



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 21/1/2026 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature  Date 21/1/2026

Residential park details

Park name Ingenia Rental & Lifestyle Durack

Phone 0459 863 712

Park address 758 Blunder Road

Suburb Durack State Qld Postcode 4077

Website www.ingenialifestyle.com.au Number of current manufactured home sites 130

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

Total number of sites (including other dwelling types) currently in park 299

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.....1983

Part 1 – Site rent and other costs

<p>1 Site rent for new site agreements *(GST exclusive)</p> <p>Declaration of what site rent will be for new home owners under section 70B.</p>	<p>Site rent* (or range of site rent) payable by new owners Range - \$210 - \$233 per week</p> <p>This applies to site agreements entered from ...03/12/2025</p> <p>How often is site rent due:</p> <p><input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Monthly <input type="checkbox"/> Other (specify)</p>
<p>2 Site rent increases</p> <p>The proposed basis for how site rent can be increased under a site agreement for the site.</p>	<p>How does site rent increase for new home owners in the residential park?</p> <p>Basis</p> <p>The greater of the annual percentage increase in CPI and 3.5%</p> <p>General increase day.....9 January 2027</p> <p>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.</p> <p>Frequency</p> <p><input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other (specify)</p> <p>Additional information (specify any additional basis, increase day and frequency below)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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.</p>
<p>3 Mandatory costs or fees not included in site rent (GST inclusive)</p> <p>Note: Does not include sales commissions where the park owner resells homes.</p>	<p>Are home owners in the park required to pay any additional costs or fees which are not included in site rent?</p> <p><input checked="" type="checkbox"/> Yes (provide details below) <input type="checkbox"/> No</p> <p>Total costs / fees: \$.....</p> <p>Details of costs / fees and when payable:</p> <p>See sections 4-10,12 & 13 below</p>

Part 2 – Utilities and services

4 Electricity	<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> <p>Does the park contain an embedded network for the supply of any electricity in the residential park?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>For more information about embedded networks see: https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers</p> <p>Can solar panels be installed on manufactured homes?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are there any known conditions/restrictions on the installation or use of solar panels in the residential park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, specify Solar panels can be added subject to capacity availability..... </p>
5 Water	<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> <p>.....</p>

6 Sewage	<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>
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>N/A - no additional services or utilities included in site rent.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

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

.....

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 - 0437 972 778

.....

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, Grounds & Maintenance Officer.

.....

.....

.....

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. Space in clubhouse

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. Clubhouse located in front of rental community and is accessible for Lifestyle & Rental residents.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details... Outdoor green space.....

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

Available to: Home owners Guests / Visitors Public

Gym

Details.....

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)

.....
.....

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.in.Lifestyle.section.of.community.....

.....

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)

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

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 0

.....

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

.....

.....

<p>14 Security and safety</p> <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>	<p>Does the residential park have any of the following security and safety features?</p> <p><input checked="" type="checkbox"/> Security cameras <input type="checkbox"/> Key fob/pin code operated Security gates</p> <p><input type="checkbox"/> Emergency phones <input checked="" type="checkbox"/> Defibrillator(s)</p> <p>Provide details of any other notable security or safety features of the park?</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>15 Accessibility features</p> <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>	<p>Does the residential park have any of the following accessibility features in the common areas of the residential park?</p> <p><input checked="" type="checkbox"/> Ramps</p> <p><input type="checkbox"/> Lifts</p> <p><input checked="" type="checkbox"/> Wheelchair-accessible toilets</p> <p><input checked="" type="checkbox"/> Extra-wide doors</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Letterboxes</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Residential Park Office</p> <p>What parts of the park have these features?</p> <p>.....</p>

Part 4 – Miscellaneous

16 Other dwellings	<p>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</p> <p>Park consists of 169 Rental Cabins & 130 Lifestyle Homes.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
17 Development Indications of future plans may be subject to change. For more information contact the park owner.	<p>Has development of the park been completed?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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?</p> <p>Over time as rental cabins reach the end of useful life, these cabins are replaced with new stock. This is on an adhoc basis.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available</p> <p>No future amenities planned.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
18 Home owners committee	<p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
19 Letting the home	<p>Do site agreements in the residential park permit home owners to let their home to another person?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, detail any restriction on letting:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

20 Temporary stays	<p>Do site agreements in the residential park include any limitations or requirements on people temporarily staying in the residential park? (For example, house sitters, pet sitters or family members temporarily staying at the home)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, detail any limitations or requirements?</p> <p>Homes are unable to be occupied by anyone other than the homeowner... We do not allow house sitters, pet sitters. If a homeowner has a visitor for a short period (less than 5 days); this is permitted. Anything over this time frame, please notify Community Manager.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
21 Insurance <p>Please provide details about any insurance taken out over the park land and/or facilities</p>	<p>Are the communal facilities and land in the residential park insured?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>What is covered by the insurance?</p> <p><input checked="" type="checkbox"/> Flood <input checked="" type="checkbox"/> Storm <input checked="" type="checkbox"/> Fire <input checked="" type="checkbox"/> Public liability</p> <p>Note: home owners will generally be responsible for insuring their own property in the park.</p> <p>Are home owners required to insure their manufactured home?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, provide details:</p> <p>Home owners are required to seek insurance for their home and contents, this is not covered by the park owner</p> <p>.....</p>

Part 5 – Park Rules

Part 6 – Park details and operations

24 Park owner details	<p><input type="checkbox"/> Individual owner/s</p> <p>Title.....Full name</p> <p>Title.....Full name</p> <p>Title.....Full name</p> <p><input checked="" type="checkbox"/> Corporate owner</p> <p>Full company / corporation name INA Operations Pty Ltd as trustee for INA Operations Trust No.6</p> <p>Australian Company Number (ACN) 159 195 632</p> <p>Australian Business Number (ABN) 15 223 236 281</p> <p>Business address</p> <p>Level 10, 20 Bond Street</p> <p>Suburb Sydney State Nsw Post code 2000</p> <p>Phone number (07) 3326 5800</p> <p>Email address reception@ingeniacommunities.com.au</p>
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	<p>Contact name Community Manager</p> <p>Park phone 0459 863 712</p> <p>Park email ingeniarentaldurack@ingeniarental.com.au</p>

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: regulatorservices@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: slass@caxton.org.au

Website: www.caxton.org.au/sails_slass

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

COMMUNITY RULES FOR PERMANENT RESIDENTS

DURACK

Manufactured Homes (Residential Parks) Act 2003

1. COMMON AREAS

All signs posted on common areas, such as those about hours of use, form part of these rules and must be obeyed.

You must not obstruct or permit the obstruction of walkways, entrances, security features, lighting or other parts of the common areas.

When on common areas everybody must be adequately clothed, must not use inappropriate language or behave in a manner likely to cause offence or embarrassment to another person.

Smoking is not permitted in any building (other than a home you own) or other enclosed parts of common areas.

2. FIRE SAFETY

You should exercise due care when dealing with fire, both inside and outside of the home, including, but not limited to, when using a barbecue and other outdoor cooking facilities.

No open fires are permitted within the community. At all times, you and your guests must comply with fire bans and restrictions imposed by emergency services.

Flammable materials, such as chemicals, liquids or gases, in excess of normal household quantities must not be stored on your site or in your home.

3. STORAGE

You must not use decks, carports or common areas as storage space without our consent. Including, but not limited to, storing items such as paint tins, bottles, boxes, luggage, garden tools, electric equipment and furniture (other than specifically designed outdoor furniture).

4. VISITORS AND GUESTS

To assist with the security of the community if you have guests staying overnight or for a short term you agree to let us know their names and their intended length of stay.

Any visitor or guest who seriously or repeatedly breaks these rules may be asked to leave the community immediately.

5. EMERGENCY EVACUATION PROCEDURES

You must ensure that you comply with the emergency evacuation procedures in place in the community.

6. GENERAL

The Park Owner all residents, contractors and goods and service providers must use the pathways and roadways within the community to gain access to residential sites, and must not walk between dwellings or trespass onto the sites of other residents unless prior permission has been given to the resident or service provider.

7. 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) No unregistered vehicles, bikes or trailers can be driven into or on the community roads without permission from the Park Owner.
- c) No mechanical repairs or servicing is to be performed on any vehicle in the Community. (Unless there is a specific designated area or as otherwise approved by Park Owner).
- d) All visitors, guests and contractor's vehicles may 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.**
- 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, (if there is no designated car wash area) and they don't have enough grassed area on their site they may contact the management for permission to use a suitable grassed area). Anyone washing such vehicle 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.

8. 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 9.30pm. Intrusive, prolonged noise, that disturbs the peace and quiet of other residents, will not be tolerated at any time. Social functions exceeding ten guests must be brought to the Park Owner's attention for approval prior to the function going ahead.

9. MAINTENANCE AND ALTERATIONS TO DWELLINGS

- a) The Resident's dwelling and/or any associated structure or annex and site that it occupies, must have a clean and tidy appearance and must be reasonably maintained at all times. Further information regarding presentation standards and guidelines can be obtained from reception.
- b) Residents are required to obtain written permission from the Park Owners before making any alterations or additions to their dwellings. Forms are available from the office.
- c) Tarpaulins can only be used to cover goods for a limited time with written permission by the manager of the Community unless in an emergency. Vehicle covers designed for that purpose may be used.
- d) Furniture outside is acceptable as long as it is in a clean and tidy condition on the veranda or within the boundaries of the site.
- e) Surplus belongings and white goods are not to be stored on the veranda, under the house or outside the dwelling if they are clearly visible from the street.
- e) Areas under and around vans and homes are to be kept clear of rubbish at all times.

10. LANDSCAPING

- a) Landscaping including plants, trees flowers and shrubs must not inhibit the Park Owner's direct access to services such as reading electricity, gas and water meters or encroach on neighbouring sites or roadways.
- b) It is the responsibility of the residents to regularly maintain and keep neat and tidy all lawns and gardens on their designated sites.
- c) Gardens may be established on the site provided they are in keeping with the community gardens and that if larger plants are desired, permission to plant trees or shrubs that grow over 3 metres must be sought in writing from Park Owner permission will not be unreasonably withheld.
- d) Vegetable and herb gardens may be established on resident's sites as long as they are maintained in a reasonable condition, not in the front of the site and free of excessive weeds.
- e) The Resident may use fixed hoses for watering lawns and gardens provided that, at the time of use, there is no general water ban on such use imposed by the relevant water authority. It is expected that water will be used conservatively and never wasted.

11. RUBBISH/GARBAGE

- a) Garbage and recyclable materials including bottles, cans, paper etc should be wrapped and placed into the bulk rubbish bins provided at various locations around the Park.
- b) The style of rubbish bin that may be used and supplied will be determined by Community management.
- 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. They are not to be placed on the kerb.

12. SMOKING

a) 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.

b) Cigarette butts must be disposed of responsibly. It is an offence to discard these on the ground anywhere in the community grounds. Use the rubbish bin receptacles provided for responsible disposal.

c) Smoking in the homes of owner occupiers is permitted, however we do ask that you respect the proximity of your neighbours and be aware that smoke drifts onto adjoining sites.

13. VANDALISM

a) No one must vandalise any sites in the community, common areas, plants, structures, property or dwellings located within the community.

b) The Park Owner reserves the right to report any act of vandalism to the Police.

14. BIKES, SKATEBOARDS, ROLLERBLADES, ETC

a) For all residents safety, due to narrow roads within the park, bicycles and skateboards must not be ridden in the community except where indicated. It is a requirement that all riders comply to the rules of the state that apply to road safety. Eg. Wearing helmets, speed limits, lights etc.

b) No ball games, roller skating, skateboard riding or similar activities will be permitted in the vicinity of the amenities block complex, on the paths or roadways, or on the site areas.

c) Bicycles may only be ridden on certain roads within the community – as signposted.

d) Bicycle riders must not exceed the community speed limit that applies to motor vehicles.

f) 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.

15. RESTRICTED AREAS, OH&S and RISK WARNING

a) For the safety of persons and property in the community, residents must comply with any reasonable directions of the Park Owner as an employer and controller of premises in relation to compliance with the health and safety provisions of the Work Health & Safety Act 2011 and Work Health and Safety Regulation 2011.

- b) In order to facilitate smooth operations of the community and to isolate specific potential danger areas, the Park Owner may declare access to some areas of the community as restricted
- c) Within the meaning of the Civil Liability Act 2002, the Park Owner warns the residents and other person who engage in any recreational activity, within the meaning of the Civil Liability Act 2002, in, on or near the site, that the pursuit of such activities may result in harm or injury. All persons who engage in a recreational activity do so at their own risk.

16. 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 responsible adult.
- e) In the interest of hygiene and health, no one with a contagious illness or skin infection is to enter the pool or spa enclosure. All accidents must be reported to the Park Owner immediately.
- f) No food or drink in the pool area at any time.
- g) Additional pool rules are displayed in the pool area. These must be adhered to at all times.

17. PETS

- a) Owner occupiers may only bring or keep an animal on the premises or common property; or permit an invitee to bring or keep an animal on the site or common property, with prior written consent from the Park Owner and a signed Active Lifestyle Estates Pet Policy.
- b) Residents who have been given written consent must comply with the Pet Policy. Permission to keep a pet will be withdrawn if the resident does not comply with the Pet Policy.

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

I have read and accept the above Community Rules