THIS IS A MUTIPLE HAZARD AREA</p> <ul style="list-style-type: none"> • UNSTABLE GROUND • SLIPPERY WHEN WET • AVOID INJURY WATCH YOUR STEP • LAKE DROWNING HAZARD • BEWARE OF UNDERWATER OBJECTS • BEWARE OF MACHINERY IN USE • SECURE YOUR TRAILER • WHEELS MUST BE CHOCKED • USE VEHICLE PARKING BRAKES <p><small>THIS AREA IS PROVIDED WITHOUT SUPERVISION & IS TO BE USED AT YOUR OWN RISK</small></p>
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NOTICE

PARK ABLUTION BLOCK

THIS IS A MUTIPLE HAZARD AREA

- NON- POTABLE WATER
- ELECTRICAL HAZARDS
- HOT WATER MAY BURN YOU
- WATER IS NOT SUITABLE FOR DRINKING
- SEPTIC TANKS IN USE
- SLIPPERY SURFACES
- UNSTABLE GROUND
- AVOID INJURY WATCH YOUR STEP
- CHILDREN UNDER 12 ARE TO BE ACCOMPANIED BY AN ADULT
- NO SMOKING OR ALCOHOL

THESE FACILITIES ARE PROVIDED WITHOUT SUPERVISION & ARE TO BE USED AT YOUR OWN RISK

NOTICE

FUEL BARGE

THIS IS A MUTIPLE HAZARD AREA

- UNSTABLE GROUND
- SLIPPERY WHEN WET
- AVOID INJURY WATCH YOUR STEP
- LAKE DROWNING HAZARD
- BEWARE OF UNDERWATER OBJECTS
- ELECTRICAL HAZARDS
- EXPLOSION HAZARD
- NO NAKED FLAME
- NO SMOKING
- HAZCHEM



ENTER THIS AREA AT YOUR OWN RISK

NOTICE

LAKE FORESHORE

THIS IS A MUTIPLE HAZARD AREA

- UNSTABLE GROUND
- SLIPPERY WHEN WET
- AVOID INJURY WATCH YOUR STEP
- LAKE DROWNING HAZARD
- BEWARE OF UNDERWATER OBJECTS
- BEWARE OF BOATS & JET SKIS
- BEWARE OF CARS & TRAILERS
- WATCH FOR CHILDREN

THIS AREA IS PROVIDED WITHOUT SUPERVISION & IS TO BE USED AT YOUR OWN RISK

NOTICE

BOATELS

THIS IS A MUTIPLE HAZARD AREA

- UNSTABLE GROUND
- SLIPPERY WHEN WET
- AVOID INJURY WATCH YOUR STEP
- LAKE DROWNING HAZARD
- BEWARE OF UNDERWATER OBJECTS
- NON-POTABLE WATER
- ELECTRICAL HAZARDS
- NO SMOKING ON BOATELS OR NEAR GAS BOTTLES

THESE FACILITIES ARE PROVIDED WITHOUT SUPERVISION & ARE TO BE USED AT YOUR OWN RISK

NOTICE

JERUSALEM CREEK MARINA & HOLIDAY PARK

THIS IS A MUTIPLE HAZARD AREA

- DROWNING HAZARD
- FALLING HAZARD
- ELECTRICAL HAZARD
- UNSTABLE GROUND
- BEWARE OF UNDERWATER OBJECTS
- AVOID INJURY WATCH YOUR STEP
- BEWARE OF MACHINERY IN USE
- SLIPPERY SURFACES
- NO POTABLE WATER

THESE FACILITIES ARE PROVIDED WITHOUT SUPERVISION & ARE TO BE USED AT YOUR OWN RISK

CONDITIONS OF ENTRY & PARK RULES

JERUSALEM CREEK MARINA & HOLIDAY PARK

THIS IS A MUTIPLE HAZARD AREA

- VEHICLES MUST NOT EXCEED 20KMPH
- DOGS MUST BE KEPT ON A LEASH
- TRAVELLING IN THE BACK OF A UTE IS PROHIBITED
- TRAVELLING IN A BOAT ON A TRAILER IS PROHIBITED
- ROAD VEHICLES INCLUDING ATV'S & MOTOR BIKES MUST BE REGISTERED
- VICTORIAN TRAFFIC LAWS APPLY
- NO RESPONSIBILITY IS TAKEN FOR THE LOSS OR DAMAGE TO PROPERTY

THESE FACILITIES ARE PROVIDED WITHOUT SUPERVISION & ARE TO BE USED AT YOUR OWN RISK

OCCUPANTS

The use of the site entitles the Principal Occupant and the Principal Occupant's immediate family members ONLY.

This means the Husband, Wife or Partner and Children under the age of 18 years residing under the principal occupant's roofline.

If your children are over 18 years and are engaged in full-time study, they also have passage to the principal occupants site providing that they produce a valid student ID card.

Other family members or your children over the age of 18 who do not live under your roofline are considered visitors. Conditions apply. Fees apply.

VISITORS AND GUESTS

All visitors and guests must report to the general store for registration. For guests staying for more than 3 hours a fee applies and the number of guests must not exceed the maximum number of visitors as indicated in this schedule if staying overnight. Visitor and guest access must be coordinated between the Principal Occupant and Jerusalem Creek Administration. For guests staying overnight, arriving outside the kiosk during trading hours, no access will be granted unless previously arranged.

GATE CARDS AND ACCESS

Your annual fee includes 1 gate card pass only. For visitor access, PIN numbers will be allocated, and all visitors must register at the kiosk. For access outside of the kiosk trading hours the Principal Occupant will need to organise PIN access for their visitors. No access for visitors will be provided unless the Principal Occupant has made the appropriate arrangements for entry. Gate cards are not transferable.

INSURANCE

It is a requirement of this Agreement that your property on site is fully insured and that you hold public liability insurance in order of \$20,000,000 (TWENTY Million Dollars). A copy of your Insurance Policy and receipt for payment of premium must be provided with this signed schedule.

It is a requirement of the agreement that any "other" vehicles or vessels you bring into this facility is fully insured and that you hold public liability insurance in order of \$20,000,000 (TWENTY Million Dollars). A copy of your Insurance Policy and receipt for payment of premium must be provided with this signed schedule.

HOLIDAY PARK & MARINA RULES

The Principal Occupant is to read and understand the Holiday Park & Marina Rules. Continual breaches of the Holiday Park & Marina Rules will mean eviction from Jerusalem Creek Marina & Holiday Park. It is the Principal Occupant's responsibility to ensure all family members, visitors and guests understand and abide by the rules of our park and marina. In the event that a family member, visitor or guest breaches the Holiday Park and Marina Rules the Principal Occupant (i.e. the signature/s on this document) will be held accountable, officially warned and or evicted.

PARKING

Only one vehicle and one boat or trailer can be kept on site at the time of your visit. Short term and overflow parking are only permissible if overflow vessels and trailers are in the short-term parking area located behind the Workshop. JCMHP will not accept any responsibility whatsoever for vehicles and vessels left within our facility unattended by the owners. The Holiday Park Owner must be notified should you use the short term and overflow parking area.

VEHICLES, VESSELS & JETTIES

Are not to be left in common areas throughout the Holiday Park. A common area is land other than where a holiday site resides.

SCHEDULE 2 - SCHEDULE TO ANNUAL HOLIDAY SITE AGREEMENT

11. ADDITIONAL CHARGES * Only applies where separately metered
IS THE PARK OWNER AN EMBEDDED NETWORK EXEMPT SELLER? Yes

WATER and SEWERAGE CHARGES

Purpose - To ensure that the Principal Occupant/s pays for water and sewerage supplied to the Site.

Basis of review - In accordance with the Victorian Essential Services Commission. REVIEWED ANNUALLY

WATER SERVICE CHARGES (No GST)

*** ONLY APPLICABLE TO individually metered sites**

*20mm Supply – Meter size

*USAGE CHARGE – Non-Potable Water
Fire Service Charge

\$190.88 pa
\$0.9168 per kilolitre
\$20.52 pa

SEWERAGE SERVICE CHARGE (No GST) SEWERED SITES ONLY

Sewerage Supply

*Volumetric Charge - This charge applies to the volume of water used

\$495.81 pa
\$1.7909 per kilolitre

Other charges may be applicable from time to time. The Essential Services Commission outline the prices that business can charge their customers.

For more information see <https://www.esc.vic.gov.au>

POWER CHARGES

Purpose - To ensure that the Principal Occupant/s pays for power supplied to the Site.

Basis of review - In accordance with the Victorian Essential Services Commission. REVIEWED ANNUALLY

Victorian Default Offer (Electricity)

1. Victorian Default Offer Overview

The Victorian Default Offer (VDO) sets the maximum electricity tariffs that retailers may charge customers.

Tariffs consist of:

- A daily supply charge (\$ per day), and
- A usage charge (\$ per kilowatt hour)

The applicable Victorian Default Offer is determined by the electricity distribution zone.

2. Distribution Zone

AusNet Services

3. *Applicable Victorian Default Offer*

Period: 1 July 2025 – 30 June 2026
Customer Type: Residential (GST inclusive)

Charge Component	Tariff
Daily supply charge	\$1.4146 per day
Usage charge – Block 1	Up to 1,020 kWh per quarter: \$0.3477 per kWh
Usage charge – Block 2	Balance of quarterly usage: \$0.3477 per kWh

4. *Future Victorian Default Offer*

Period: 1 July 2026 – 30 June 2027

At the date of this schedule:

- The Victorian Default Offer tariffs for the period 1 July 2026 to 30 June 2027 have not yet been determined
 - The Essential Services Commission (ESC) is expected to release its final pricing decision in late May or June 2026
 - Any new tariffs will take effect from 1 July 2026
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5. *Notification of New Tariffs*

Once the Essential Services Commission releases the final Victorian Default Offer prices:

- Customers will be notified as soon as practicable
 - Charges will be updated in accordance with the applicable Victorian Default Offer
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Other Charges and Fees GST Inclusive)	
<p>Daily Visitor Fee - At the time of each visit <i>To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.</i></p>	<p>\$11.00 Single \$22.00 Family</p>
<p>Over Night Visitor – In existing Occupants Site <i>To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.</i></p>	<p>\$25.00 Single \$45.00 Family</p>
<p>Tourist Nightly Rate <i>Tourist Nightly Rate, additional caravan (24hrs) To ensure that the visitor bears the cost of using the amenities, rubbish and other facilities provided by the Park Owner. Reviewed annually on 1 May each year.</i></p>	<p>\$55.00 (24 hours)</p>
<p>Permanent Extra Van – Per Annum <i>Reviewed Annually on 1 May each year.</i></p>	<p>\$550.00</p>
<p>Small Marina Pen - Holiday Park Occupants Only (Limited to 10 spots) <i>This is for holiday park occupants who have entered into an Annual Holiday Site Agreement. Discounted rate for a small marina pen on a 12-month basis. Ideal for picnic boats or party barges.</i></p>	<p>\$2200.00</p>
<p>Season Pass – Per Annum <i>If you have a regular repeat visitor, you may apply for a season pass. Season passes are not transferable. Season passes are allocated to an individual or family on request from the Principal Occupant and will be noted on our database attached to the site file.</i></p>	<p>\$550.00 Single \$990.00 Family</p>
<p>Sell On Site Fee <i>To cover costs associated with park administration, enquiries, web listing and postings.</i></p>	<p>\$220.00 Administration fee and 3% of the original listed sale price.</p>
<p>Replacement Gate Card – Per Card <i>To cover cost of replacement card and card set up administration.</i></p>	<p>\$110.00</p>
<p>Jetty Registration – Per Sign <i>To cover cost of signage. All jetties must have a registration sign attached for identification, this is a JCMHP and GMW requirement.</i></p>	<p>\$35.00</p>
<p>Long Term Vehicle & Vessel Storage – Per Item <i>Should you elect to leave a vehicle, trailer, or vessel onsite while you are not residing at JCMHP, a daily storage fee will apply. Vehicles and vessels must not be left in common areas of the holiday park. No exemptions apply to sites that reside on undulated ground, access issues or constraints arising from the facility's topography. Storage area is below the work shop.</i></p>	<p>\$1.10 per day</p>
<p>General Storage <i>If you elect to leave Personal Property at JCMHP longer than the permitted nightly stay, "(clause 8.1 of the schedule) and personal Property is required to be stored at a location other than your holiday site "Personal Property storage rules apply".</i></p>	<p>\$55.00 per week</p>
<p>PAYMENT PROCESSING <i>Visa, AMEX, MasterCard, and EFTPOS Cost of acceptance is what the credit card company charges us. Call for confirmation.</i></p> <p><i>Paper Bill fee</i></p>	<p>No More than the Cost of Acceptance</p> <p>\$5.50 per bill</p>
<p>LATE PAYMENT FEE <i>Charged when the payment due is not paid by the payment due date and every seven days thereafter until the payment due is made.</i></p>	<p>\$55.00</p>
<p>INWARD DISHONOUR FEE <i>Charged each time a payment to the account is dishonored.</i></p>	<p>\$35.00</p>
<p>PENALTY INTEREST RATE <i>12.5% per annum if the Principal Occupant defaults in the payment of any money due under this Agreement then the Principal Occupant must pay to the Owner upon demand interest on any money overdue during the period of default at a rate 2% higher than the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983 (Vic.) as at the date of the default.</i></p>	<p>14.5% per annum</p>