



# Manufactured homes Form 16

## Residential Park Comparison Document

Manufactured Homes (Residential Parks) Act 2003

This form is effective from 20 February 2025

### Important

#### About this document

The Residential Park Comparison Document assists prospective manufactured home owners compare residential parks by providing general information about a park and their facilities and services, including the costs of moving into, living in and leaving the residential park. It is not intended to provide information about individual manufactured homes within a park. It doesn't form advice or guidance, and any prospective home owner is encouraged to seek independent financial and legal advice.

#### Key things to know about residential parks

Manufactured homes in residential parks are a form of housing where manufactured home owners own their dwelling and position them on sites in a residential park owned by a park owner. Home owners enter into a site agreement with the park owner for the use of the land and communal facilities, services and amenities and pay the park owner site rent.

Buying a manufactured home is a significant commitment, and when you enter into a site agreement you are agreeing to continue paying site rent for as long as you own the home, or until you remove the home from the site in the park.

In a residential park, **site rents can increase at regular intervals based on the terms of your site agreement** and subject to legislation on site rent increases in the *Manufactured Homes (Residential Parks) Act 2003*.

**You should carefully consider whether you can afford the ongoing expenses of living in the residential park, and how this will increase over time. You are strongly encouraged to seek independent financial and legal advice from an experienced Queensland lawyer about your rights, options and obligations as a manufactured home owner before buying a manufactured home in a residential park and entering into a site agreement.**

For more information about residential parks and the *Manufactured Homes (Residential Parks) Act 2003*, please see <https://www.qld.gov.au/housing/buying-owning-home/housing-options-in-retirement/manufactured-homes/about-manufactured-homes>.

The information in this Residential Park Comparison Document is correct as at 12/6/2026 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature *Made Jentz* Date 12/6/2026

### Residential park details

Park name Seachange Emerald Lakes

Phone 0402 970 903

Park address 1 The Inlet Drive, Emerald Lakes

Suburb Carrara State Qld Postcode 4211

Website www.ingenialifestyle.com.au Number of current manufactured home sites 126

Park contains:  only manufactured homes  multiple dwelling types (see section 15)

Total number of sites (including other dwelling types) currently in park 126

Development status:  Completed  Under development (see section 16 for details)

Re-development planned in the next 5 years:  Yes  No (see section 16 for details)

Year Residential Park began operating 2014

**Part 1 – Site rent and other costs**

**1 Site rent for new site agreements**

\*(GST exclusive)  
Declaration of what site rent will be for new home owners under section 70B.

Site rent\* (or range of site rent) payable by new owners

Range - \$270 - \$300 per week

This applies to site agreements entered from ...3/12/2025

How often is site rent due:

Weekly  Fortnightly  Monthly  Other (specify) .....

**2 Site rent increases**

The proposed basis for how site rent can be increased under a site agreement for the site.

How does site rent increase for new home owners in the residential park?

**Basis**

The greater of the annual percentage increase in CPI and 3.5%

**General increase day** .....01 June 2027

A general increase day is the day that site rent increases for all sites using a particular basis. A general site rent increase for a site cannot occur more than once a year.

**Frequency**

Annual  Other (specify) .....

**Additional information** (specify any additional basis, increase day and frequency below)

Note: general site rent increases are limited to once per year using only a single basis at a time. However, some park owners may have multiple bases which apply in different years.

**3 Mandatory costs or fees not included in site rent** (GST inclusive)

Note: Does not include sales commissions where the park owner resells homes.

Are home owners in the park required to pay any additional costs or fees which are not included in site rent?

Yes (provide details below)  No

Total costs / fees: \$ Varies per service

Details of costs / fees and when payable: See sections 4-10,12 & 13 below.

Notably Body Corporate fees due quarterly - see section 10 below. Electricity, water, State 'Emergency Management' Levy is payable by each dwelling and is not included in 'site rent' ...

## Part 2 – Utilities and services

### 4 Electricity

Service Charge/s (individually measured and/or metered)

Included in site rent     Not included in Site Rent

Other (specify) .....

Usage Charge/s (individually measured and/or metered)

Included in site rent     Not included in Site Rent

Other (specify) .....

Does the park contain an embedded network for the supply of any electricity in the residential park?

Yes     No

For more information about embedded networks see:

<https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers>

Can solar panels be installed on manufactured homes?

Yes     No

Are there any known conditions/restrictions on the installation or use of solar panels in the residential park?

Yes     No

If yes, specify

Unable to be installed due to capacity of network.....

.....

### 5 Water

Service Charge/s (individually measured and/or metered)

Included in site rent     Not included in Site Rent

Other (specify) .....

Usage Charge/s (individually measured and/or metered)

Included in site rent     Not included in Site Rent

Other (specify) .....

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**11 Park Manager and staff**

Please provide details about the availability of park management.

**Is an on-site manager (or representative) available to home owners?**

Yes  No

Details of on-site availability:

Manager is available Monday - Friday during business hours.....

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**Does the on-site manager live on-site or work on-site?**

Lives on-site  Works on-site  Not applicable

**Does the park have an after-hours emergency contact?**

Yes  No

**After-hours emergency contact details**

Area Manager - Phone - 0431 345 063.....

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**Do any other staff work in the residential park?**

Yes  No

If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).

Operational staff consist of - Community Manager, Caretaker.....

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## Part 3 – Facilities and amenities

**12 Communal/shared facilities** Please provide details about the facilities currently available in the park, including any additional costs for the use of these facilities.

(NOTE: Under section 14 (a) (iii) of the Act, a home-owner has non-exclusive use of the park's common areas and communal facilities).

Activities, workshops or games room/s

Details: Workshop available. Any additional activities taking place in the community are on a user pays basis

Cost:  Included in site rent       Additional fee (specify)

Use of facility is included in site rent, events and activities taking place in facility may incur a charge

Available to:  Home owners     Guests / Visitors     Public

BBQ area outdoors

Details:

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Bowling green

Indoor     Outdoor

Details:

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Club House

Details:

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Communal open space

Details... Outdoor green space, dog park, bocce court.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Gym

Details... Fully equipped gymnasium.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Library

Details.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Restaurant / Cafe

Details.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Shops

Details.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Park bus or other park-supplied transport options

Details (conditions for use)

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Cost:  Included in site rent       Additional fee (specify)

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Frequency: .....

Available to:  Home owners    Guests / Visitors    Public

Swimming pool

Indoor    Outdoor    Heated    Not heated

Size: .....

Details .1 indoor and 1 outdoor pool.....

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Cost:  Included in site rent       Additional fee (specify)

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Available to:  Home owners    Guests / Visitors    Public

Tennis court / Pickleball

Details .Tennis Court.....

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Cost:  Included in site rent       Additional fee (specify)

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Available to:  Home owners    Guests / Visitors    Public

Changing rooms and showers at sports facilities

Details .Change rooms available at pool.....

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Kitchens in communal facilities

Details .Kitchen in clubhouse.....

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Cost:  Included in site rent       Additional fee (specify)

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Available to:  Home owners    Guests / Visitors    Public

Other facilities and amenities (specify below, including availability and cost)

Community garden - available to residents & guests/visitors

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**13 Parking**

Please provide details of parking available to home owners and their guests.

Do home owners have personal parking space/s on their site?

Yes    No    Varies by site

Are there any restrictions on home owners parking on or adjacent to their site (e.g. on their driveway)? If so, please provide details:

Parking in garage only, no driveway or adjacent parking

Is there additional parking available for home owner use in the park?

Yes    No

If yes, specify number of spaces and any conditions

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Is there additional parking available for visitor use?

Yes    No

If yes, specify number of spaces 35

Is there parking available for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

Yes    No

If yes, specify number of spaces and any conditions

3 temporary spaces available on a request basis with Community Manager for a maximum of 48 hours for casual parking (load/unloading)

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Are there any fees in addition to site rent applicable to the use of parking spaces for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

Yes    No

If yes, provide details

N/A

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## Part 4 – Miscellaneous

### 16 Other dwellings

Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?

Yes  No

If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)

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### 17 Development

Indications of future plans may be subject to change. For more information contact the park owner.

Has development of the park been completed?

Yes  No

If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion?

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If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available

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### 18 Home owners committee

Does the park have a home owners' committee?

Yes  No

### 19 Letting the home

Do site agreements in the residential park permit home owners to let their home to another person?

Yes  No

If yes, detail any restriction on letting:

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## Part 5 – Park Rules

### 22 Pets

Are there any restrictions on pets in the park?

Yes    No

If yes, provide details:

Limited to 1 pet per home and this must be approved by the Park Owner via a Pet Application. See Community Rules for further information

### 23 Park rules

Please provide a list of the park rules (may be provided as an attachment)

See attached

## Part 6 – Park details and operations

### 24 Park owner details

Individual owner/s

Title.....Full name .....

Title.....Full name .....

Title.....Full name .....

Corporate owner

Full company / corporation name

INA Operations Pty Ltd as trustee for INA Operations Trust No.11

Australian Company Number (ACN) 159 195 632

Australian Business Number (ABN) 87 753 619 336

Business address

Level 10, 20 Bond Street

Suburb Sydney State Nsw Post code 2000

Phone number (07) 3326 5800

Email address reception@ingeniacommunities.com.au

### 25 Park contact

Please provide contact details for the residential park for information and enquiries if different from above.

Contact name Community Manager

Park phone 0402 970 903

Park email emeraldcm@ingenialifestyle.com.au

## Further Information

If you would like more information, contact the Department of Housing and Public Works on 13 QGOV (13 74 68) or visit our website at [www.hpw.qld.gov.au](http://www.hpw.qld.gov.au)

### **Regulatory Services (Department of Housing and Public Works)**

Regulatory Services administers *the Manufactured Homes (Residential Parks) Act 2003*. This includes investigating breaches of the Act.

Department of Housing and Public Works  
GPO Box 690, Brisbane, QLD 4001  
Phone: 07 3013 2666  
Email: [regulatoryservices@housing.qld.gov.au](mailto:regulatoryservices@housing.qld.gov.au)  
Website: [www.housing.qld.gov.au/housing](http://www.housing.qld.gov.au/housing)

### **Queensland Retirement Village and Park Advice Service (QRVPAS)**

Specialist service providing free information and legal assistance to home owners and prospective home owners in residential parks in Queensland.

Caxton Legal Centre Inc  
Level 23, 179 Turbot Street  
Brisbane Qld 4000  
Phone: 07 3214 6333  
Email: [qrvpas@caxton.org.au](mailto:qrvpas@caxton.org.au)  
Website: [www.caxton.org.au](http://www.caxton.org.au)

### **The Queensland Manufactured Home Owners Association Inc (QMHOA)**

Is a peak body representing owners of manufactured homes in Queensland. They provide information and assistance to home owners and prospective home owners in relation to their rights and responsibilities under the *Manufactured Homes (Residential Parks) Act 2003*.

Phone: 07 3040 2344  
Website: [www.qmhoa.org.au](http://www.qmhoa.org.au)

### **Seniors Legal and Support Service**

Provides free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc  
Level 23, 179 Turbot Street  
Brisbane Qld 4000  
Phone: 07 3214 6333  
Email: [slas@caxton.org.au](mailto:slas@caxton.org.au)  
Website: [www.caxton.org.au/sails\\_slas](http://www.caxton.org.au/sails_slas)

### **Queensland Civil and Administrative Tribunal (QCAT)**

This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

GPO Box 1639, Brisbane, QLD 4001  
Phone: 1300 753 228  
Email: [enquiries@qcat.qld.gov.au](mailto:enquiries@qcat.qld.gov.au)  
Website: [www.qcat.qld.gov.au](http://www.qcat.qld.gov.au)

### **Queensland Law Society**

Find a solicitor  
Law Society House  
  
179 Ann Street, Brisbane, QLD 4000  
Phone: 1300 367 757  
Email: [info@qls.com.au](mailto:info@qls.com.au)  
Website: [www.qls.com.au](http://www.qls.com.au)

### **Department of Justice and Attorney-General**

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518  
Toll free: 1800 017 288  
Website: [www.justice.qld.gov.au](http://www.justice.qld.gov.au)

**SCHEDULE 1**  
**THE SEACHANGE COMMUNITY RULES**

The Community Rules form the Park Rules as referred to in the Site Agreement. Any reference herein to “Seachange” is to be taken as meaning “the Park” as referred to in the Site Agreement.

Also, any reference herein to “Seachange Management” or the “Seachange Community Manager” is to be taken as meaning “the Park Manager” as referred to in the Site Agreement including Seachange’s on-site managers and administrative staff at Seachange.

The park rules provide a framework that will encourage a standard of behaviour that Home Owners at Seachange should expect when living in a community such as Seachange Emerald Lakes.

The park rules are based on common sense and courtesy and define acceptable standards that will make Seachange Emerald Lakes an enjoyable place to live for all Home Owners.

**CR1. The Office and Community Manager**

- (a) The Community Manager or an Administrator will be “on call” during normal business hours.
- (b) Calls outside of these hours are to be limited to an “emergency needs” basis.
- (c) The Seachange Administration office is located at the entry of the Country Club and will be open five (5) days a week for a minimum of two (2) hours per day. These hours will be clearly signed at the Country Club.
- (d) If a Home Owner requires the assistance of the Seachange Community Manager, an appointment should be made by contacting the Community Manager by phone or email to set up the meeting.
- (e) If a Home Owner requires maintenance to be performed to Common Areas, the Home Owner must lodge a request for same with the Seachange Community Manager.

**CR2. Access and Security**

- (a) The Home Owner will receive two (2) access fobs only per Home that open the main entrance gates to Seachange.
- (b) If a Home Owner requires a replacement access fob, the Community Manager will provide same at the cost of the Home Owner.
- (c) Seachange is a secure gated community and a Home Owner must not open the gates to callers unless they are visiting with the Home Owner unless it is to allow access for Emergency Services.

- (d) A Home Owner or their Authorised Occupants will not allow tail gating to occur at any vehicle entry gate to Seachange.

**CR3. Mail**

- (a) All mail is delivered by Australia Post to the designated mailbox at the entrance to Seachange.
- (b) All Home Owners are responsible for clearing their respective mailbox on a regular basis.

**CR4. Presentation of Home**

- (a) The Seachange gardeners and maintenance staff are employed to maintain and upkeep the Common Areas, the landscaping of the streetscapes and mowing of the Home Frontages.
- (b) To maintain the vision and protect the investment made by all Home Owners and in conjunction with the Special Terms within the Site agreement Home Owners agree to comply with the following:
- i) Seachange has a specific landscape treatment and style. Home Owners are not permitted to vary or add to the landscaping of the Home Frontages.
  - ii) A Home Owner will not plant any trees, plants or shrubs with the exception of the Community Vegetable Garden.
  - iii) A Home Owner and/or any Authorised Occupant and/or any Authorised Visitor of a Home Owner must not remove or cause any damage to flowers, shrubs, gardens, lawns, trees, facilities or the Amenities in Seachange.
  - iv) A Home Owner must not store any rubbish bins outside of the Site Area except for collection purposes.
  - v) A Home Owner will place all refuse only in designated rubbish containers. Placing of rubbish anywhere else on the site area or common areas is prohibited.
  - vi) Hard rubbish is not to be left outside the Home or the Site Area under any circumstances.

**THE COUNTRY CLUB AND COMMON FACILITIES**

**CR5. General Rules**

- (a) Home Owners may use the Amenities only during hours and on terms that Seachange may nominate from time to time.
- (b) The Country Club and the Amenities general opening hours will be 7am to 10pm on 7 days. These hours may be varied at any time in conjunction with the Seachange

Community manager for special events or functions or at the sole discretion of Seachange.

- (c) The Country Club and the Amenities are for the use of all Home Owners in Seachange Emerald Lakes and their Authorised Occupants and their Authorised Visitors.
- (d) It is the responsibility of Home Owners to:
  - i) Leave these areas in a neat and tidy fashion; and
  - ii) Return items to their original location;
  - iii) Clean and clear away any mess and rubbish; and
  - iv) Ensure that their Authorised Occupants and their Authorised Visitors comply with these requirements and the park rules generally,
- (e) Upon completion of using and before leaving the Country Club or the Amenities:
  - i) Home Owners are expected to treat the Country Club and the Amenities as an extension of their Home.
  - ii) Any damage or breakages caused by reckless or careless actions of a Home Owner (or their Authorised Occupants or Authorised Visitors) are to be paid for by the responsible Home Owner.
  - iii) Use of the Amenities may be withdrawn by Seachange in respect of any Home Owner (or their Authorised Occupants or their Authorised Visitors) that uses an Amenity recklessly or without regard to the proper enjoyment of other Home Owners' use of the same.
- (f) Offensive or threatening behaviour (including physical or verbal assault, or theft of community or another Home Owner's property) will not be tolerated in any circumstance, and any Home Owners (or their Authorised Occupants or their Authorised Visitors) that breach this rule will be asked to leave the Country Club area immediately. Repeated breaches of this rule will result in a Home Owner (or their Authorised Occupants or their Authorised Visitors) being refused permission to access and use the Amenities, and in serious situations, may result in an application being made to terminate the Site Agreement. Home Owners (and their Authorised Occupants and their Authorised Visitors) are required to wear appropriate clothing at all times in accordance with the following:
  - (1) *Country Club Bars, Lounges, Meeting Room and Theatre*: shirt, shorts or pants and footwear required;
  - (2) *Gymnasium* - shirt, shorts or pants and footwear required (plus towel);
  - (3) *Tennis* - shirt, shorts or pants and specific approved footwear required;

- (4) *Woodworking Shop and Craft Room* – shirt, shorts or pants, enclosed shoes and appropriate protective gear when using dangerous equipment; and
- (5) *Pools, Spa and Steam Room* - appropriate swimwear and towels.

**CR6. Use and Operation of the Amenities and Social Clubs**

- (a) To ensure orderly operation, there will be a booking system located at the Seachange Community Managers Office for all individual Amenities.
- (b) The booking system will be overseen by the Seachange Community Manager and granted on a “first come, first served” basis.
- (c) Bookings cannot be made that monopolise Amenities on a regular basis without the approval of Seachange.
- (d) For private functions requiring the sole use of an Amenity, prior approval must be sought from the Seachange Community Manager and sufficient notice is to be given to all Home Owners and the Seachange Community Manager.
- (e) A Notice Board at the Country Club will be established to ensure that all Home Owners are aware of what activities are being arranged and also to allow Home Owners to form new activity groups.
- (f) Should a dispute arise between Home Owners in relation to the booking and use of the Country Club and the Amenities, this will be resolved by the Seachange Community Manager and in its sole discretion will determine a solution which the Home Owner agrees to observe.
- (g) Home Owners are free to utilise the dining, kitchen, bar and barbeque facilities at the Country Club. These areas must be cleaned after use and any glassware and utensils used must be washed and stored away.

**CR7. The Swimming Pools and Spa**

- (a) The rules for the use of the Pool areas and Spa are clearly displayed in the Pool area and are for the safety of all Home Owners.
- (b) The rules of use are as follows:
  - i) Host Home Owners are responsible for their Authorised Occupants and their Authorised Visitors.
  - ii) Running, diving, or jumping is not permitted.
  - iii) No glass is to be brought into the Pool enclosure.
  - iv) To allow for the cleaning of the Pool the Pool hours will be between 7am to 9 pm each day and can be varied by Seachange as required.
  - v) Visiting children must be supervised at all times by the Home Owner.
  - vi) Children are not permitted in the indoor Spa or indoor Pool.
  - vii) Appropriate swimwear must be worn at all times.

**CR8. Steam Room**

- (a) Children are not permitted in the Steam Room.

**CR9. Sauna**

- (a) Children are not permitted in the Sauna

**CR10. Gymnasium**

- (a) Children are not permitted in the Gymnasium.
- (b) Towels are to be used at all times.
- (c) All equipment is to be put away after use.
- (d) All equipment must be wiped down with a towel after use.
- (e) Authorised Occupants must be accompanied by the Host Owner when using the facilities.

**CR11. Cinema**

- (a) Bookings for the Cinema must be made in advance.
- (b) The Cinema area must be cleaned after use.
- (c) Care must be taken with food and beverages in this area.

**CR12. Woodwork Shop**

- (a) Home Owners must take extreme care whilst in the Woodwork Shop as equipment in this room can cause injury if care is not taken.
- (b) Home Owners must take appropriate precautions when operating the equipment and wear appropriate clothing and safety equipment when using power tools.
- (c) All tools must be returned to their respective storage areas when not in use.
- (d) All incomplete work must be stored away.
- (e) The Woodwork Shop must be swept and tidied after use.

**CR13. Art and Craft Studio**

- (a) Any group activities to occur in the Art and Craft Studio are to be booked in advance in accordance with CR6
- (b) All incomplete work must be stored away.
- (c) The Art and Craft Studio must be swept and tidied after use.

**CR14. Tennis Court**

- (a) All persons using the Tennis Court must wear appropriate non-marking footwear.
- (b) All bookings for the Tennis Court must be made in accordance with CR6
- (c) Any occasional guests or children must be accompanied by the host adult Home Owner at all times.
- (d) No food and beverage is permitted on the Court in any circumstances.

**CR15. Club Lounge / Library Area**

- (a) The Library area and the reading area will be stocked with material provided by Home Owners. Home Owners are therefore encouraged to loan books to the Library.
- (b) The Library is a “quiet” area and Home Owners are asked to keep noise to a minimum in this area at all times.

**CR16. Private dining Room**

- (a) Bookings for the Private Dining Room must be made in advance.
- (b) The Private Dining Room area including the kitchen must be cleaned after use.
- (c) Care must be taken with food and beverages in this area.

**CR17. Barbeque Areas**

- (a) All Barbeque Areas are for the enjoyment of all Home Owners and their guests. If a Home Owner intends to entertain more than a few guests, the Home Owner is encouraged to use the Barbeque Areas
- (b) When using the Barbeque Areas, Home Owners must always leave them in the same condition that they found them. Home Owners are also responsible for cleaning utensils, Barbeque plates etc.

**CR18. Alcohol**

- (a) Should the Home Owners wish to apply for a limited liquor licence for the Country Club the following rules will apply:
  - i) Residents are required to only consume alcohol in areas designated as permissible under the liquor licence.
  - ii) Regardless of (i) above Home Owners will always have the right to bring their own alcohol into the Country Club.