

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 20/02/2025 [insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature Date 20/02/2025

Residential park details

Park name Hazelmere Eli Waters
Phone 07 2112 5930
Park address 14 Ibis Boulevard
Suburb Eli Waters State QLD Postcode 4655
Website <https://hometownaustralia.com.au/qld/fraser-coast/hazelmere-eli-waters> Number of current manufactured home sites 108
Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 108

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 2020

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

\$585.47 to \$608.89.

This applies to site agreements entered from 20/02/2025. 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

5% per annum

(This is subject to the increase limitations of "the greater of CPI or 3.5%" under section 69B of the Act.

General increase day 4 October 2025 (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)

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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:

.....

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) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A 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 The residential park is restricted by conditions set by the network distributor and government authorities regarding excess solar energy which may change from time to time:
5 Water	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A

6 Sewage	Service Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) <u>N/A</u> Usage Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) <u>N/A</u>
7 Gas	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) <u>N/A</u> Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) <u>N/A</u>
8 Telephone	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☒ Other (specify) <u>Must be separately arranged</u> <u>with a third party by the home owner</u>
9 Internet	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) <u>Must be separately arranged</u> <u>with a third party by the home owner</u>
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 <u>N/A</u>

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:

Monday - Friday 9:00am - 3:00pm

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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

07.2112.5930

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Do any other staff work in the residential park?

☒ Yes ☐ No

If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).

Grounds person

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

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

☒ BBQ area outdoors

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

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

☒ Bowling green

☐ Indoor ☒ Outdoor

Details..Recreational bowling green.....
.....

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

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

☒ Club House

Details..Open plan with kitchen, and amenities.....
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Cost: ☒ Included in site rent ☐ Additional fee (specify)

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

☐ Communal open space

Details.....
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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.....
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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.....
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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)

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

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Frequency:

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

☒ Swimming pool

☐ Indoor ☒ Outdoor ☐ Heated ☐ Not heated

Size: Approx: 15m Resort style

Details. Inground

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

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

☐ Tennis court / Pickleball

Details

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

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

☒ Changing rooms and showers at sports facilities

Details. Clubhouse amenities

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☒ Kitchens in communal facilities

Details. Clubhouse kitchen

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

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

☐ Other facilities and amenities (specify below, including availability and cost)

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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 must park vehicles within garage or car ports

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 5 Office; 6 Clubhouse; 5 Internal

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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

N/A

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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

N/A

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Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.

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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.

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:

Part 5 – Park Rules

[illegible]

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 Hazelmere Village RLLC Pty Ltd Australian Company Number (ACN) 644 713 940 Australian Business Number (ABN) 73 644 713 940 Business address Suite 3, Level 9 28 Margaret St Suburb Sydney State NSW Post code 2000 Phone number 02 9276 6000 Email address info@hometownaustralia.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 - Alana Ruff Park phone 07 2112 5930 Park email HazelmereVillage@hometownaustralia.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: slas@cxton.org.au
Website: www.caxton.org.au/sails_slas

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

Hazelmere Village Home Park - Rules

These rules are for the benefit and enjoyment of all residents.

Your co-operation is greatly appreciated.

OFFICE HOURS	Office reception is open every 2 nd Thursday between the hours of 7am to 11am. Additionally, the managers will endeavour to be available to you as readily as possible in the case of an emergency. If we are not on the premises please leave a message in the mail box or on phone message bank. Office: 4124 1877
RENT	Direct bank deposit or transfer is the preferred method of the Park Owner. If your site agreement allows payment by other methods please pay at office between 7am and 11am every 2 nd Thursday on rent day. This allows for banking on the same day. No money is kept in the office.
SPEED LIMIT	10kms within the Village. Please observe all road rules and one-way street signs.
VISITOR PARKING	Visitors must park in visitor parking areas around the village unless space is available on the driveway of the residence. Visitors must NOT park on the grass.
VISITORS	All residents are responsible for the behaviour of their house guests and visitors. Please make a special effort when children are visiting and be sure they are supervised by an adult at all times.
SWIMMING POOL	The pool is open between 6.15am and 8.00pm every day and is for the enjoyment of residents and their guests. All guests must be accompanied by a resident whilst in the pool area. Children must be supervised by an adult at all times. Caution should be taken around the pool. • Please ensure the pool gates are properly closed at all times. • The pool is closed during cleaning. • The pool filter room and associated equipment is restricted and should not be accessed without management authority.
RECREATION HALL (The Green Room)	The hall is open daily between 9am and 6pm (the recreation hall will remain open later if an event is taking place – PLEASE lock up when event is finished) and is for the enjoyment of residents and accompanied guests. Cleaning of the hall will occur on Monday, Wednesday and Friday between 8am -9am. All children must be supervised by an adult and residents are responsible for their guest's behaviour. Remember, if you make a mess, you clean it up.
PETS	Definitely NO dogs or cats or noisy birds.
NOISE	Please be considerate to your neighbours. No loud noise before 7.30am or after 9pm.
GARDEN CLIPPINGS	These are picked up every Monday. Please ensure clippings are out Sunday evening or early Monday morning as they will not be picked up any other day and it makes our village look untidy and kills the grass when clippings sit around for a week. Your assistance in this will be much appreciated.
ADDITIONS AND IMPROVEMENTS	Fraser Coast Regional Council Building By-Laws apply to all improvements. All improvements and additions also require Park Owners permission. Please discuss with management before commencing. Fences are not permitted.
BBQ AREAS	Clean the BBQ's after use and dispose of all food waste and rubbish.



AIR CONDITIONING	Home Owners who wish to install air conditioning units within their homes must install a high wall split system with condenser on the ground and should be considerate to neighbours when positioning the outdoor condenser in relation to the effect of noise. Air conditioning units must not exceed 65 decibels.
CARAVANS, BOATS AND TRAILERS	Must be stored in double carport or on resident's block hidden by trellis or screen to the satisfaction of the Park Owner. Village infrastructure is not to be driven on e.g. Water Meters
LANDSCAPING	This is done when homes arrive. The village has been planned with gardens and sweeping lawns. Please discuss any major alterations with management. Please ensure gardens are kept to a high standard in order to maintain the presentation of the village. A high standard of presentation will assist in maintaining and improving home values for all. All gardens must be enclosed with an approved garden edge, preferably a mower friendly concrete edging such as Kwik Kerb.
MAINTENANCE	Residents or their guests are NOT permitted to do any maintenance or repairs on any of the village infrastructure including, but not limited to, the bowls green, pool and spa, BBQ areas and recreation hall. Any repair or maintenance issues should be reported immediately to office management.
BOWLS GREEN	No person is permitted to use any chemicals, vacuums, hand scrubbers or stiff brushes, high pressure water washers/gurneys and rollers of any size on the bowls green. Please no dumpers or dropped bowls. Please no eating, drinking or smoking on the bowls green. Use of an electric air blower is permitted.
CAR WASHING	Vehicles are to be washed on Home Owners site
PEDESTRIAN GATES	Ensure pedestrian gates are shut correctly to help secure the village
GARBAGE COLLECTION	Wheelie bin to be placed at the kerb for weekly collection. Please ensure bins are out Monday evening or early Tuesday morning as they will not be picked up any other day. Wheelie bins are to be washed by the Home Owner on the home owners' site, if needed.
BEHAVIOUR	The park owner reserves the right, to the extent permissible by law: • Refuse admittance to any visitors or guests who are causing or are likely to cause a disturbance to the peace and quiet of others • Evict and commence action to remove from the Home Park any person or persons who act drunk and obnoxious, illegal or immoral behaviour, use bad language or speak to any person in a threatening or degrading manner or cause a disturbance of the peace and quiet of others or who consistently refuse to abide by the reasonable requirements of the Park Owner.
SMOKING	Smoking is not permitted in any park building or at any facility within the Home Park. Smoking outside of buildings and facilities must be a minimum of 4 meters from any opening. Facilities include the office, recreation hall, pool, bowls green, BBQ's.
DARTS	Protective footwear must be worn at all times and NO children under the age of 18 years are permitted to attend.
STORAGE FACILITY	Any home owner's property kept in the village secure storage facility must be independently insured by the home owner. A copy of the insurance certificate of currency must be provided to the office and be kept current. All property kept in the storage facility is at home owner's own risk as it is a shared facility.