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HINDMARSH ISLAND SA 5214
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www.hindmarshislandcaravanpark.com.au

HICP BUYING AND SELLING A DWELLING

BUYING

If a dwelling is to remain at the Hindmarsh Island Caravan Park (HICP):

- Review the rights and responsibilities of residents set out in the relevant residential park agreement and the material available in the Buying and Selling a Dwelling Documents section on the HICP website at www.hicaravanpark.com.au.
- Submit all documents necessary to apply for a residential park agreement and any questions you may have by email to reception@hicaravanpark.com.au.

Principal Place of Residence (PPOR) Site

- Driver's Licence
- Current National Police Check
- Two recent rental references or rates notices
- Proof of income
- Court Data Australia authority
- Completed residential park agreement

Holiday Site

- Driver's Licence
- Current National Police Check
- Rates notice or lease for PPOR
- Electoral Roll authority
- Court Data Australia authority
- Completed holiday site agreement

The HICP reserves the right to refuse any application for a residential park agreement.

A Dwelling Placement Payment of \$5,500 (inc. GST) applies to all dwellings remaining at the HICP.

SELLING

- Advise the HICP of your intention to sell and submit any questions you may have by email to reception@hicaravanpark.com.au.
- Any marketing material to be used should be submitted by email to reception@hicaravanpark.com.au so it can be reviewed to ensure content is not misleading.
- When a purchaser is identified and terms are agreed, provide details including price, intended date of settlement and buyer contact details to the HICP by email at reception@hicaravanpark.com.au at least three weeks prior to the intended date of settlement.
- If the purchaser is not a pre-approved residential park agreement holder, details must be provided at least six weeks prior to the intended date of settlement.
- You will be advised by email when a purchaser has been approved to become a residential park agreement holder.
- Provide a completed **CBS Selling a Dwelling - Notice to Purchaser** document to a prospective purchaser if they are considering living in the HICP, and provide a copy of any completed document to the HICP by email at reception@hicaravanpark.com.au.
- You will receive an invoice for legal fees and any outstanding rent and utilities fees by email, to be paid prior to the intended date of settlement.

A Legal Fee of \$875 (inc. GST) applies to all dwellings sold at the HICP.

SALE OF DWELLING AGREEMENT

An optional Sale of Dwelling Agreement to engage the HICP as an Agent to assist with the sale of the dwelling is available to sellers.

A fixed Sale of Dwelling Fee of \$1,925 (inc. GST) applies where the HICP is engaged as Agent.