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 22/10/2026 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature Nicole Jantz Date 22/10/2026

Residential park details

Park name Ingenia Lifestyle Natures Edge

Phone 07 5406 7829

Park address 25 Owen Creek Road

Suburb Forest Glen State Qld Postcode 4556

Website www.ingenialifestyle.com.au Number of current manufactured home sites 300

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

Total number of sites (including other dwelling types) currently in park 300

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……2015……..

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 - $520 - $590 per fortnight

This applies to site agreements entered from …22/10/2026

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……1 November 2027

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

Frequency

■Annual ☐Other (specify) ……

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

…….....

……..

……..

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

3 Mandatory costs or fees <u>not</u> 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. Electricity, water, State Emergency Management Levy is payable by each dwelling and is not included in site rent.

Part 2 – Utilities and services

4 Electricity	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Does the park contain an embedded network for the supply of any electricity in the residential park? ☒ Yes ☐ No For more information about embedded networks see: https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers Can solar panels be installed on manufactured homes? ☒ Yes ☐ No Are there any known conditions/restrictions on the installation or use of solar panels in the residential park? ☒ Yes ☐ No If yes, specify Solar systems are permitted, systems limited to 3kw and installer must be pre-approved by the park operator. Installation subject to 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	Service Charge/s ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) ……..
7 Gas	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) ……..
8 Telephone	☐ Included in site rent ■ Available but not included in site rent ☐ Not available ■ Other (specify) …….. …Homeowner to arrange connection & supply..……
9 Internet	☐ Included in site rent ■ Available but not included in site rent ☐ Not available ■ Other (specify) …….. …Homeowner to arrange connection & supply……
10 Other utilities and services	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 N/A - no additional services or utilities included in site rent…… ……. ……. ……. ……. ……. ……. ……. ……. …….

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 - 0407 760 749 …….. …….. **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, Assistant Community Manager, Grounds and Maintenance Team, Cleaner. …… …… …… ……

Part 3 – Facilities and amenities

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

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

☒ Activities, workshops or games room/s

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

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

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

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

☒ BBQ area outdoors

Details

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

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

☒ Bowling green

☐ Indoor ☒ Outdoor

Details Outdoor

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

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

☒ Club House

Details Natures Retreat Clubhouse, Leisure Centre Clubhouse

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

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

☒ Communal open space

Details: Outdoor green space, community garden

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

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

☒ Gym

Details: Fully equipped gymnasium in Natures Retreat Clubhouse
Outdoor gym equipment in open green space

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 1 Indoor pool & 1 outdoor pool, 1 indoor spa, 1 outdoor spa

……

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

……

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

■ Tennis court / Pickleball

Details Tennis Court & Pickle Ball Court

……

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 pools

……

■ Kitchens in communal facilities

Details Kitchen in Natures Retreat Clubhouse & Leisure Centre 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)

Consult room - available to residents only
Hairdresser - cost to residents, available to residents only
Sauna - available to residents & guests/visitors
Bocce Court - available to residents & guests/visitors
Craft Room - available to residents & guests/visitors
Cinema - available to residents & guests/visitors
Meeting Room - available to residents & guests/visitors
Multi-purpose room - available to residents & 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 114

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 - 36, 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

14 Security and safety Note: Park Owners are required to maintain and implement an emergency plan for the residential park. Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.	Does the residential park have any of the following security and safety features? ☒ Security cameras ☒ Key fob/pin code operated Security gates ☐ Emergency phones ☒ Defibrillator(s) Provide details of any other notable security or safety features of the park? …… …… …… ……
15 Accessibility features Please provide details of features in the park to assist home owners with mobility or other issues. 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.	Does the residential park have any of the following accessibility features in the common areas of the residential park? ☒ Ramps ☒ Lifts ☒ Wheelchair-accessible toilets ☒ Extra-wide doors ☐ Wheelchair-accessibility to Letterboxes ☐ Wheelchair-accessibility to Residential Park Office What parts of the park have these features? Nautres Retreat & Natures Edge clubhouses have ease of access for wheelchairs Lift provided at Natures Retreat Clubhouse ……

Part 4 – Miscellaneous

16 Other dwellings	Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)? ☐ Yes ■ No If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements) …… …… …… ……
17 Development Indications of future plans may be subject to change. For more information contact the park owner.	Has development of the park been completed? ■ Yes ☐ No If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion? …… …… …… …… …… If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available …… …… …… …… ……
18 Home owners committee	Does the park have a home owners' committee? ■ Yes ☐ No
19 Letting the home	Do site agreements in the residential park permit home owners to let their home to another person? ☐ Yes ■ No If yes, detail any restriction on letting: …… …… …… ……

20 Temporary stays	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)? ☒ Yes ☐ No If yes, detail any limitations or requirements? 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
21 Insurance Please provide details about any insurance taken out over the park land and/or facilities	Are the communal facilities and land in the residential park insured? Yes ☒ No ☐ What is covered by the insurance? ☒ Flood ☒ Storm ☒ Fire ☒ Public liability Note: home owners will generally be responsible for insuring their own property in the park. Are home owners required to insure their manufactured home? Yes ☒ No ☐ If yes, provide details: Home owners are required to seek insurance for their home and contents, this is not covered by the park owner

Part 5 – Park Rules	
22 Pets	Are there any restrictions on pets in the park? ☒ Yes ☐ No If yes, provide details: Limited to 1 pet per home and this must be approved by the Park Owner via a Pet Application for Natures Edge residents. See Community Rules for further information. Residents in The Village are not permitted pets.
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) See attached

Part 6 – Park details and operations

24 Park owner details	☐ **Individual owner/s** Title……..Full name …….. Title……..Full name …….. Title……..Full name …….. ▣ **Corporate owner** Full company / corporation name INA Operations Pty Ltd as trustee for INA Operations Trust No.1 Australian Company Number (ACN) 159 195 632 Australian Business Number (ABN) 60 760 103 954 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) 5406 7829 Park email naturesedgemgr@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: 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

NATURE'S EDGE

RULES

An enjoyable and friendly lifestyle for all residents can only be achieved by the reasonable acceptance of these rules and adherence to them. The management by fair enforcement of them will ensure that lifestyle.

1. A resident, family members or guests shall NOT:
   - (a) Use their site for any illegal purpose nor cause any interference with the peaceful enjoyment of other residents or interfere with the general management of the resort.
   - (b) Display any signs, place cards or banners without prior consent of the management.
   - (c) Permit any auction sale to take place on site without prior approval of management.
   - (d) Bring onto or store any flammable chemical, liquid or gas which may increase the rate of fire insurance on the resort. The quantities of these materials allowed are those associated with normal household usage.
   - (e) Cause damage to any lawns or gardens within the resort. Any damage so caused will be made good by the resident or repaired by the management at the resident's costs.
   - (f) Wastewater - all taps should be turned off promptly and tap washers to be maintained in good condition.
   - (g) Cause the blockage of any waste pipes or drains by depositing any sweepings or other rubbish or materials therein.
   - (h) Use the swimming pool or other community amenities between the hours of 10pm and 6am, unless approval from management has been sought.
   - (I) Use any part of the resort outside their site as a garden without approval from management.
   - (j) Burn any rubbish at any time.

2. A resident, family members or guests SHALL:
   - (a) Advise management promptly of any accident to or defect in any water pipes or electrical installation. The management shall have authority to carry out any urgent repairs deemed necessary for the safety or preservation of the resort.
   - (b) Keep the site clean to prevent the infestation by vermin or insects.
   - (c) Store any empty containers such as boxes, crates or bottles out of sight.
   - (d) Replace any cracked or broken glass with similar glass. Observe the terms of any notice displayed by management or any other Statutory Body.

3. The arrival or departure of any persons after 11pm shall be done quietly.

4. All visitors and guests to the resort are the responsibility of the resident and as such must observe resort rules. Residents shall give an undertaking that they will be responsible for the

welfare and safety of any visiting children. Please note that children are not to use skateboards or rollerblades in the resort.

5. All registered residents will have first preference of the use of any resort facilities. Visiting guests must be accompanied by a resident when using these facilities and are to be advised by these requirements.
6. Residents should seek permission from the management if they wish to undertake further planting on their site.

Children must be prevented from riding bikes in the resort grounds without full supervision from a resident who must accompany the child/ren at all times.

NO ROLLERBLADES, SKATEBOARDS, ROLLERSKATES, SCOOTERS or any such equipment shall be permitted at any time within the resort grounds. NO BALL games are permitted on roads or cul-de-sacs within the resort.

Residents shall be aware that in keeping with the OVER 50s lifestyle, it would be necessary for common sense and courtesy to prevail in supervision of children so that peace and privacy remain absolute.

WATER

Sunshine Coast Regional Council may introduce water restrictions from time to time. All residents must adhere to these restrictions. For current water restrictions please refer to Management.

EMERGENCY

Caretaker/Management is available 24/7. To help with the entry of any emergency vehicles please phone the management giving your site number advising whether Police, fire or ambulance has been called, management will escort the emergency vehicle to the appropriate site.

NATURE'S EDGE

COMMUNITY INFORMATION

SPEED

All residents are asked to observe the 10km speed limit throughout the resort. Residents should also ensure that their visitors and tradespersons are made aware of this limit.

REMOTE CONTROL AND KEYS

For security reasons the remote control MUST NOT be loaned or given out. Any visitors or tradespersons can gain access to the resort via the keypad next to the pedestrian gate at the entrance. You must make arrangements for their entry with your code or by meeting them at the gate.

VEHICLES

Residents and/or their visitor's vehicles should be parked in designated visitor car park areas or in the driveways of the home owners who they are visiting only. No parking on the roadways is permitted. Roadways should remain clear at all times to enable EMERGENCY ACCESS and service vehicles minimum interference.

NOISE LEVELS

Reasonable noise levels should be considered at all times. No undue noise should be apparent before 7:00am or after 10:00pm daily. Lawn mowing, power tools etc are to be restricted to the hours of 8:00am to 6:00pm.

GARBAGE COLLECTION

Management will collect HOUSEHOLD GARBAGE every Tuesday mornings starting from 7:30 am. All bins should be put out for collection prior to this time. When collection falls on a public holiday, TIMES & DAYS may change, however Management will give written notice when applicable. Residents will have bins supplied and ensure that all garbage is placed in a secure and hygienic manner. Residents will be responsible for keeping their bins clean. Garden waste can be placed in your household garbage bin.

RECYCLING STATIONS

Recycling stations will be provided throughout Nature's Edge and will be serviced every 2nd Wednesday.

HOME SURROUNDS

Residents are responsible for the maintenance of their gardens, any rear lawns etc. within their site. No hazardous materials or chemicals are to be kept around sites that could pose harm to any resident and/or home. Residents must ensure their home surrounds compliment the theme and/or

beautification of the resort. Additional plants may be planted on your site after approval from management.

PETS

The homeowner shall not keep any animals or pets in the home or site without prior written consent from Nature's Edge management. All dog owners must strictly comply with Nature's Edge Pet Policy. Cats are not permitted.

VISITORS

Residents who have visitors must ensure that their visitor/s are accompanied by a resident while in the resort grounds at all times. This includes the pool area and the leisure centre.

Children MUST be supervised by a resident at all times when using the swimming pool. This means the resident MUST be within the confines of the POOL FENCING.