



Who is Aspen Parks?



Aspen Parks is one of Australia's largest resort park operators and a leading provider of accommodation within the industry.

Our main aim is not only to become the biggest resort park operator in Australia, but to set new standards in the delivery of service and accommodation alternatives. Be it a family on a holiday or a weary traveller looking for a well earned rest, we will be there for you.

We believe our people, our service and more importantly you, are the most important part of our business. If you have any great ideas on how we can improve our standard of service, please feel free to speak to one of our park managers or return to us, free of charge, a comment card, we welcome the feedback. It's one way we feel we can offer that little bit extra to ensure our guests have an enjoyable stay.

We welcome you to join our adventure as we grow into Australia's leading provider of resort park accommodation. For updates on our newest acquisition, or great deals on offer at our current parks, go to:

aspensparks.com.au

Aspen Parks Property Fund

Aspen Funds Management, as the manager and responsible entity for Aspen Parks Property Fund, is proud to present an exciting opportunity to invest in the holiday park industry.

The holiday and accommodation park industry was identified by Aspen as having all the hallmarks of a successful property investment with its diverse land locations, robust income streams and capital growth potential. Aspen Parks was created to take advantage of an expanding industry undergoing rapid transformation from the humble caravan park, an icon of Australian culture, to a multi-faceted accommodation facility catering to a variety of clientele, ranging from travellers, backpackers and young families, to large resource companies and their contractors.

Aspen Parks Property Fund is an unlisted property fund established in July 2004 to invest in the holiday and accommodation park industry. The Fund has quickly established a strong brand and portfolio of quality parks in premium locations around Australia. Aspen Parks' current portfolio now stands at 25 properties and gross assets of over \$270 million and the Fund has gained a track record for robust financial performance.

Investment can only be made using the application form contained in the Aspen Parks Property Fund Offer Document. You should consider this document before making any investment decision and seek financial advice if necessary.

For more details about the Fund or to receive an Offer Document please contact Aspen on:

Telephone: Freecall 1800 220 840
E-mail: funds@aspengroup.com.au
Register Online: aspengroup.com.au



Yarraby Holiday Park

Guest Information Booklet

Yarraby Holiday Park

75 River Avenue

Echuca VIC 3564

T: (03) 5482 1533

F: (03) 5482 5809

E: yarraby@aspensparks.com.au

Freecall: 1800 222 052

AAA RATING ★★★★★

EFTPOS / Mastercard / Visa

Sorry no pets



aspensparks.com.au

*Something
for everyone*

Welcome to our Park

Thank you for choosing to stay with us at Yarraby Holiday Park.
The following information is provided to make your stay more enjoyable.

Office Hours	8.00am - 6.00pm If the office is closed please contact the number displayed at the main door.
Check Out	10.00am. If you require a late checkout please enquire at Reception. Late departures may incur an extra charge. If you plan to leave prior to 8.00am please call the office the day before for your key refund.
Extend your stay	You are welcome to stay as long as you wish at our Park. However, due to advance bookings, we can only guarantee your cabin or site to the departure date shown on your receipt. To save any inconvenience you should advise the office prior to your departure date if you wish to extend your stay.
Forward Bookings	To assist with your travel arrangements we can book you into other Aspen Parks within the group or other Top Tourist Parks around Australia.
Cancellation Policy	<ul style="list-style-type: none">• One night's accommodation will be charged if less than seven (7) days' notice of cancellation is received.• 50% of one night's accommodation will be charged if less than fourteen days (14) notice is received.• Full refund will be made if cancelled greater than fourteen (14) days from arrival.• If paid by credit card, the surcharge is refundable.• No refund for early departure.• Park Management reserves the right to relocate or cancel any booking at its discretion.• All cancellations must be in writing direct to the property
Communication	<p>Phones A public phone is situated near the main office. Change is available from the office.</p> <p>Mail Mail can be posted and collected from the office in normal working hours. Stamps available at cost.</p> <p>Television All digital stations available.</p>
Tourist Information	Brochure stand is available at office. Any general enquires can be directed to staff.
Reticulation	Is used throughout the Park. Please do not leave property prone to water damage outside.
Torches	It is suggested to carry torches at all times during the dark hours to prevent personal injury.
Wildlife	Please do not feed or approach the wildlife, it can have a detrimental effect on their natural diet, behaviour and health. Snakes have been sighted in the Park, if you see a snake do not approach and please inform the Park management immediately.
Emergencies	If the office is closed, please phone 5482 1533 or the after hours number displayed at the office door. Fire or Ambulance 000 Emergency from a mobile is 112 Police 5482 2255

Swimming Pool Policy

All children must be accompanied by an adult.
Under Health Department regulations the following are NOT permitted in the pool or pool area:

FOOD

ALCOHOL

GLASS

SMOKING

RUNNING IN POOL AREA

BOMBING / DIVING

POOL TOYS

EXCESSIVE SPLASHING

To keep our pool a safe, enjoyable and pleasant facility for all of our guests, we require that you take note of the above and adhere to the rules at all times.

Service Directory

Taxis	5482 2700 / 131 008
Wildlife Victoria	0500 540 000
Hospital	5482 2800 / 5485 5000
Doctor	5480 6001 or 5480 6700
Search and Rescue	5482 6510
RACV/NRMA	5483 0440
Bridgestone Tyres	5480 2577

Other information is available at the office

Park Policies

PLEASE NOTE: ALL ACCOMMODATION UNITS ARE NON-SMOKING

Noise	All noise and music must cease by 10.30pm.
Play Ground	Yarraby has two playgrounds and the locations are on the park map. Parents are advised to supervise children. Play grounds close at dusk.
Speed Limit	At all times a strict limit of 5 kilometres per hour throughout the Park.
Sites	Excessive electric cords to be neatly run and off the ground. Please do not erect temporary clothes lines around your site. Water waste to be emptied into sullage provided. Please leave accommodation clean and tidy or a cleaning charge may apply.
Vehicles	Only one vehicle per site. No repairs to be carried out in the Park. Vehicles are not to be driven over or parked on vacant sites or grassed sites.
Visitors	Are welcome while you are present and must park in the visitor's carpark. You are responsible for your guest's behaviour. All guests must register at reception prior to staying overnight or longer.
Fish	No cleaning of fish allowed in the Park. Please clean them before you bring them home.
Pets	No dogs or pets are permitted in the Park at anytime.
Children	All children require supervision by a parent or guardian in the swimming pool area, ablution blocks and the TV games room at all times. Children are not to play around the ablution blocks or on other sites. Under-age drinking is illegal and will not be tolerated. Under-age drinking is a breach of Park Rules and may result in eviction from the property.
Kids Club	Operates during peak periods. Please enquire at Reception for a timetable.
Bicycles	Bicycles are not to be ridden in the park after sunset. Bikes are not permitted around permanent residents sites. It is the parents responsibility to ensure that they and their children wear helmets in the park if riding bicycles. Skate boards and roller blades are NOT permitted in the park.
Bunk Beds	Children under the age of 9 years are not permitted to use the top bunk; children must not play on top bunk.

Parents are responsible for controlling and supervising the behaviour of their children, for their own safety and the comfort of others.

WARNING! PLEASE DO NOT LEAVE ANY PERSONAL ITEMS OF VALUE OUTSIDE YOUR ACCOMMODATION/SITE, PETTY THEFT CAN OCCUR.

Park Facilities

LPG	Exchange bottles only are available during office hours only. Please ensure your bottles are in date.
Laundry	Machines require 3x\$1.00 for each load. There are clothes lines situated alongside the laundry area/amenities block. If you require an iron or an ironing board please enquire at the office.
BBQ's	There are four barbecue areas in the park, all of them are marked on the park map. The cost is \$1.00 for 20 mins. Please clean the barbecue plates and area after use, BBQ areas close at 10.30pm. NO OPEN FIRES PERMITTED.
Ablution Blocks	Will be closed once a day for cleaning. Please check the cleaning time at the entrance to each block.
Rubbish	Bins are located at various locations around the park. Please wrap all rubbish before placing in bins. See map for bin locations.
Camp Kitchen	The kitchen is located at the bottom end of First Ave and is for use by all patrons. There is a deposit of \$20.00 required for the key. Kitchen facilities include oven, microwave and fridge. Please keep the area clean, Kitchen closes at 10.00pm.
Recreation/Activities	All rules must be followed. Putt sticks, tennis racquets etc available from office. Hire charges apply. Tennis Court is free, equipment hire at office. Mini Golf is free, equipment hire from office. Basketball is free. Balls are available from the office, a \$20 deposit applies.
Entertainment Complex	Theatre Room: Please enquire at office for movie schedules. Pool Room: A \$20.00 deposit is required for use of equipment. Internet/Reading Room: Internet costs enquire at office. Entertainment complex can be hired for functions. Enquire at office.

PARK MAP

