Docusign Envelope ID: 6624A15F-B3BA-4F0D-9ACC-A0EB34A78730

Manufactured homes Form 16

Queensland Government

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 1/3/2026 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature Signed by: Nicole Jenty B3CF54B5DC1945C... Date 1/3/2026

Residential park details

Park name Ingenia Lifestyle Bethania

Phone (07) 3200 9988

Park address 41 Radke Road

Suburb Bethania State Qld Postcode 4205

Website www.ingenialifestyle.com.au Number of current manufactured home sites 321

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

Total number of sites (including other dwelling types) currently in park 321

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 2007

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 - $230-$249 per week This applies to site agreements entered from …03/12/2025 How often is site rent due: ■ Weekly ☐Fortnightly ☐Monthly ☐ Other (specify) ……
2 Site rent increases The proposed basis for how site rent can be increased under a site agreement for the site.	How does site rent increase for new home owners in the residential park? **Basis** The greater of the annual percentage increase in CPI and 3.5% **General increase day** .....1 March 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

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) Homeowner to arrange supply & connection Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☒ Other (specify) Homeowner to arrange supply & connection 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 may be added subject to park operators 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	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 supply & connection…….....
9 Internet	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☒ Other (specify) …….. …Homeowner to arrange supply & connection……
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, Grounds & Maintenance Team, Assistant Community Manager, 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: Located at Verandahs clubhouse & Boulevard clubhouse

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: Boulevard & Verandahs Clubhouses

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

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

☒ Communal open space

Details: Outdoor green space, dog park

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: Pool 1 20m, Pool 2, 10m

Details……

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

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

☒ Tennis court / Pickleball

Details: Pickleball only

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 and showers at pool

☒ Kitchens in communal facilities

Details: Verandahs Clubhouse & Boulevard 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)

Hairdresser (cost to resident) - available to residents only

Community Garden - available to residents and their guests/visitors

Media Room - available to residents & their guests/visitors

Craft Room - available to residents & their guests/visitors

Bar - 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 80

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

Currently $40 per week, price subject to change & increase annually

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? …… Lift located in Verandahs 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 7 days), this is permitted.
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. See Community Rules & Pet Policy for further information.
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) See attached

Part 6 – Park details and operations

24 Park owner details	☐ **Individual owner/s** Title……..Full name …….. Title……..Full name …….. Title……..Full name …….. ☐ **Corporate owner** Full company / corporation name INA Operations Pty Ltd as Trustee for INA Operations Trust No.3 Australian Company Number (ACN) 159 195 632 Australian Business Number (ABN) 37 446 451 374 Business address …… Level 10, 20 Bond Street Suburb Sydney State Nsw Post code 2000 Phone number (02) 8263 0500 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) 3200 9988 Park email bethaniamgr@ingenialifestyle.com.au

Docusign Envelope ID: 6624A15F-B3BA-4F0D-9ACC-A0EB34A78730

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

Ingenia Lifestyle

BETHANIA

COMMUNITY RULES

Manufactured Homes (Residential Parks) Act 2003

1. COMMON AREAS

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

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

c) When on common areas everybody must be adequately clothed, so as not to cause offence or embarrassment to another person.

d) Smoking is not permitted within any public building or facility in the Community, or any area where residents, their visitors or guests may gather. This rule applies to meeting rooms/communal halls, reception areas, Pool enclosures, BBQ, picnic/eating areas etc.

2. CAR PARKING AND VEHICLES

a) Resident's vehicles, boats or trailers must be parked in designated areas. They must not be parked on any road in the residential Community or the grassed area beside the internal roads, vacant sites or other residents' sites without their permission.

b) Residents cannot drive unregistered or uninsured vehicles into or on the Community roads without permission from the Park Owner. This includes golf buggies, boats, trailers and motorhomes/caravans.

c) All visitors, guests and contractor's vehicles should park on the respective resident's sites if there is sufficient room to do so. Otherwise they **must park in a designated visitor parking area unless access to the house is required for short periods of time for the purpose of installation, repairs, delivery etc** .

d) Residents motor homes, caravans, camper trailers and boats are permitted to be parked on the roadway immediately outside the owners home for a period not greater than 24 hours within a 48 hour period for the purposes of loading/unloading the vehicle prior to departure or on your return from holidays and trips away with the following conditions; (i) any power cord connected to the vehicle must be run in such a manner that it does not pose a safety hazard to other residents or guests (ii) safety signal devices such as reflective triangles must be placed in front of, as well as behind, the entire length of the combination vehicle to indicate that there is a possible hazard present.

e) The sign posted speed limit is to be adhered to at all times. Pedestrians have right of way throughout the Community.

f) To avoid damage to Community roadways, heavy vehicles are generally not permitted in the Community. However, the Park Owner may give permission for heavy vehicles engaged in the delivery of goods or services for a resident or the Community or the Park Owner including tradespersons vehicles.

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

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

3. NOISE

For the general quiet enjoyment of all residents of the Community, noise at any time must not constitute a nuisance to other residents. Noise must be kept to a minimum after 10pm. Intrusive, prolonged noise, that disturbs the peace and quiet of other residents, will not be tolerated at any time. Social functions in the Clubhouse must be brought to the Community Manager's attention for approval prior to the function going ahead.

4. RUBBISH/GARBAGE

a) Household waste should be wrapped and placed in the red top Council bin in your backyard.

b) Recyclable materials including bottles, cans, paper etc should be placed in the yellow top bins.

c) 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 rubbish on the designated day.

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

5. CLUBHOUSES

a) The communal facilities are available for use by all residents of the Community, their visitors and guests. The Community shower facilities are for use by residents using the gym and Pools only. Exceptions apply where there has been a serious disruption to a resident's water supply or plumbing.

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

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

6. BIKES, SKATEBOARDS, ROLLERBLADES, SCOOTERS ETC

a) Residents may ride bicycles within the Community but must at all times ensure that they do so in a manner that does not endanger, or is not likely to endanger, themselves, other persons or any property. Hence it is a requirement that all riders comply to the rules of the State that apply to road safety, such as wearing helmets.

b) Riders must not exceed the Community speed limit that applies to motor vehicles.

c) When not in use bicycles must be stored neatly and must not be left to obstruct the roadways or pathways of the Community so as to cause a trip hazard.

7. BBQ FACILITIES

a) The use of the Community's barbeques is permitted until 10pm daily unless prior approval has been given by the Community Manager. We ask that persons using these facilities ensure that the BBQ's gas bottle is turned off when cooking is finished and that they leave the area in a clean and tidy condition for the next person to use.

b) No open fires are permitted.

8. POOLS & SPA

a) All Pool users must ensure they do 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 enclosures are required by law to remain secure at all times. Pool users must not wedge or tamper with the gates in anyway so as to prevent the gates closing immediately upon entry or exit. Items are not to be placed against the Pool gates or fences that might enable climbing access by children.

c) All children in the Pool enclosure must be supervised at all times by a resident.

e) In the interest of hygiene and health, no one with a contagious illness or skin infection is to enter the Pool or Spa enclosures. All accidents must be reported to the Community Manager immediately.

f) Additional Pool rules and opening times are displayed in the Pool area. These must be adhered to at all times.

9. PETS

a) Residents may only bring or keep an animal, or permit a guest to bring or keep an animal on the site or common property, with prior written consent from the Community Owner and a signed Ingenia Lifestyle Pet Agreement.

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.

c) No pets are permitted in the Clubhouses, on the bowling greens or inside the Pool areas.

d) In accordance with local Council pet keeping laws, all pets (dogs and cats) who are walked in the Community must be on leads that are less than 2 metres in length.

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