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 Chambers Pines

Phone 07 3073 5182

Park address 2-40 Koplick Road

Suburb Chambers Flat State Qld Postcode 4133

Website www.ingenialifestyle.com.au Number of current manufactured home sites 485

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

Total number of sites (including other dwelling types) currently in park 485

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 - $452 - $496 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……15 January 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: ……

Electricity, water, State Emergency Management Levy is payable by each dwelling and is not included in site rent. See sections 4-10,12 & 13 below

Part 2 – Utilities and services

4 Electricity	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) …….. Does the park contain an embedded network for the supply of any electricity in the residential park? ■ Yes ☐ No For more information about embedded networks see: https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers Can solar panels be installed on manufactured homes? ☐ Yes ■ No Are there any known conditions/restrictions on the installation or use of solar panels in the residential park? ■ Yes ☐ No If yes, specify Unable to be installed due to capacity of network……. …….
5 Water	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ■ Not included in Site Rent ☐ Other (specify) …….. …….

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 Chambers Bay Clubhouse, Courtyard Clubhouse, 19th Hole Clubhouse

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

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

■ Communal open space

Details: Outdoor green spaces, 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: ……

Details 3 pools - resort pool, chambers bay clubhouse outdoor pool, clubhouse 19 pool

……

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 Change rooms available at pools

……

■ Kitchens in communal facilities

Details Kitchen in Chambers Bay Clubhouse, Clubhouse 19 and Augusta Dining Room

……

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

Community garden - available to residents & guests/visitors

Wellness Room (available to residents only)

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 110

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 - 46, 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? Chambers Bay Clubhouse, Courtyard Clubhouse and 19th Hole Clubhouse have ease of access for wheelchairs……

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. See Community Rules 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 (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) 3073 5182 Park email chamberspinesmgr@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

Level 1, 389 MacArthur Avenue, Hamilton, QLD 4031
PO Box 2454, Chermside Centre, QLD 4032
p 07 3326 5800
www.ingenialifestyle.com.au

Park Rules

Chambers Pines

1. COMMON AREAS

a) All signs posted on common areas, such as those about hours of use, form part of these rules and must be obeyed.
b) You must not obstruct or permit the obstruction of walkways, entrances, security features, driveways, 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. Footwear must be worn at all times when in the Clubhouse.
d) Smoking is not permitted within any public building or facility in the community, or any area where Residents, their visitors or guests may gather. This rule applies to meeting rooms/communal halls, reception areas, pool enclosure, bowls green, BBQ, picnic/eating areas etc.

2. CAR PARKING AND VEHICLES

a) Resident's vehicles must be parked in garage/car port. Resident's vehicles are not to be parked in visitor parking bays or on driveways unless stipulated in your site agreement. Motor homes, caravans and camper trailers must be parked in the RV parking area only. Visitors or resident's vehicles must not be parked on any road, grassed area beside the internal roads, vacant sites or other resident's sites within the community without permission.
b) No unregistered vehicles, motorbikes, golf buggies or trailers can be driven into or on the community roads.
c) Mobility scooters must adhere to the community speed limit, follow all road rules and not be parked in front of any access doorways, or on other residents' property without their permission or on the road.

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d) No mechanical repairs or servicing is to be performed on any vehicle in the community.

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

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

g) 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.

h) If Residents wish to wash a vehicle they must use the designated car wash bay. Residents 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.

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

j) Residents motor homes, caravans and camper trailers are permitted to be parked on the roadway immediately outside the owner's home for a period not greater than 24 hours for the purposes of loading the vehicle prior to departure or on your return with the following conditions:

- 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.
- 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.

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- Power at RV Parking Area is to be utilised for no more than 24 hours, use is for the purpose of loading and unloading the vehicle. No power cords are to be connected apart from pre travel.

3. FIRE SAFETY

a) You should exercise due care when dealing with fire, both inside and outside of the home, including, but not limited to, when using a barbeque and other outdoor cooking facilities.
b) At all times, you and your guests must comply with fire bans and restrictions imposed by emergency services and local councils.
c) 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.
d) Ingenia do not allow open flame fires on resident sites due to the close proximity of neighbours.

4. VISITORS AND GUESTS

a) To assist with the security of the Community, if you have guests staying for more than a short term (ie a week) you agree to let us know their names and their intended length of stay prior to their arrival.
b) When using any of the communal facilities, all visitors and guests must be accompanied by a resident of the Community.

5. NOISE

a) 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.
b) Intrusive or prolonged noise that disturbs the peace and quiet of other resident's will not be tolerated at any time. Garages are not to be used as a business

space for external visiting customers. Excessive noise from power tools will not be tolerated; such work should be carried out in the Community Shed.

c) See Community Rule #14 regarding pet noise.

6. RUBBISH/GARBAGE

a) Household rubbish is to be placed in the bulk rubbish bins provided at various locations around the Community.
b) Recyclable materials including bottles, cans, paper etc should be placed in appropriate recycle bins located around the Community.
c) For environmental reasons, and to reduce the resident's 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 and should be disposed of together with other domestic garbage on the designated day.
d) Green waste that does not fit in rubbish bins, should be placed at the side of your property and the office notified when ready for collection. All green waste must be bagged or boxed prior to collection.
e) Residents are responsible for arranging the disposal of large waste items such as building materials, old furniture, white goods, fans, vacuum cleaners etc., at their own cost. They are not to be placed on the kerb or in the rubbish bins around the community.

7. FOR SALE SIGNS

You are, under the Act, entitled to display a 'For Sale' sign in or on the home, but only if you first inform us of the intention to offer the home for sale.

Any 'For Sale' sign displayed on the home:

a) Must not exceed in size (1) metre by one (1) mere:
b) Must include, in point size at lease 12, the following words: "Any prospective purchaser must contact the operator before paying any monies for the purchase

of this home. It is essential that you get a Disclosure Statement and have the operator's approval to live in the community."

8. EMERGENCY EVACUATION PROCEDURES

a) Residents must ensure that they comply with the emergency evacuation procedures in place in the Community.
b) The Emergency & Evacuation Procedures can be found in the Ingenia Lifestyle App under the documents hub, or on the notice board in the clubhouse.

9. CLUBHOUSE

a) The communal facilities are available for use by all residents of the Community, their visitors and guests.
b) Washing of animals or clothes in hand basins or showers is prohibited.
c) All visitors & children must be accompanied by a resident whilst using the facilities.

10. BICYCLES, SCOOTERS, SKATEBOARDS, ROLLERBLADES, GAMES ETC

a) Residents may ride bicycles/scooters within the Community and 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. E.g. wearing helmets.
b) Ball games, roller skating, skateboard riding or similar activities will not be permitted in the vicinity of the clubhouse precinct, on the paths or roadways, or in the RV/Caravan parking areas.
c) Bicycles/scooters may only be ridden on the roads.
d) Bicycle/scooter riders must not exceed the community speed limit that applies to motor vehicles.
e) Bicycles/scooters may only be ridden after sunset provided; they are fitted with appropriate reflectors and lights.

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f) When not in use, bicycles/scooters must be stored neatly and must not be left to obstruct the roadways or pathways of the Community, this helps prevent obstruction of roadways or pathways and reduces potential trip hazards.

11. MOBILITY DEVICES

a) A motorised mobility device (electric wheelchairs, mobility scooters and mobility buggies) is considered to be a pedestrian according to road laws. Therefore, it is a requirement that all residents comply with road safety rules that apply to pedestrians.
b) If riding on a footpath, travel at walking speed which is 2-3kmh.
c) If riding on the road, you must never exceed the signed speed limit and stay as close as possible to the left-hand side of the road.
d) Residents must ensure at all times that they use mobility scooters in a manner that does not endanger, or is not likely to endanger, themselves, other persons or any property.

12. BBQ FACILITIES

a) The use of the community's barbeques is permitted between 7am and 9pm daily. We ask that persons using these facilities must always be accompanied by a resident.
b) Users of the BBQ must 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.
c) No open fires are permitted.

13. POOLS / SPA

a) All Pool/spa users must not do anything that would endanger any other person. The pool/spa user must not run within the pool enclosures; must not bomb dive, 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 open or tamper with the gate in any way so as to prevent the gate closing immediately upon entry or exit.
c) All visitors in the pool/spa enclosure must be supervised at all times by a resident.
d) 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.
e) No glass, food or drink (with the exception of water) in the pool areas at any time.
f) Residents and their visitors must be mindful of noise levels so as not to disturb surrounding homes.
g) Additional pool rules are displayed in the pool areas. These must be adhered to at all times.
h) Persons under the age of 16 are not permitted to use the Spa.
i) All pools are closed to visitors/guests prior to 10am each day.

14. PETS

a) Residents 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 Community Manager and a signed Ingenia Lifestyle Pet Policy.
b) Residents who have been given written consent must comply with the Pet Policy, which includes ensuring that they do not allow the pet to become a nuisance (e.g. excessive barking). Permission to keep a pet will be withdrawn if the resident does not comply with the Pet Policy.
c) Two off-leash dog parks are provided in the community where dogs can run, exercise and socialise leash free. With the exception of this off-leash area, dogs must always be on a lead no longer than 2m.

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d) Pets are not permitted in the clubhouses, pool areas or the bowling green. Residents to adhere to Pet Policy and Off Leash Dog Park Rules.
e) All pets must be registered with the local council.

15. MAINTENANCE AND ALTERATIONS TO DWELLINGS

a) The Resident's dwelling and/or any associated structure and site that it occupies, must have a clean and tidy appearance and must be reasonably maintained at all times.
b) Residents are required to obtain written permission from the Community Manager before making any alterations or additions to their dwellings, including erecting or placing any type of signage on the home or site. A Request to Modify Form can be found on the Ingenia Lifestyle App under the document's hub.
c) Tarpaulins can only be used to cover goods for a limited time with written permission by the Community Manager unless in an emergency. Vehicle covers designed for that purpose may be used.
d) Areas under and around homes are to be kept clear of rubbish at all times.
e) 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.
f) Surplus belongings and white goods must not be stored anywhere they are visible from the street.
g) Seasonal decorations on homes must be taken down within 1 month.

16. LANDSCAPING

a) Landscaping including plants, trees, flowers and shrubs must not inhibit the community staff direct access to services such as reading electricity, gas and water meters or encroach on neighbouring sites or roadways. All gardens are to retain a neat and tidy appearance.
b) Gardens may be established on the site provided that if larger plants are desired, permission to plant trees or shrubs that grow over 1.5 metres must be sought in writing from the Community Manager. Permission will not be

unreasonably withheld. Garden ornaments that are visible to others must be approved in writing prior to being placed in the front yard or visible side yards.

c) 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.

d) For any landscaping projects or the addition of plants to your property, please be mindful of the community's plant regulations. Certain plants may be restricted due to safety, environmental, or aesthetic considerations. If you're unsure whether a plant is allowed, please seek guidance from the Office for a list of restricted plants before making any decisions.

e) Vines are only permitted to be grown in free-standing pots with trellis and are not permitted to grow on any boundary or front fences and should not exceed the height of any fences.

f) An excessive number of pots or hanging baskets are not permitted within the home frontage without prior approval from the community manager as they can detract from the visual aesthetics. Management reserve the right to request that the homeowner move them to a private area.

g) Garden ornaments, weathervanes, gnomes and window boxes that do not hinder maintenance staff and are not offensive may be approved but must be kept in good condition. The community operator reserves the right to ask residents to remove ornaments that negatively impact on the streetscape aesthetics.

17. HOME FRONTAGES

a) Ingenia are responsible for the mowing of the grass only at the front of your home. It is the homeowner’s responsibility to maintain the grass by watering, fertilising and spraying for weeds and lawn grub infestation.

b) The removal and replacement of plants in the front gardens must be approved firstly by the Community Manager prior to any work being undertaken. The cost of any approved works will be the home owner's responsibility.
c) Garden edging provided by Ingenia is not to be replaced. Plants/trees on the front lawn provided by Ingenia are not to be removed. No parking on lawns.

Residents Additional Features

To maintain the general uniformity of the Community, and the value of both your home and Ingenia's investment, please see list of below permitted / non-permitted additional features for home frontages.

d) Items that must be approved include:

- Bird baths
- Gnomes, meerkats, windmills, sculpted figures or any plastic multi-coloured pots
- Wall ornaments or plaques on walls adjacent to front doors
- Solar lights in garden beds
- House number replacement
- Ceramic matching pots similar to house colour

e) Items not permitted include:

- Arbours
- Windchimes
- Plastic flowers of any sort

18. SMOKING / VAPING

a) Smoking/Vaping is not permitted within any Community spaces, facilities, clubhouses, pool areas, bowling greens, walk/roadways, BBQ, picnic/eating areas or any area where Residents, their visitors or guests may gather.
b) Cigarette butts must be disposed of responsibly. It is an offence to discard these on the ground anywhere within the community grounds. Use the rubbish bin receptacles provided for responsible disposal.

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c) Smoking/Vaping 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.

19. VANDALISM

a) No one must vandalise any sites in the community, common areas, plants, structures, property or dwellings located within the community.
b) The Community Manager reserves the right to report any act of vandalism to the Police.

20. LITHIUM BATTERIES

a) Lithium-ion batteries must be stored according to safety guidelines included with your battery upon purchase. Improper use, storage and charging of batteries represent a fire and/or explosion hazard. We request that you only charge Lithium-ion batteries when you are at home.

21. RESTRICTED AREAS, WH&S and RISK WARNING

a) For the safety of persons and property in the community, residents must comply with any reasonable directions of the Community Operator 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 Community Operator may declare access to some areas of the community as restricted.
c) Within the meaning of the Civil Liability Act 2002, the Community Operator 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.

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22. BEHAVIOUR

a) All residents and visitors are to treat one another with respect and courtesy at all times. A positive and harmonious environment is essential for everyone's well-being. Bullying, harassment, or any form of discrimination will not be tolerated under any circumstances.
b) We are committed to fostering a community where every individual feels safe, valued, and respected. Please be considerate of your neighbours and report any incidents of inappropriate behaviour to the management team immediately.

23. SOCIAL MEDIA

a) You agree that you will not, on any social media platform or otherwise, engage in any activity that could harm or diminish the reputation of the business. This includes, without limitation, making adverse comments about the residential community, its homeowners, tenants, or any related parties.

24. GENERAL

a) Office hours and the after-hours contact number are displayed at the Reception Desk at Chambers Bay Clubhouse. All facility and bus bookings can be made on the Ingenia Lifestyle App.
b) Mail is placed in the letter boxes at 19th Hole Clubhouse, Chambers Bay Clubhouse and Chambers Flat gate.
c) The Community Operator, 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. The exception to this ruling is when the Community Operator or their employees require access to residential premises including direct access to read meters on the site.

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d) All visitors/guests must be accompanied by a resident at all times within the community, this includes pool usage, BBQ areas, Clubhouses, all community facilities, walking of pets.

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.

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 Resident/s

_____

I have read and accept the above Park Rules