



MARINE VESSEL BERTHING AND MOORING LICENCE AGREEMENT

Schedule B – Terms and Conditions

These Terms and Conditions together with any Customer Details, Schedule, order form or proposal to which these terms are attached or in which these terms are referred, together make up a legally binding Licence Agreement (“**the Agreement**”) between KOOLEWONG MARINA PTY LTD ACN 166 186 447 ABN of 19 Brisbane 97 979 116 851 Water Drive, Koolewong 2256 (“**KOOLEWONG**”) and The Boat Owner identified in Item 1 of Schedule A (“**the Owner**”). The Agreement may be accepted by the Owner by doing either one or more of the following:

- i. Signing these terms and conditions of trade; or
- ii. Signing the Customer Details, Schedule, proposal or quotation issued by KOOLEWONG in which these terms and conditions were attached or referred; or
- iii. Leaving a vessel at Koolewong Marina or accepting a quotation or proposal after receiving notice of these terms and conditions of trade.

The Owner has requested that KOOLEWONG supply, and Koolewong has agreed to supply, a berth, mooring or storage facility for the duration of the term which commences on the date of this Agreement and:

- i. where the Owner is a permanent user (as identified in Schedule A), will run for at least the minimum period set out in Schedule A and if no period, then 3 months from the date of this Agreement; and
- ii. where the Owner is a casual user (as identified in Schedule A), at the end of the period nominated in the tax invoice submitted to and paid by the Owner to Koolewong,

(“**the Term**”) to permit the Owner to store the goods described at Item 2 of Schedule A hereto (“**the Vessel**”) in accordance with these Terms and Conditions.

TERM AND AMENDMENT

- 1) This Agreement will commence and will have effect on and from the date of acceptance as set out in the preamble hereto and will expire on the expiry of the Term unless terminated earlier in accordance with clause 23) or 23) or extended by permission of KOOLEWONG. Should KOOLEWONG allow the Owner to continue to store the Vessel beyond the initial Term set out above, unless otherwise agreed, it will be on a month to month holding over basis, and otherwise subject to these terms and conditions.
- 2) KOOLEWONG reserves the right to amend this Agreement, provided such amendments are conveyed to the Owner in writing after the date of any agreed fixed term (to allow the Owner the ability to terminate this Agreement in accordance with clause 22 if the Owner is not satisfied with the amended Agreement). The Owner further acknowledges that such written notice may be provided by email or ordinary mail to the current address for the Owner held by KOOLEWONG at the time. Any amendments will be deemed to be accepted if no written objection is provided to KOOLEWONG within 14 days of written notice being sent to the Owner.

PAYMENT, DEPOSITS AND PRICE

- 3) At the time the Owner makes a request for storage of a Vessel, the Owner shall pay a deposit to KOOLEWONG of the amount specified in Item 3 of Schedule A (“**the Security Deposit**”). The Security Deposit secures to KOOLEWONG any moneys owed by the Owner to KOOLEWONG and the performance of any obligation by the Owner. KOOLEWONG is entitled to deduct from the Security Deposit, an amount equal to any monies due but unpaid by the Owner under this Agreement. The Security Deposit (of such of it then remaining) is refundable on termination of this Agreement after the Owner has satisfied all of its obligations under this Agreement or at law and following deduction of any and all outstanding monies owing to KOOLEWONG by the Owner.
- 4) The Owner shall pay the licence fee specified in Item 3 of Schedule A (“**the Licence Fee**”) to KOOLEWONG. Where the Owner is a permanent user, KOOLEWONG will submit tax invoices to the Owner on the first day of each month in respect of the Licence Fee. Where the Owner is a casual user KOOLEWONG will submit a tax invoice to the Owner at the commencement of this Agreement in respect of the Licence Fee. The Owner will pay the amount of each invoice to the account or by the method nominated by KOOLEWONG **on the date of each invoice**.
- 5) The parties agree that the Licence Fee may be reviewed by methods and at intervals determined by KOOLEWONG in its discretion. KOOLEWONG will give the Owner at least 1 month’s prior notice of any increase to the Licence Fee. If the Owner does not agree with the increased Licence Fee it may terminate this Agreement pursuant to clause 22) but will have no further recourse against KOOLEWONG in respect of any such increase. Any increases in Licence Fee determined pursuant to this clause 5) will not be applied to any permanent user Licence of at least 12 months duration where the Owner and KOOLEWONG have executed a licence agreement and the Licence Fees for the total licence period have been paid to and received by KOOLEWONG in advance on the commencement of the Licence period.
- 6) The Licence Fee is calculated on the overall centre line length of the vessel, including bowsprit and swim boards etc. The Owner warrants that the vessel has the dimensions and displacement as set out in Schedule ‘A’. The Owner will pay any adjusted fees and shall be liable for any damage or additional expense arising directly or indirectly out of a breach of that warranty or anything contained in that warranty being or becoming untrue, inaccurate or misleading. All amounts payable by the Owner under this Agreement are inclusive of GST.

- 7) If any payments due under this Agreement are not paid, interest shall be payable by the Owner at the rate of 10% per annum compounding daily and calculated from the due date until the date payment is received by KOOLEWONG.

LICENCE, FACILITIES AND BERTHING

- 8) The Owner acknowledges that KOOLEWONG has established rules and regulations ("**Rules and Regulations**") governing the use of Vessels in the marina and general access rules for the benefit and safety of all users of the marina. The Rules and Regulations do not form part of this Agreement, but the Owner undertakes to KOOLEWONG to comply with the Rules and Regulations whilst ever the Owner uses any of KOOLEWONG's facilities. For ease of reference only, the current Rules and Regulations are annexed hereto. KOOLEWONG may, in its discretion, modify, add to or remove portions of the Rules and Regulations from time to time and the Owner agrees to review the Rules and Regulations published on KOOLEWONG's website www.koolewongmarina.com.au periodically so that it is updated on any changes.
- 9) KOOLEWONG grants a non-exclusive licence to the Owner to berth or moor the Owner's Vessel at KOOLEWONG's marina facilities in a location to be determined by KOOLEWONG in its discretion for the Term ("**Licence**"). The Licence is granted subject to the Owner complying, and procuring that any employee, guest or invitee complies, with this Agreement and any Rules and Regulations in place from time to time.
- 10) If at any time the vessel is required to be moved or requires work or repairs to be carried out which necessitates the use of any equipment of KOOLEWONG, then the Owner agrees to be bound by any terms and conditions of usage of that equipment in force for the time being and by any direction of KOOLEWONG in relation to such use.
- 11) KOOLEWONG is authorized, if necessary, to enter the Vessel, start the engine and/or tow the Vessel so as to move or relocate the Vessel within the Marina if such movement or relocation is considered necessary by KOOLEWONG acting reasonably.
- 12) The Owner authorises KOOLEWONG by its servants or agents to remove the Vessel to any other mooring place at the Owner's risk and expense absolutely in the event of any emergency, impending or predicted extreme weather event, or if otherwise required at the discretion of KOOLEWONG. Nothing in this clause shall be deemed to place any obligation or duty of care on KOOLEWONG to attempt to minimise or prevent any damage to the Vessel.
- 13) During the Term the Owner shall not sell or attempt to sell or advertise the Vessel for sale without giving prior written notice to KOOLEWONG. The Owner must obtain the prior written consent of KOOLEWONG to display any signage or sale material on vessels or marina property, with such consent being granted or withheld in the absolute discretion of KOOLEWONG. KOOLEWONG wishes to control the installation of signage in and around the marina and wishes to receive prior notice of the Owner's intention to sell the Vessel and of any termination of this Agreement that may result from such sale.
- 14) Nothing in this Agreement shall confer on the Owner any right as a tenant of the storage space, mooring or any part of the marina, nor shall it create the relationship of landlord and tenant between KOOLEWONG and the Owner.

INSURANCE & RISK

- 15) The Owner will effect and maintain during the Term an adequate public risk insurance policy with a minimum of \$5m for each event and insurance of the Vessel and all its contents and appurtenances for its full replacement value and will provide evidence of currency of insurance to KOOLEWONG from time to time upon request and otherwise on each anniversary of the date of this Agreement while the Vessel is moored.
- 16) The Owner stores the Vessel at the marina and uses and accesses the marina facilities at its own risk absolutely and the Owner hereby releases to the full extent permitted by the law KOOLEWONG and its agents, servants, contractors and employees from all actions, claims and demands of every kind and from all liability which may arise in respect of any accident, damage or injury occurring from any cause whatsoever in connection with the use of KOOLEWONG's marina by or on behalf of the Owner.
- 17) The parties agree that, to the extent permitted by law, any liability for a claim against KOOLEWONG that cannot be excluded will be limited to the total of any amounts received from an insurer as a result of a successful claim made under an insurance policy held by KOOLEWONG in respect of the event giving rise to the claim against KOOLEWONG.
- 18) The Owner hereby indemnifies KOOLEWONG and keeps KOOLEWONG indemnified from and against all actions, claims, demands, losses, damages, costs and expenses for which KOOLEWONG shall or may become liable in respect of or arising from loss, damage or injury from any cause whatsoever to property or persons within or without KOOLEWONG's marina or other premises caused or contributed to by the use of the marina or other premises by the Owner or its servants, agents, employees, contractors, sub-contractors or invitees or by any act, omission, neglect, breach or default by any such person or persons.
- 19) Without limiting any of the foregoing, the Owner indemnifies KOOLEWONG and keeps KOOLEWONG indemnified against any cost, loss, damage, expense, liability or claim (including without limitation any fine or penalty) suffered or incurred by KOOLEWONG as a result of any act or omission of the Owner or any employee, agent or invitee of the Owner which results in any discharge or spillage from the Vessel or the marina or any damage, derogation or erosion of the natural environment.
- 20) Notwithstanding any of the above, the parties agree that KOOLEWONG will under no circumstances be liable to the Owner for any indirect or consequential loss, loss of income, profit or opportunity or for any contingent, consequential direct/indirect special, or punitive damages arising out of or in connection with this Agreement, at law or in equity.

WARRANTIES

- 21) The Owner (and each director and office bearer if the Owner is a company) separately warrants to KOOLEWONG that:
- (a) the Owner is the legal owner of the Vessel or is the duly authorised agent and is authorized by the legal owner to enter into this Agreement and receive any notice on the legal owner's behalf including notice required under section 6(2)(b) of the *Storage Liens Act 1935* (NSW);

- (b) in the case of a natural person, he/she has never been a bankrupt or entered into a deed of arrangement or compromise or any other arrangement under Part X of the Bankruptcy Act or otherwise assigned his/her assets for the benefit of creditors;
- (c) in the case of a company, it has never been under external administration or subject to the appointment of an external receiver or controller or entered into a deed of company arrangement and that it is solvent and able to pay its debts as and when they fall due;
- (d) it is not executing this Agreement as a result of or by reason of or in reliance upon any promise, representation, statement or information of any kind whatever given or offered to them by or on behalf of KOOLEWONG whether in answer to an enquiry or otherwise;
- (e) it has satisfied itself as to the condition and state of repair of the facilities provided by under this Licence and adequacy of those facilities for the berthing, stowage and mooring of the Vessel and, to the extent permitted by law, the Owner is not relying on any warranty, promise or representation in relation to the facilities or services, either expressly or impliedly given by KOOLEWONG;
- (f) it has obtained all required licences and permits required to legally operate the Vessel.

TERMINATION

- 22)** Either party may terminate this Agreement by delivering to the other party **1 months' prior written notice**.
- 23)** Without limiting any other rights of KOOLEWONG, KOOLEWONG may terminate this agreement immediately upon the happening of any of the following:-
- (a) breach by the Owner of any of the provisions of this Agreement or the Rules and Regulations set by KOOLEWONG from time to time; or
 - (b) if in the opinion of KOOLEWONG the berthing, stowage or mooring facilities become unserviceable; or
 - (c) conduct by the Owner, its servants, agents or guests is in the opinion of KOOLEWONG prejudicial to the interest of KOOLEWONG; or
 - (d) if the Owner suffers any event similar to those detailed in clauses 21)(b) or (c).
- 24)** If this Agreement expires or is terminated for any reason the Owner must remove the Vessel immediately from KOOLEWONG's marina upon such termination or expiration.
- 25)** If the Owner fails to remove the Vessel or any other property belonging to the Owner after termination or expiration of this Agreement, then:
- (a) KOOLEWONG may at its option, but at the risk of the Owner absolutely, remove the Vessel and moor the Vessel on a swing mooring or other suitable site. The Owner will pay the cost of such removal and swing mooring fees; and
 - (b) KOOLEWONG may, pursuant to the *Uncollected Goods Act 1995* or any other relevant legislation, advertise the Vessel and/or the property for sale and then proceed to sell the Vessel and/or the property provided that KOOLEWONG must comply at all times with the *Uncollected Goods Act 1995* or other relevant legislation; and
 - (c) the Owner will continue to be liable to KOOLEWONG for the Licence Fee and any obligation on the part of the Owner under this Agreement until the Vessel has been removed.

DEFAULTS AND RIGHTS

- 26)** In the event of default under this Agreement by the Owner, the whole the Licence Fee payable for the Term, or any outstanding balance, will become immediately due and payable by the Owner to KOOLEWONG together with all legal costs and expenses associated with recovery of the outstanding balance on an indemnity basis and interest properly accruing on any outstanding amounts.
- 27)** The certificate of a director or the credit manager of KOOLEWONG will, in the absence of evidence to the contrary, be conclusive as to any outstanding amount/s.
- 28)** No failure or delay of KOOLEWONG to exercise any right or obligation hereunder and no custom or practice of the parties which is at variance with the terms of this Agreement and no waiver by KOOLEWONG of any particular default by the Owner shall affect or prejudice KOOLEWONG's rights in respect of any subsequent default and no indulgence or forbearance by KOOLEWONG of its rights under this Agreement shall adversely affect or prejudice its rights in relation to such default or any subsequent default

STORAGE LIEN

- 29)** The Owner acknowledges that KOOLEWONG shall have a lien on the Vessel, its appurtenances and contents in accordance with section 3 of the *Storage Liens Act 1935* (NSW). If any fees due by the Owner to KOOLEWONG remain unpaid for a period of more than 14 days after the due date for payment, then KOOLEWONG may, at its absolute discretion, exercise any rights to commence proceedings to sell the Vessel and apply proceeds of sale to any amounts owed to KOOLEWONG including payment of costs incurred in exercising the lien.

FORCE MAJEURE

- 30)** A Force Majeure event means anything outside reasonable control of a party, including but not limited to:
- (a) power, data or communication outages;
 - (b) acts of God or the public enemy, national emergencies, radioactive contamination, insurrection, riot, hostile or warlike action or sabotage;
 - (c) a transaction embargo;
 - (d) industrial action (including a picket); and
 - (e) any legislation or regulation and any action or inaction of any government or government agency.

- 31) If KOOLEWONG is wholly or partially unable to perform its obligations because of a Force Majeure event, then:
- (a) as soon as reasonably practicable after the Force Majeure event arises, KOOLEWONG will notify the Owner of the extent to which KOOLEWONG is unable to perform its obligations; and
 - (b) KOOLEWONG's obligation to perform will be suspended for the duration of the delay arising out of the Force Majeure event.

ENVIRONMENT

- 32) The Owner must at all times comply with all laws as they apply to the protection of the environment.
- 33) The Owner must not, and must ensure that its employees, agents or guests do not:
- (a) permit any refuse, waste, fuel, oil, liquid of any description to be thrown or discharged from the Vessel or the marina;
 - (b) discharge any oily or filthy bilges, toilets, oil, chemicals, spirits or inflammable materials into marina waters or on the surrounding foreshore; AND
 - (c) and must ensure that all such refuse is disposed of properly in marked receptacles.
- 34) The Owner will indemnify KOOLEWONG from any action brought by any Government or other authority either through the neglect or not of the Owner.

GENERAL

- 35) **Interpretation:** In this Agreement: -
- (a) words importing the singular number include the plural and vice versa and words denoting a gender include all other genders;
 - (b) the word person includes a firm, a body corporate, an unincorporated association and an authority;
 - (c) headings are for convenience only and do not affect the interpretation, and
 - (d) Reference to any party to this agreement shall include that party's executors, administrators and permitted assignees.
- 36) **Assignment** This Agreement is personal to the Owner and the benefit of this Agreement is not assignable to any other person and the Owner shall not sublet the berthing, stowage, mooring space provided to it. KOOLEWONG may assign or otherwise transfer any of its rights under this Agreement.
- 37) **Severability** To the extent permitted by law and unless otherwise expressly agreed, KOOLEWONG does not provide and expressly excludes all warranties whether implied by statute or otherwise in respect of any goods or services it supplies to the Owner.
- 38) **Notices** Any notice to be served hereunder shall be duly served if delivered personally to the other party or sent through the post in a prepaid envelope addressed to that party at its address set out in this Agreement or any other address notified by one party to the other in writing as being its address for service of notice and any notice sent through the post shall be deemed to have been duly served at the time when such letter would in the ordinary course of the post be delivered. The Owner agrees to notify KOOLEWONG of change of address and contact details within 14 days.
- 39) **Whole Agreement** This Agreement constitutes the whole agreement between KOOLEWONG and the Owner in relation to its subject matter and the Owner warrants that it has not relied upon any statement, representation or warranty made by KOOLEWONG or its servants or agents which is not expressed in this Agreement.
- 40) **Governing Law** The parties expressly agree that this Agreement will be governed by and construed in accordance with the laws of the State of New South Wales and the parties agree to submit to the non-exclusive jurisdiction of the Courts of New South Wales. This Agreement is deemed to have been entered into at the address of KOOLEWONG.

KOOLEWONG MARINA

RULES and REGULATIONS

WE HAVE PLEASURE IN WELCOMING YOU KOOLEWONG MARINA. THESE CONDITIONS RULES AND REGULATIONS ARE DESIGNED TO ENSURE THE SAFETY AND BOATING PLEASURE OF OWNERS AND THEIR GUESTS.

1. Vessels in a seaworthy condition and under their own power will be admitted to the marina area. Vessels must be registered, identified, marked, equipped and maintained as required by law and safe practice.
2. Vessels entering KOOLEWONG waters/land immediately come under the jurisdiction of KOOLEWONG and shall be berthed only where directed. Berth allocation will be assigned by the Manager of the Marina (Manager) or person appointed by the Manager (Duty Officer).
3. It shall be the responsibility of the vessel owner (Owner) to keep the premises licenced to them in an orderly and clean condition. Walkways and fingers will be kept clear of all gear including dinghies or the like. Private stowage facilities shall not be used within the marina area.
4. It shall be the responsibility of the Owner to keep his vessel in such condition that it does not become unsightly or dilapidated or reflect unfavorably on the appearance or standards of KOOLEWONG facilities. The deck of the vessel shall be kept free and clear of debris, bottles, papers, trash or other unsightly material at all times including during washing.
5. No contractors or individuals will be permitted to undertake any work on a vessel in marina areas without a current BIA Marine Card, providing insurance details, completing a Contractors Package and final approval from the Manager or Duty Officer. All contractors and individuals must comply with the Work Health and Safety Act and the Environmental Protection Act. A fee may apply to contractors working at the marina.
6. Major repairs, engine changeovers, external painting and rebuilding is not permitted anywhere on the premises. If in doubt please refer to the Manager of the Marina (Manager) or person appointed by the Manager (Duty Officer) prior to commencement of any works.
7. **Disorderly conduct or excessive consumption of alcohol by an Owner or guests or agents will not be tolerated. Noise must be kept to a minimum at all times. Owner shall use discretion when operating radios and musical instruments and apparatus so as not to cause a nuisance to surrounding neighbours and in accordance with State and Local Government regulations. Any of these behaviours shall be cause for cancellation of this agreement.**
8. The Owner must not, and must ensure that its employees, agents or guests do not:
 - i. permit any refuse of any description to be thrown or discharged from the Vessel or the marina;
 - ii. discharge any oily or filthy bilges, toilets, oil, chemicals, spirits or inflammable materials into marina waters or on the surrounding foreshore,and must ensure that all such refuse is disposed of properly in marked receptacles. The Owner will indemnify KOOLEWONG from any action brought by the Environmental Protection Authority either through the neglect or not of the Owner.
9. Swimming or diving within marina waters is prohibited.
10. Children should be accompanied by adults at all times.
11. Domestic pets must be approved by KOOLEWONG management. Pets must not disturb other Marina clients. They should be leashed and escorted at all times whilst on the marina walkways and grounds.
12. Laundry of any type or any item of a personal nature shall not be hung to dry out, or air aboard the vessel in public view.
13. It shall be unlawful for the Owner, operator, or person in charge of any vessel to remove the vessel from marina areas without permission of the Manager or Duty Officer when the vessel's berthing account is in arrears.
14. A speed limit of a maximum of 3 knots is to be observed within, departing from, or when approaching the entrance to the marina area. When entering or leaving the marina waters, observe standard procedures. Always keep to the right.
15. **Mooring lines are the responsibility and at the cost of the Owner.** Such lines should be checked regularly by the owner for condition and wear. If the Manager / Duty Officer deem your mooring lines to be insufficient or in a worn condition, they will contact you with a quote to replace or a time frame for you to replace them. If lines are not replaced by requested time frame they will be replaced and an invoice will issue to cover costs. It is the Owner's responsibility to secure all mooring lines to their respective bollards when vacating a berth. Lines must not be permitted to float on the waterways.
16. **Swing moorings** – It is the responsibility of the vessel owner to ensure their vessel is correctly secured to our swing moorings i.e. no chaffing points on mooring lines from vessel. **Vessels are moored at the owner's risk.**
17. All power cords must be kept in good working order and must be certified and comply with State Regulations. The lead should be an Australian Standard, a minimum of 1.5sqmm x 15amp, ultra violet stabilised casing & socket; casing to be terminated within the plug housing with no signs of damage or weathering, **all leads must be tested and tagged annually** to ensure compliance at owner's expense. The socket must be kept clean and rust free.
18. The Owner will be provided with a key to marina facilities. A deposit fee is payable which is refunded when the key is returned. The key remains the property of KOOLEWONG and shall be surrendered on the termination of this agreement. In the interest of all Owners any gates entered must be closed immediately on departure. Duplicate keys are not permitted.
19. It is the Owner's responsibility when leaving his vessel unattended on marina property to shut off all fuel valves, gas cocks, toilet and pump valves and self-draining scuppers.
20. **Refuelling of vessels on the marina is strictly prohibited.**
21. The Owner shall not, for any reason whatsoever, carry, hold or store any substance on or near the vessel or marina which is explosive, corrosive, toxic or flammable other than what is necessary for the operation of the vessel.
22. Vessel tenders must be housed aboard the vessel whilst on marina property.

23. Car parking:

Marina Car parking is limited onsite & surrounding areas, we ask whenever possible to restrict the number of parked vehicles – management reserves the right to manage Car parking facilities both onsite and surrounding areas.

- i. The parties agree that KOOLEWONG may make further terms and conditions for its facilities in relation to any matters not expressly dealt with in this Agreement and KOOLEWONG may vary or add to these terms & conditions from time to time on one (1) months' notice in writing to the Owner
- ii. This agreement does not entitle non-boat-owners access to KOOLEWONG's car parking facilities which are set aside for Marina boat owners. KOOLEWONG provides general car parking for day visitors
- iii. KOOLEWONG is not responsible for any loss or damage to vehicles parked in any car park or other marina areas.
- iv. No trailers or trailer boats are permitted in the car parks.

24. No vessel shall enter or leave marina areas under sail.

25. In the event of an emergency, all clients must follow the directions of the Marina Manager/Duty Officer. After hours emergency telephone numbers are displayed on the gate signage.