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

Park owner signature ..... Date .....

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)

Approximately 112 new homes are planned on the adjacent site, with completion expected by mid-2028.

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

$245.00 per week

This applies to site agreements entered from 11/11/2026 (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 10/11/2027 (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: $ Variable - depends on usage and services used (see details below).

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. The following additional charges also apply where relevant (amounts as set out in the Site Agreement, ex GST):
- Authorised Occupant Charge: $100 per week (or part of a week), payable if the park owner consents to an authorised occupant residing at the home.
- Key / fob (access device) replacement or reprogramming: the actual cost incurred plus a $10 administration fee.

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 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.
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) Not available at all sites. Fees direct with provider. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☒ Other (specify) Not available at all sites. Fees direct with provider.
8 Telephone	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) Available through external providers. No guarantee of speed or connections is provided.
9 Internet	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) Available through external providers. No guarantee of speed or connections is provided.
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 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.

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

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 may incur fees depending on the party organising them. The workshed is open Monday to Friday, 7:00am to 5:00pm, and Saturday and Sunday, 8:00am to 5:00pm.

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

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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.

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……

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

……

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

☒ Club House

Details The clubhouse doors are unlocked from 6:30am to 7:00pm, seven days a week. Home owners have access to the clubhouse 24 hours a day.

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.

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

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).

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

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

☑ Library

Details: A library is located in the clubhouse.

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)

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

Details The tennis court is open and available for use. Bookings are made through the booking system located in the library.

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

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

☑ Pickleball court

Details A pickleball court is expected to be ready for use from approximately December 2027. Once open, it will be available Monday to Saturday, 8:00am to 6:00pm, and on Sundays and public holidays, 9:00am to 5:00pm.

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 and showers at the pool area.

☑ Kitchens in communal facilities

Details Use of the communal kitchen is included in site rent and is available to all home owners and their guests. Any food required to prepare a meal is an additional cost.

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

Food and ingredients required to prepare a meal.

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.

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.

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 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.

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.

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? Security cameras are located at the entry gates. There is fob entry to enter the park and two defibrillators.
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? Ramps are provided to facilitate access to most common facilities. Wheelchair facilities are in the clubhouse and pool area.

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)

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……

……

……

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?

There is a potential for future development of an adjacent site within the coming 12-18 months. This is not finalised or guaranteed.

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……

If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available

Although not guaranteed, it is proposed that a pickleball court be constructed and a permanent workshed (to replace the current demountable workshed). These are intended in the coming 12 months.

……

In addition, a new clubhouse is intended to be constructed within the coming 8 - 12 months.

……

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? You are responsible for your visitors and guests. If a visitor stays overnight for up to 2 nights, you will let the park owner know. If a visitor stays for between 2 – 30 days, you will register the visitor's details. If a visitor stays for more than 30 days, you agree to obtain consent and pay an additional charge (Authorised Occupant Charge). Further details are contained in the special terms.
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 must insure their homes for the full replaceable value. Home owners are responsible for public liability and contents insurance within their own homes.

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 temperament).
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**

▣ **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

500 South Street

Suburb Glenvale State QLD Post code 4350

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**

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: grvpas@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