

# 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 9/12/2025 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature *Made Jenty* Date 9/12/2025

### Residential park details

Park name Ingenia Rental, Holidays & Lifestyle Taigum  
 Phone 0459 031 767  
 Park address 351 Beams Road  
 Suburb Taigum State Qld Postcode 4018  
 Website www.ingenialifestyle.com.au Number of current manufactured home sites 20  
 Park contains: ☐ only manufactured homes ☒ multiple dwelling types (see section 15)  
 Total number of sites (including other dwelling types) currently in park 162

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 1984

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 - \$250 - \$275 per week

This applies to site agreements entered from ...03/12/2025

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**.....7 June 2026

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

## 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) .....

.....

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6 Sewage</b>                        | <p>Service Charge/s</p> <p><input checked="" type="checkbox"/> Included in site rent    <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s</p> <p><input checked="" type="checkbox"/> Included in site rent    <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p>                                                                               |
| <b>7 Gas</b>                           | <p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> |
| <b>8 Telephone</b>                     | <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available    <input checked="" type="checkbox"/> Other (specify) .....</p> <p>...Homeowner to arrange connection &amp; supply.....</p>                                                                                                                                                                           |
| <b>9 Internet</b>                      | <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available    <input checked="" type="checkbox"/> Other (specify) .....</p> <p>...Homeowner to arrange connection &amp; supply.....</p>                                                                                                                                                                           |
| <b>10 Other utilities and services</b> | <p>Details of other services or utilities (for example, food services, gardening services, personal care services, transportation services) including whether provision of these services by the Park Owner is included in site rent</p> <p>N/A - no additional services or utilities included in site rent.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>                                             |

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|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><b>11 Park Manager and staff</b></div> <div>Please provide details about the availability of park management.</div> | <div><b>Is an on-site manager (or representative) available to home owners?</b><br/><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>Details of on-site availability:<br/>Manager is available Monday - Friday during business hours.....<br/>.....</div> <div><b>Does the on-site manager live on-site or work on-site?</b><br/><input type="checkbox"/> Lives on-site    <input checked="" type="checkbox"/> Works on-site    <input type="checkbox"/> Not applicable</div> <div><b>Does the park have an after-hours emergency contact?</b><br/><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</div> <div><b>After-hours emergency contact details</b><br/>Area Manager - Phone - 0427 690 875.....<br/>.....</div> <div><b>Do any other staff work in the residential park?</b><br/><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).<br/>Operational staff consist of - Community Manager, Grounds &amp;.....<br/>Maintenance Officer, Administrative Assistant, Cleaners.<br/>.....<br/>.....<br/>.....</div> |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 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: Games room adjacent to office

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

|                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Communal open space<br>Details... Outdoor green space .....<br>.....<br>Cost: <input checked="" type="checkbox"/> Included in site rent <input type="checkbox"/> Additional fee (specify)<br>.....<br>Available to: <input checked="" type="checkbox"/> Home owners <input checked="" type="checkbox"/> Guests / Visitors <input type="checkbox"/> Public |
| <input checked="" type="checkbox"/> Gym<br>Details.....<br>.....<br>Cost: <input type="checkbox"/> Included in site rent <input type="checkbox"/> Additional fee (specify)<br>.....<br>Available to: <input type="checkbox"/> Home owners <input type="checkbox"/> Guests / Visitors <input type="checkbox"/> Public                                                                          |
| <input type="checkbox"/> Library<br>Details.....<br>.....<br>Cost: <input type="checkbox"/> Included in site rent <input type="checkbox"/> Additional fee (specify)<br>.....<br>Available to: <input type="checkbox"/> Home owners <input type="checkbox"/> Guests / Visitors <input type="checkbox"/> Public                                                                                 |
| <input type="checkbox"/> Restaurant / Cafe<br>Details.....<br>.....<br>Cost: <input type="checkbox"/> Included in site rent <input type="checkbox"/> Additional fee (specify)<br>.....<br>Available to: <input type="checkbox"/> Home owners <input type="checkbox"/> Guests / Visitors <input type="checkbox"/> Public                                                                       |
| <input type="checkbox"/> Shops<br>Details.....<br>.....<br>Cost: <input type="checkbox"/> Included in site rent <input type="checkbox"/> Additional fee (specify)<br>.....<br>Available to: <input type="checkbox"/> Home owners <input type="checkbox"/> Guests / Visitors <input type="checkbox"/> Public                                                                                   |

☐ Park bus or other park-supplied transport options

Details (conditions for use)  
.....  
.....

Cost: ☐ Included in site rent      ☐ Additional fee (specify)  
.....

Frequency: .....

Available to:   ☐ Home owners   ☐ Guests / Visitors   ☐ Public

☒ Swimming pool

☐ Indoor   ☒ Outdoor   ☐ Heated   ☐ Not heated

Size: .....

Details. 1.outdoor.pool that is available to Lifestyle, Rental & Holidays residents & guests .....  
.....

Cost: ☒ Included in site rent      ☐ Additional fee (specify)  
.....

Available to:   ☒ Home owners   ☒ Guests / Visitors   ☐ Public

☐ Tennis court / Pickleball

Details.....  
.....

Cost: ☐ Included in site rent      ☐ Additional fee (specify)  
.....

Available to:   ☐ Home owners   ☐ Guests / Visitors   ☐ Public

☐ Changing rooms and showers at sports facilities

Details.....  
.....

☐ Kitchens in communal facilities

Details.....  
.....

Cost: ☐ Included in site rent      ☐ Additional fee (specify)  
.....

Available to:   ☐ Home owners   ☐ Guests / Visitors   ☐ Public



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

Meeting room with kitchenette

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/carport only or driveway of dwelling, no 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

Is there additional parking available for visitor use?

☒ Yes    ☐ No

If yes, specify number of spaces 15

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

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

|                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>14 Security and safety</div><div><p>Note: Park Owners are required to maintain and implement an emergency plan for the residential park.</p><p>Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.</p></div></div>                                              | <div><div>Does the residential park have any of the following security and safety features?</div><div><div><input checked="" type="checkbox"/> Security cameras</div><div><input type="checkbox"/> Key fob/pin code operated Security gates</div><div><input type="checkbox"/> Emergency phones</div><div><input checked="" type="checkbox"/> Defibrillator(s)</div></div><div><div>Provide details of any other notable security or safety features of the park?</div><div><div></div><div></div><div></div><div></div></div></div></div>                                                                                                                                                                                                                                                                                                                                                                             |
| <div><div>15 Accessibility features</div><div><p>Please provide details of features in the park to assist home owners with mobility or other issues.</p><p>Details are provided for comparative information only. Home owners with specific accessibility requirements should contact the park owner to ensure the park can meet their needs.</p></div></div> | <div><div>Does the residential park have any of the following accessibility features in the common areas of the residential park?</div><div><div><input checked="" type="checkbox"/> Ramps</div><div><input type="checkbox"/> Lifts</div><div><input checked="" type="checkbox"/> Wheelchair-accessible toilets</div><div><input type="checkbox"/> Extra-wide doors</div><div><input checked="" type="checkbox"/> Wheelchair-accessibility to Letterboxes</div><div><input checked="" type="checkbox"/> Wheelchair-accessibility to Residential Park Office</div></div><div><div>What parts of the park have these features?</div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div></div> |

| Part 4 – Miscellaneous                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>16 Other dwellings</div>                                                                                                           | <div>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</div> <div><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</div> <div>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</div> <div>Park consists of 106 Rental Cabins, 20 Lifestyle Homes,.....<br/>23 Motel Rooms, 13 Tourism Cabins<br/>.....<br/>.....<br/>.....</div>                                                                                                                                    |
| <div>17 Development</div> <div>Indications of future plans may be subject to change. For more information contact the park owner.</div> | <div>Has development of the park been completed?</div> <div><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</div> <div>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?</div> <div>.....<br/>.....<br/>.....<br/>.....<br/>.....</div> <div>If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available</div> <div>.....<br/>.....<br/>.....<br/>.....<br/>.....</div> |
| <div>18 Home owners committee</div>                                                                                                     | <div>Does the park have a home owners' committee?</div> <div><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <div>19 Letting the home</div>                                                                                                          | <div>Do site agreements in the residential park permit home owners to let their home to another person?</div> <div><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</div> <div>If yes, detail any restriction on letting:</div> <div>.....<br/>.....<br/>.....<br/>.....</div>                                                                                                                                                                                                                                                                                                                                              |

[illegible]

## Part 5 – Park Rules

[illegible]

## 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

Emmetlow Pty Ltd as trustee for The Park Trust

Australian Company Number (ACN) 010 408 429

Australian Business Number (ABN) 25 245 465 809

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 0459 031 767

Park email ingeniarentaltaigum@ingeniarental.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@cxton.org.au](mailto:slas@cxton.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)

## COMMUNITY RULES - HOMEOWNERS

Manufactured Homes (Residential Parks) Act 2003

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### 1. COMMON AREAS

- a) All signs posted on common areas, such as those about hours of use, form part of these rules and must be obeyed.
- b) You must not obstruct or permit the obstruction of walkways, entrances, security features, lighting or other parts of the common areas.
- c) When on common areas everybody must be adequately clothed, so as not to cause offence or embarrassment to another person.
- d) Smoking is not permitted within any public building or facility in the community, or any area where Residents, their visitors or guests may gather. This rule applies to meeting rooms/communal halls, reception areas, pool enclosure, BBQ, picnic/eating areas etc.

### 2. CAR PARKING AND VEHICLES

- a) Resident's vehicles, boats or trailers must be parked in designated areas. They must not be parked on any road in the residential community or the grassed area beside the internal roads, vacant sites or other residents' sites without their permission.
- b) Residents cannot drive unregistered vehicles into or on the community roads without permission from the Park Owner.
- c) All visitors, guests and contractor's vehicles should park on the respective resident's sites if there is sufficient room to do so. Otherwise they must park in the designated visitor parking area unless access to the house is required for short periods of time only for the purpose of installation, repairs, delivery etc.
- d) Residents motor homes, caravans and camper trailers are permitted to be parked on the roadway immediately outside the owners home for a period not greater than 24 hours for the purposes of loading the vehicle prior to departure or on your return with the following conditions; (i) any power cord connected to the vehicle must be run in such a manner that it does not pose a safety hazard to other residents or guests (ii) safety signal devices such as reflective triangles must be placed in front of, as well as behind, the entire length of the combination vehicle to indicate that there is a possible hazard present.
- e) The sign posted speed limit is to be adhered to at all times. Pedestrians have right of way throughout the Community.
- f) To avoid damage to Community roadways, heavy vehicles are generally not permitted in the Community. However, the Park Owner may give permission for heavy vehicles engaged in the



delivery of goods or services for a resident or the Community or the Park Owner including tradespersons vehicles. All contractors must report to reception before entering the site.

g) If the Resident wishes to wash a vehicle they must not damage or cause undue inconvenience to any other person or property. They must abide by the water restrictions imposed by law which may be displayed on the notice board.

h) All cars parked onsite are parked at your own risk and the Park Owner accepts no responsibility for loss, damage or theft.

### **3. NOISE**

For the general quiet enjoyment of all residents of the Community, noise at any time must not constitute a nuisance to other residents. Noise must be kept to a minimum after 10pm. Intrusive, prolonged noise, that disturbs the peace and quiet of other residents, will not be tolerated at any time.

### **4. RUBBISH/GARBAGE**

a) Garbage should be wrapped and placed in the appropriate bin.

b) The style of rubbish bin that may be used and supplied will be determined by Community management.

c) Recyclable materials including bottles, cans, paper etc should be placed in appropriate bins.

d) For environmental reasons, and to reduce the residents cost of maintenance, hygiene products, cooking fat, tea leaves or any flammable liquids etc. must not be flushed down the toilet or poured down the sink but should be disposed of together with other domestic garbage on the designated day.

e) Residents are responsible for arranging the disposal of large waste items such as building materials, old furniture, white goods etc., at their own cost.

### **5. GUEST LOUNGE**

a) The communal facilities are available for use by all residents of the Community, their visitors and guests. Residents who have their own bathroom facilities must not use the bathroom amenities facilities on a daily basis. Exceptions apply where there has been a serious disruption to a resident's water supply or plumbing.

b) Children must be accompanied by a resident whilst using the facilities.

c) Washing of animals or clothes in hand basins or showers is prohibited.

## **6. BIKES, SKATEBOARDS, ROLLERBLADES, GAMES ETC**

- a) Residents may ride bicycles within the community but must at all times ensure that they do so in a manner that does not endanger, or is not likely to endanger, themselves, other persons or any property. Hence it is a requirement that all riders comply to the rules of the state that apply to road safety. Eg. Wearing helmets.
- b) Bicycle riders must not exceed the community speed limit that applies to motor vehicles.
- c) When not in use bicycles must be stored neatly and must not be left to obstruct the roadways or pathways of the community so as to cause a trip hazard.

## **7. BBQ FACILITIES**

- a) The use of the community's barbeques is permitted until 9pm daily unless prior approval has been given by the Park Manager. We ask that persons using these facilities ensure that the BBQ's are turned off when cooking is finished and that they leave the area in a clean and tidy condition for the next person to use.
- b) No open fires are permitted.

## **8. POOL**

- a) All Pool users must not do anything that would endanger any other person. The pool user must not run within the pool enclosure; must not bomb; must not splash water or act in any other manner that may cause danger or inconvenience to other users.
- b) The Pool enclosure is required by law to remain secure at all times. Pool users must not wedge or tamper with the gate in anyway so as to prevent the gate closing immediately upon entry or exit.
- c) All children in the pool enclosure must be supervised at all times by a resident.
- e) In the interest of hygiene and health, no one with a contagious illness or skin infection is to enter the pool. All accidents must be reported to the Park Owner immediately.
- f) Additional pool rules are displayed in the pool area. These must be adhered to at all times.

## **Definitions**

In these rules:

**Act** means the Manufactured Homes (Residential Parks) Act 2003 .

**Community** means Park

**Common areas** means any amenities, building, facilities, open space, road or other area provided for common use in the community. (see section 4 of the Act **common area**)

**We, our and us** mean the Park Owner and includes our employees, agents or representatives.

**You and your** mean any resident in the community.

**Resident** means home owner

Signed By Home Owner/Resident

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I have read and accept the above Community Rules