

# 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 20/02/26 [insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature Daniel Dalley Date 20/02/26  
Daniel Dalley, Feb 20, 2026 13:38:04 GMT+101

### Residential park details

Park name MAGNOLIA RESORT  
Phone 0437 763 572  
Park address 500 SOUTH STREET  
Suburb GLENVALE State QLD Postcode 4350  
Website vivacityproperty.com.au Number of current manufactured home sites 210  
Park contains:  only manufactured homes  multiple dwelling types (see section 15)  
Total number of sites (including other dwelling types) currently in park 210

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 2017

## 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.

Site rent\* (or range of site rent) payable by new owners

\$219.59 per week.....

This applies to site agreements entered from 11/11/25 DD/MM/YYYY)

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 CPI AND 3.5%

**General increase day**..... 10/11/2026 (DD/MM/YYYY)

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

#### Frequency

Annual  Other (specify) .....

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

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

### 3 Mandatory costs or fees not included in site rent (GST inclusive)

Note: Does not include sales commissions where the park owner resells homes.

Are home owners in the park required to pay any additional costs or fees which are not included in site rent?

Yes (provide details below)  No

Total costs / fees: \$.....

Details of costs / fees and when payable: Home owners pay for services and utilities noted in items 4 - 10 of this form. The exact cost is dependent on usage.

## Part 2 – Utilities and services

<p><b>4 Electricity</b></p>	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Does the park contain an embedded network for the supply of any electricity in the residential park?</p> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>For more information about embedded networks see:  <a href="https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers">https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers</a></p> <p>Can solar panels be installed on manufactured homes?</p> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>Are there any known conditions/restrictions on the installation or use of solar panels in the residential park?</p> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>If yes, specify          Solar panels can only be installed or varied with Park Owner consent, and any excess electricity will be referred to the embedded network.          See the special terms for more information:.....</p>
<p><b>5 Water</b></p>	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>.....</p>

<b>6 Sewage</b>	<p>Service Charge/s</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s</p> <p><input type="checkbox"/> Included in site rent    <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p>
<b>7 Gas</b>	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input type="checkbox"/> Not included in Site Rent</p> <p><input checked="" type="checkbox"/> Other (specify) ..... Not available at all sites. Fees direct with provider.</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent    <input type="checkbox"/> Not included in Site Rent</p> <p><input checked="" type="checkbox"/> Other (specify) ..... Not available at all sites. Fees direct with provider.</p>
<b>8 Telephone</b>	<p><input type="checkbox"/> Included in site rent    <input type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available    <input checked="" type="checkbox"/> Other (specify) ..... Available through external providers.</p> <p>No guarantee of speed or connections is provided.</p>
<b>9 Internet</b>	<p><input type="checkbox"/> Included in site rent    <input type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available    <input checked="" type="checkbox"/> Other (specify) ..... Available through external providers.</p> <p>No guarantee of speed or connections is provided.</p>
<b>10 Other utilities and services</b>	<p>Details of other services or utilities (for example, food services, gardening services, personal care services, transportation services) including whether provision of these services by the Park Owner is included in site rent</p> <p>The Park Owner will mow and edge any lawn at the front of the site. The Home Owner must attend to all other gardening and is responsible for the costs relating to watering the lawn and gardens on the site.</p>

**11 Park Manager and staff**

Please provide details about the availability of park management.

**Is an on-site manager (or representative) available to home owners?**

Yes  No

Details of on-site availability:

A representative will be available onsite during office hours Monday to Friday (other than public holidays). During 10am - 2pm, the representative will be available in the office

**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**

0437 763 572 - Daniel Dalley

**Do any other staff work in the residential park?**

Yes  No

If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).  
Maintenance and gardening staff and/or contractors

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## Part 3 – Facilities and amenities

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

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

Activities, workshops or games room/s

Details: Workshop and activities rooms are available. Activities in these areas can incur fees depending on the party organising them.

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

BBQ area outdoors

Details: There are two outdoor BBQ areas available for use. Bookings systems and conditions may be imposed for the efficient operation of the areas.

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Bowling green

Indoor  Outdoor

Details: There is a covered outdoor bowling green.

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Club House

Details:

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Communal open space

Details... Green space is available for use.  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Gym

Details... There is a gym in the clubhouse. It is subject to limitations (e.g. age, supervision etc).  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Library

Details... A library is located in the clubhouse.  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Restaurant / Cafe

Details.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Shops

Details.....  
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Cost:  Included in site rent       Additional fee (specify)  
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Available to:  Home owners     Guests / Visitors     Public

Park bus or other park-supplied transport options

Details (conditions for use)

There are conditions for use, particularly drivers. Drivers require a full open class drivers licence and must comply with medical certificate requirements if over 75 years of age.

Cost:  Included in site rent  Additional fee (specify)

There is currently a gold coin donation required.

Frequency: Outings are organised by the Home Owners Committee.

Available to:  Home owners  Guests / Visitors  Public

Swimming pool

Indoor  Outdoor  Heated  Not heated

Size: 20 meters length

Details: There is a 200,000 litre magnesium pool with ramped access.

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Tennis court / Pickleball

Details: A tennis court is available and is subject to a booking system (located in the library).

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Changing rooms and showers at sports facilities

Details: There are toilets/showers at the pool area.

Kitchens in communal facilities

Details: The Home Owners Committee holds a food licence for the commercial kitchen. The Home Owners Committee presently arranges meals on a user pay basis a few times a week.

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)

Various other services may be made available from time to time. Presently there is a hairdresser who is open Monday to Friday on a user basis. In addition a consultation room is made available to a beauty therapist twice a week and a massage therapist twice a week. These services are available on a user pays basis.

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### 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:

Home owners can park in their garage on their site.

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Is there additional parking available for home owner use in the park?

Yes    No

If yes, specify number of spaces and any conditions

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Is there additional parking available for visitor use?

Yes    No

If yes, specify number of spaces **Approximately 24**

.....

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

14 designated caravan parks. In addition, there is currently a temporary area for overflow vehicles; which is not guaranteed into the future.

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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

\$25 per week per caravan.

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## Part 4 – Miscellaneous

<p><b>16 Other dwellings</b></p>	<p>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>17 Development</b></p> <p>Indications of future plans may be subject to change. For more information contact the park owner.</p>	<p>Has development of the park been completed?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion?</p> <p>There is a potential for future development of an adjacent site within the coming 12-18 months. This is not finalised or guaranteed.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available</p> <p>Although not guaranteed, it is proposed that a pickleball court be constructed and a permanent workshed (to replace the current demountable worksheet). These are intended in the coming 12 months.</p> <p>.....</p> <p>In addition, a new clubhouse is intended to be constructed within the coming 8 - 12 months.</p> <p>.....</p>
<p><b>18 Home owners committee</b></p>	<p>Does the park have a home owners' committee?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>19 Letting the home</b></p>	<p>Do site agreements in the residential park permit home owners to let their home to another person?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, detail any restriction on letting:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>



## Part 5 – Park Rules

### 22 Pets

Are there any restrictions on pets in the park?

Yes  No

If yes, provide details:

Pets are required to be approved and comply with the Pet Policy (which requires vaccination and an appropriate temproment):

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### 23 Park rules

Please provide a list of the park rules (may be provided as an attachment)  
See attached.

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## Part 6 – Park details and operations

### 24 Park owner details

Individual owner/s

Corporate owner

Full company / corporation name

Glenvale Ridge Subsidiary Pty Ltd

Australian Company Number (ACN) 602 740 063

Australian Business Number (ABN) 68 602 740 063

Business address

Level 1, 1-7 Castlereagh Street

Suburb Sydney State NSW Post code 2000

Phone number 0437 763 572

Email address toowoomba@vivacityproperty.com.au

### 25 Park contact

Please provide contact details for the residential park for information and enquiries if different from above.

Contact name Daniel Dalley

Park phone 0437 763 572

Park email toowoomba@vivacityproperty.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](http://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](mailto:regulatoryservices@housing.qld.gov.au)  
Website: [www.housing.qld.gov.au/housing](http://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](mailto:qrvpas@caxton.org.au)  
Website: [www.caxton.org.au](http://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](http://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](mailto:slass@caxton.org.au)  
Website: [www.caxton.org.au/sails\\_slass](http://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](mailto:enquiries@qcat.qld.gov.au)  
Website: [www.qcat.qld.gov.au](http://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](mailto:info@qls.com.au)  
Website: [www.qls.com.au](http://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](http://www.justice.qld.gov.au)



# Magnolia Resort Form 16 Park Comparison Document FINAL

Final Audit Report

2026-02-20

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## "Magnolia Resort Form 16 Park Comparison Document FINAL" History

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