

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 8/12/2025 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature *Made Jenty* Date 8/12/2025

Residential park details

Park name Seachange Coomera
 Phone 07 5661 9494
 Park address 29 Ghostgum Grove
 Suburb Coomera State Qld Postcode 4209
 Website www.ingenialifestyle.com.au Number of current manufactured home sites 124
 Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
 Total number of sites (including other dwelling types) currently in park 124

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 2018

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 - \$269 - \$285 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.....31 March 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

Solar panels can be added subject to park operator's approval & capacity limitations

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)

6 Sewage	<p>Service Charge/s</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</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>
7 Gas	<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>
8 Telephone	<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 & supply.....</p>
9 Internet	<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 & supply.....</p>
10 Other utilities and services	<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>Gardening of front gardens.....</p> <p>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>

<div>11 Park Manager and staff</div> <div>Please provide details about the availability of park management.</div>	<div>Is an on-site manager (or representative) available to home owners? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>Details of on-site availability: Manager is available Monday - Friday during business hours.....</div> <div>Does the on-site manager live on-site or work on-site? <input type="checkbox"/> Lives on-site <input checked="" type="checkbox"/> Works on-site <input type="checkbox"/> Not applicable</div> <div>Does the park have an after-hours emergency contact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>After-hours emergency contact details Area Manager - Phone - 0431 345 063.....</div> <div>Do any other staff work in the residential park? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). Operational staff consist of - Community Manager, Caretaker.....</div>
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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: 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, communal garden

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

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

☒ Gym

Details... Fully equipped gymnasium

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

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

☒ Library

Details.....

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

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

☐ Restaurant / Cafe

Details.....

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

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

☐ Shops

Details.....

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

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

☒ Park bus or other park-supplied transport options

Details (conditions for use)

Drivers must complete an application form to be eligible to drive bus and be pre-approved by the operator. .
 Bus is free of charge to use, fuel to be refilled by user at users expense prior to return.

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

Fuel to refill bus payable by user

Frequency:

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

☒ Swimming pool

☐ Indoor ☒ Outdoor ☐ Heated ☐ Not heated

Size:

Details. 2 outdoor pools - 1 x 10M & 1 x 12M.....

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

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

☒ Tennis court / Pickleball

Details. Pickleball court x 2.....

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

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

☒ Changing rooms and showers at sports facilities

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

☒ Kitchens in communal facilities

Details. Kitchen in clubhouse.....

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)

Bocce Court - available to residents & their guests/visitors
 Art/craft room - available to residents & their guests/visitors
 Cinema - available to residents & their guests/visitors
 Sauna/spa/steam room - available to residents & their guests/visitors
 Massage room - available to residents (cost to residents)
 Meeting room - available to residents & their guests/visitors
 Bar - available to residents & their guests/visitors
 River pontoons x 2 - available to residents & their guests/visitors

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

.....

Is there additional parking available for visitor use?

☒ Yes ☐ No

If yes, specify number of spaces 42

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

Spaces available - 17, wait list to be allocated a space,
 subject to availability: Cost to residents : Residents required to enter
 into a licence/agreement with the operator.

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

Yes, this is available under a signed agreement, rent cost apply at \$30
 per week, price subject to change and annual increase

<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 checked="" 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 checked="" 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 type="checkbox"/> Yes <input checked="" 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><div></div><div></div><div></div><div></div></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><div></div><div></div><div></div><div></div></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><div></div><div></div><div></div><div></div></div>
<div>18 Home owners committee</div>	<div>Does the park have a home owners' committee?</div> <div><input checked="" type="checkbox"/> Yes <input 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><div></div><div></div><div></div><div></div></div>

[illegible]

Part 5 – Park Rules

22 Pets	<p>Are there any restrictions on pets in the park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details:</p> <p>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</p>
23 Park rules	<p>Please provide a list of the park rules (may be provided as an attachment)</p> <p>See attached</p>

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 07 5661 9494

Park email coomeracm@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

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
Website: 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
Website: 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

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
Website: 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
Website: 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
Website: 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

SCHEDULE 1

COMMUNITY RULES

The Community Rules form the Park Rules as referred to in the Site Agreement.

Terms used herein have the same meaning as referred to in the Site Agreement. Any reference herein to the “Manager” is to be taken as meaning “the Park Manager” including the Park Owner's on-site managers and administrative staff.

The Community Rules provide a framework that will encourage a standard of behaviour that Home Owners should expect when living in the community.

The Community Rules are based on common sense and courtesy and define acceptable standards that will make the community an enjoyable place to live for all Home Owners.

OPERATION OF THE RESIDENTIAL PARK

CR1 The Administration Office and the Manager

- 1.1. The Manager or an Administrator will be “on call” during normal business hours. Any calls outside of these hours are to be limited to an “emergency needs” basis.
- 1.2. The Administration Office located adjacent to the Country Club will be open five (5) days a week for a minimum of four (4) hours per day. These hours will be clearly signed at the Office and may be subject to change from time to time.
- 1.3. Where practical to do so, if a Home Owner requires the assistance of the Manager, the Home Owner should contact the Manager by phone or email to make an appointment to discuss the matter.
- 1.4. The Residential Park’s gardeners and maintenance staff are employed to maintain and upkeep the Common Areas, the landscaping of the streetscapes and the mowing of the Home Frontages.
- 1.5. If a Home Owner wishes to request that maintenance be performed to the Common Areas, the following will apply:
 - (a) The Home Owner must lodge a written request with the Manager for this maintenance to be performed.
 - (b) Any requests for maintenance to the Common Areas will be considered by the Manager, and undertaken if the Manager considers them reasonable and necessary.
 - (c) The Home Owner must otherwise follow all appropriate communication channels as directed by the Manager.

CR2 Visitors

- 2.1. Visitors must observe and comply with these Community Rules.
- 2.2. Each Home Owner must:
 - (a) take reasonable steps to ensure that their Visitors are informed of and comply with the duties and obligations imposed on Home Owners by these Community Rules; and
 - (b) if any Visitor fails and/or refuses to comply, promptly cause such person/s to leave the Residential Park.

- 2.3. Each Home Owner is responsible for the conduct of their Visitors, and for any non-compliance by their Visitors with these Community Rules.
- 2.4. Each Home Owner is responsible for the activities and supervision of children with or visiting the Home Owner.

CR3 Access and Security

- 3.1 The Home Owner will receive two (2) access fobs per Home that open the main entrance and any ancillary gates to the Residential Park. If a Home Owner requires a replacement access fob, the Manager will provide the same if the Home Owner reimburses the Park Owner for the costs incurred to do so.
- 3.2 The Residential Park is a secure community. A Home Owner must not give any other person access to the Residential Park via any gated or secure entry unless:
 - (a) that person is visiting the Home Owner;
 - (b) that person is a tradesperson engaged by the Home Owner in compliance with the Site Agreement; or
 - (c) it is to allow access for an emergency service.
- 3.3 Should a Home Owner observe any person acting in a suspicious way within or around the Residential Park, the Home Owner is requested to immediately inform the Manager of the Home Owner's concerns.
- 3.4 Tail-gating is not permitted at any vehicular gated entrance to or within the Residential Park.

CR4 Mail

- 4.1 All mail to Home Owners is delivered by Australia Post to the Home Owners' allocated mailboxes at the entrance to the Residential Park.
- 4.2 Each Home Owner is responsible for:
 - (a) clearing their respective mailbox on a regular basis; and
 - (b) securing their allocated mailbox.

CR5 Presentation of the Common Areas

- 5.1 The Residential Park's gardeners and maintenance staff are employed to maintain and upkeep the Common Areas, the landscaping of the streetscapes and the mowing of the Home Frontages at the direction of the Park Owner only.
- 5.2 The Residential Park has a specific landscape treatment and style, and to maintain the vision, style and presentation:
 - (a) Home Owners are not permitted to vary or add to the landscaping of the Home Frontages;
 - (b) Home Owners must not plant any trees, plants or shrubs in the Common Areas with the exception of the Vegetable Garden; and
 - (c) Home Owners and their Visitors must not remove or cause any damage to flowers, shrubs, gardens, lawns or trees in the Common Areas; and the Home Owner is liable for and agrees to reimburse the Park Owner for the cost of any damage so caused.

CR6 Disposal of refuse

- 6.1. Home Owners must not position or store any rubbish bins outside of their Site (i.e., in the Common Areas) except for collection purposes.

- 6.2. Home Owners must place all refuse in designated rubbish containers only, which are to be stored out of sight within their Site with their lids closed and in a clean and odourless condition.
- 6.3. No rubbish or garden refuse is to be left outside the Home or anywhere else on the Site or the Common Areas under any circumstances.

GENERAL CONDUCT

CR7 Behaviour

- 7.1. Each Home Owner (and their Visitors) must at all times act in a courteous and socially acceptable manner within the Residential Park.
- 7.2. Acts of violence, aggression, intimidation, bullying or nuisance, or that cause damage to person/s or property, are prohibited. The Manager reserves the right to communicate solely in writing with a Home Owner that exhibits such behaviour.

CR8 Noise

- 8.1. A Home Owner must not:
 - (a) create any noise likely to interfere with the reasonable peace, comfort or privacy of other Home Owners or Visitors within the Residential Park; or
 - (b) hold or permit to be held any social gathering that causes noise which interferes with the reasonable peace, comfort or privacy of other Home Owners or Visitors.
- 8.2. In the event of unavoidable noise emanating from a Site, a Home Owner must take all practical steps to minimise annoyance to other Home Owners and Visitors.
- 8.3. A Home Owner must comply with all laws, regulations and restrictions concerning noise and the times within which noise is permitted (except in the event of an emergency which necessitates urgent remediation or work to be performed outside of these hours).
- 8.4. A Home Owner must comply with any reasonable directions given by the Manager regarding noise.

CR9 Speed limits for, and parking of, motor vehicles

- 9.1. Vehicles must not exceed a speed limit, unless otherwise marked, of 10km/hr.
- 9.2. Vehicles are not permitted to be parked on roadways in the Residential Park, unless in a designated car space.
- 9.3. Home Owners' Vehicles must be parked only in the garage of the Home and not on the driveway of the Site and not parked elsewhere or in the Visitor car spaces; and must not be parked in a manner that obstructs access to any part of the Residential Park.
- 9.4. Visitors' vehicles may only be parked in the garage of the Home or in the designated car spaces provided for visitor parking for a maximum period of 4 hours; and any period greater than 4 hours must be approved by the Manager.
- 9.5. The designated visitor car parking spaces in the Residential Park are to be used by Visitors only, but are not permitted to be used by Visitors for any form of long-term parking.

THE AMENITIES

CR10 General Rules

- 10.1 Home Owners may use the Amenities only during the hours and on the terms provided by the Community Rules or that the Manager may nominate or direct from time to time.
- 10.2 The general opening hours of the Country Club and the Amenities will be 7am to 10pm, 7 days per week, unless the particular Amenities have specific times of use that are clearly displayed on the signs located on that particular amenity. However, these times may be varied at any time by the Manager in their sole discretion and/or for functions or special events.
- 10.3 The Country Club, River House and the Amenities are for the use of all Home Owners and their Visitors in accordance with the Community Rules and the Site Agreement.
- 10.4 Home Owners and Visitors using the Amenities must at all times:
 - (a) behave in a proper and orderly way;
 - (b) comply with any rules (including signage) made or displayed by the Manager from time to time;
 - (c) before using the Amenities, be familiar with the contents of any user manual or other document about the proper use of the Amenities made available or published by the Manager from time to time, and comply with the requirements of such manuals or documents when using the Amenities; and
 - (d) show proper regard to the rights of other Home Owners and their Visitors to peacefully enjoy the Amenities and neighbouring Sites.
- 10.5 All Home Owners and Visitors must not use the Amenities for anything other than their intended purpose, and must not damage or cause them to be damaged. The Home Owner is liable for the cost of any damage so caused, which must be paid for by the Home Owner.
- 10.6 Upon completion of using and before leaving the Country Club or the Amenities, it is the responsibility of the Home Owner to:
 - (a) leave these areas in a neat and tidy condition;
 - (b) return all items used to their original location;
 - (c) wash all dishes, glasses and utensils in the dishwashers provided and store them away in their designated storage areas;
 - (d) turn off all items (e.g., lights, fans etc.) after use; and
 - (e) clear and clean away any mess and rubbish.
- 10.7 If any Amenity also provides a designated area in which Home Owners' items or equipment may be stored, the storage of those items or equipment is at the Home Owners' risk.
- 10.8 The Park Owner may withdraw a Home Owner's right to use any Amenity if, in the reasonable opinion of the Park Owner, the Home Owner (or their Visitors) uses an Amenity recklessly or without regard to the reasonable peace, comfort or privacy of other Home Owners that use the Amenity.
- 10.9 Smoking is prohibited in the Amenities, within the Country Club, River House, the outdoor pools, the Bowling Green, the pickle ball courts, the BBQ areas or within 4 metres of an opening doorway. The Manager reserves the right to

allocate a specific area for smoking, in which case smoking is permitted only in the areas signed and designated by the Manager.

10.10 Home Owners and their Visitors must not:

- (a) use any illegal drugs or other substances in or near the Amenities or the Common areas
- (b) excessively consume alcohol in any area designated by the Manager as an area where the consumption of alcohol is permitted.

10.11 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 Visitors) that breach this rule will be asked to leave the Country Club area immediately. Repeated breaches of this rule will result in the relevant Home Owner (or their Visitors) being refused permission to access and use the Amenities.

10.12 Home Owners (and their Visitors) are required to wear appropriate clothing at all times in accordance with the following:

- (a) **Country Club Bars, Lounges, Meeting Room and Theatre:** shirt, shorts or pants, and footwear required.
- (b) **Gymnasium** - shirt, shorts or pants, and footwear required (plus towel).
- (c) **Pickle ball, Bowls,** - shirt, shorts or pants, and specific approved footwear required.
- (d) **Woodworking Shop and Craft Room** – shirt, shorts or pants, enclosed shoes, and appropriate protective gear when using equipment and machinery.
- (e) **Pools, Spa and Steam Room** - appropriate swimwear and towels.

CR11 Use and Operation of the Common Facilities and Amenities

11.1 To ensure orderly operation, there will be a booking system located at the facility for all individual Amenities.

11.2 The booking system will be overseen by the Manager and granted on a "first come, first served" basis. No guarantee can be given that booking requests can and or will be accommodated.

11.3 Bookings that in the reasonable opinion of the Manager monopolise an Amenity cannot be made without the prior approval of the Manager.

11.4 For all private functions requiring the sole use of an Amenity, prior approval must be sought from the Manager and sufficient notice be given to all Home Owners of the function.

11.5 A Notice Board at the Country Club (or other location determined by the Manager from time to time) 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.

11.6 To the extent permissible by law, should a dispute arise between Home Owners in relation to the booking of the Amenities, this will be resolved by the Manager acting reasonably. Home Owners agree to observe the Manager's decision in this regard.

11.7 Home Owners are free to utilise the dining, kitchen, bar and barbeque facilities at the Country Club. However, these areas must be cleaned after use and any crockery, cutlery, glassware and utensils used must be washed and stored away in their designated storage areas.

CR12 Swimming Pools

- 12.1 Home Owners must obey the rules for the use of the Pool areas and Spa, which will be clearly displayed in the Pool areas, and are for the safety of all Home Owners and their Visitors.
- 12.2 As there are Homes situated close to the Pool areas, all Home Owners must be considerate of their neighbours and keep noise to an acceptable level.
- 12.3 In addition to any other rules imposed from time to time by the Manager, Home Owners and their Visitors must adhere to the following rules of use:
- (a) Home Owners are responsible for the safe use of the Pool areas and Spa by their Visitors.
 - (b) Running, diving, or jumping in or around the Pool areas and the Spa is not permitted.
 - (c) No glass is to be brought into any Pool areas or the Spa.
 - (d) The Pool areas and the Spa may be used between 7am and 9pm only each day as signed or as nominated by the Manager, with such hours subject to maintenance requirements and variation by the Manager from time to time at their discretion.
 - (e) Children under the age of 18 must be supervised at all times by the Home Owner.
 - (f) Children are not permitted in the Spa.
 - (g) Appropriate swimwear must be worn at all times.
 - (h) After use of the Pool areas or the Spa, all Home Owners and Visitors are required to dry off and dress appropriately before entering the Amenities

CR13 Steam Room / Sauna

- 13.1. Children under the age of 18 are not permitted in the Steam Room or Sauna.

CR14 Gymnasium

- 14.1. Children under the age of 18 and Occasional Guests are not permitted in the Gymnasium.
- 14.2. Towels are to be used at all times.
- 14.3. All weights and loose equipment are to be put away after use.
- 14.4. All gym equipment must be wiped down with a towel and put away after use.
- 14.5. Gym equipment must not be removed from the Gymnasium.
- 14.6. Gym equipment must only be used for its respective intended purpose, and in a safe and responsible manner.

CR15 Cinema / Theatre

- 15.1. Bookings for the Cinema / Theatre must be made in advance as per CR 11.
- 15.2. The Cinema / Theatre area must be cleaned after use.
- 15.3. Care must be taken with food and beverages in this area.
- 15.4. The Cinema / Theatre equipment, lights and air conditioning must be turned off after use.

CR16 Library

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

CR17 Woodwork Shop

- 17.1 Home Owners will only be provided access to the Woodwork Shop once they have completed appropriate safety training and induction.
- 17.2 Home Owners must take extreme care whilst in the Woodwork Shop as equipment in this room can cause injury if care is not taken.
- 17.3 Home Owners must not operate machinery or equipment whilst taking medication that may impair their ability to operate machinery or equipment.
- 17.4 Home Owners must take appropriate precautions when operating the equipment and wear appropriate clothing and safety equipment when using power tools.
- 17.5 All tools must be returned to their respective storage areas when not in use.
- 17.6 All incomplete work must be stored away and then removed on completion.
- 17.7 The Woodwork Shop must be swept and tidied after use and any loose timber must be returned to the storage rack if applicable
- 17.7 No chemicals are to be stored in the Woodwork Shop.
- 17.8 Home Owners must complete the Woodwork Shop Rules Form prior to being issued a key to the Woodwork Shop from the Manager. Home Owners must ensure that the entry door to the Woodwork Shop is locked when the room is not in use.

CR18 Art and Craft Studio

- 18.1 The Art and Craft Studio may be used by multiple disciplines and all incomplete work must be stored away and the area left clean and tidy for the next user.
- 18.2 The Art and Craft Studio must be swept and tidied after use.
- 18.3 Any Group activities are to be booked in advance as per CR 11.

CR19 Pickle ball Court

- 19.1 All persons using the Pickle ball Court must wear appropriate non-marking footwear at all times on the Court surface.
- 19.2 Any Occasional Guests or children under the age of 18 must be accompanied by the host Home Owner at all times.
- 19.3 Food or drinks are not permitted (with the exception of plastic water bottles for personal consumption) on the Court in any circumstances.

CR20 Bocce Court

- 20.1 All persons using the Bocce Court must wear appropriate footwear.
- 20.2 Any occasional guests or children under the age of 18 must be accompanied by the host Home Owner at all times.
- 20.3 After use, the Court must be raked

CR21 Bowling Green

- 21.1 The Bowling Green is for the use of the Home Owners and their Visitors only. Any Occasional Guests must be accompanied by the host Home Owner at all times. No children under the age of 18 are allowed on the Bowling Green.

- 21.2 Bowls shoes or similar must be worn at all times on the Bowling Green.
- 21.3 All equipment, including mats and kitties, must be returned to the Bowls Club and stored away after use.
- 21.4 The Bowls Committee will oversee the Bowls Club, book events and competitions, and be responsible for the preparation of the Bowling Green prior to all activities taking place.
- 21.5 Food and drinks (with the exception of plastic water bottles for personal consumption) are not permitted on the Bowling Green.

CR22 Barbeque Areas

- 22.1 All Barbeque Areas are for the enjoyment of all Home Owners and their Visitors. If a Home Owner intends to entertain more than a few guests, the Home Owner is encouraged to use the Barbeque Areas.
- 22.2 After each use, Home Owners must:
 - (a) clean all surfaces, appliances, barbeque plates and grills used, and leave the area/s in a clean and tidy condition;
 - (b) wash (in the dishwashers provided) and store away in the designated storage areas any crockery, cutlery, glassware and utensils used;
 - (c) dispose of all rubbish and waste appropriately in the designated rubbish or waste facilities; and
 - (d) turn off any barbeques and their fuel or ignition source.

CR23 Pontoon

- 23.1 The use of the pontoon will be available between the hours of 7am and 7pm.
- 23.2 The Home Owners acknowledge that the Pontoon is not fenced.
- 23.3 The Home Owners acknowledge that for the safety of all Home Owners and their Visitors, they will abide by any rules for the use of the Pontoon that are displayed at the entrance to the Pontoon.

CR24 Community Garden

- 24.1 The Park Owner will provide a Community Garden space for the benefit of all Home Owners.
- 24.2 The use of any pesticides or chemicals in the Community Garden must be first approved by the Park Owner.
- 24.3 The Home Owners acknowledge that the Community Garden is not designed to provide individual plots to every Home Owner; rather it is for the benefit of the Community as a whole.

CR25 Alcohol

- 25.1 The Home Owners may choose to obtain a liquor licence for use in the bar at the Country Club.
- 25.2 The terms and conditions of any such licence will not restrict the ability of the Home Owner from choosing to bring their own alcohol from home to consume whilst the Licensed Bar is operating.
- 25.3 All cleaning relating to the Licensed Bar activity must be done by the volunteer staff during the service times of the Licensed Bar.
- 25.4 All empty bottles, cans etc. must be cleared away to Council recycle bins at the closure of the Licensed Bar each day.

- 25.5 Any breakages are to be cleared away to ensure the safety of all who use the Country Club.

OTHER

CR26 Pets

- 26.1 Home Owners may keep a pet subject to the terms and conditions of the Pet Policy.
- 26.2 Home Owners must contact the Manager to apply for permission to keep a pet in the Residential Park prior to bringing a pet into the Residential Park.
- 26.3 Replacement of pets within the Residential Park is subject to the Home Owner making a new application to the Manager under the Pet Policy.

CR27 Covenant Zone

- 27.1 The area defined in the Site Plan as a Covenant Zone is for the protection of flora and fauna as required under the development approval for the Residential Park.
- 27.2 Home Owners will not allow pets to enter the Covenant Zone.
- 27.3 Home Owners will not do anything to disturb or impact the native vegetation or flora in the Covenant Zone.

CR28 Caravan storage facility

- 28.1 The caravan storage facility does not form part of common Amenities.
- 28.2 The availability and use of this facility will be at the sole discretion of the Park Owner for a fee.