

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 Red Gum Coombabah
Phone 07 2102 2551
Park address 22 Hansford Road
Suburb Coombabah State QLD Postcode 4216
Website <https://hometownaustralia.com.au/qld/gold-coast/red-gum-coombabah> Number of current manufactured home sites 247
Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 247

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 2013

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

\$500.00

This applies to site agreements entered from 19/11/2025 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

4% 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 1 January 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:

.....

Part 2 – Utilities and services

4 Electricity	<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) N/A</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) N/A</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:</p> <p>https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers</p> <p>Can solar panels be installed on manufactured homes?</p> <p><input type="checkbox"/> Yes <input checked="" 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</p> <p>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</p>
5 Water	<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) N/A</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) N/A</p>

6 Sewage	<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) <u>N/A</u></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) <u>N/A</u></p>
7 Gas	<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 type="checkbox"/> Other (specify) <u>N/A</u></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 type="checkbox"/> Other (specify) <u>N/A</u></p>
8 Telephone	<p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available <input checked="" type="checkbox"/> Other (specify) <u>Must be separately arranged</u></p> <p><u>with a third party by the home owner</u></p>
9 Internet	<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) <u>Must be separately arranged</u></p> <p><u>with a third party by the home owner</u></p>
10 Other utilities and services	<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><u>N/A</u></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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:

Monday - Friday 9:00am - 5:00pm

.....

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

07.2102.2551

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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.....
.....

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

.....

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

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

.....

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

☒ Club House

Details..Open plan with kitchen, and amenities.....
.....

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

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

☐ Communal open space

Details.....
.....

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

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

☒ Gym

Details.....
.....

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)

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

☐ Restaurant / Cafe

Details.....
.....

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

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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)

.....
.....

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 10m x 24m

Details. Inground

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

.....

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

☒ Tennis court / Pickleball

Details. Recreational tennis court

.....

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

.....

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 8 Clubhouse; 6 Office; 30 Internal

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

.....

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

Storage is subject to availability and wait list at the park owners discretion. \$30/m (Fees may vary based on size of vehicle and may change from time to time). Availability is not guaranteed.

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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	<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>
17 Development <small>Indications of future plans may be subject to change. For more information contact the park owner.</small>	<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>.....</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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
18 Home owners committee	<p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
19 Letting the home	<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	<p>Are there any restrictions on pets in the park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details:</p> <p>Home owners are restricted by local authority guidelines on the keeping of pets within the site. This includes the amount and size of the pet.</p>
23 Park rules	<p>Please provide a list of the park rules (may be provided as an attachment)</p> <p>See Attached</p>

Part 6 – Park details and operations

24 Park owner details	<div> <input type="checkbox"/> Individual owner/s Title.....Full name Title.....Full name Title.....Full name </div> <div> <input type="checkbox"/> Corporate owner Full company / corporation name Hammond Village Operations Pty Limited Australian Company Number (ACN) 165 874 162 Australian Business Number (ABN) 31 165 874 162 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 </div>
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name Community Manager - Renee Bettles Park phone 07 2102 2551 Park email RedGum@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@caxton.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

Red Gum - Coombabah Community Rules

1 Communal areas - general

- 1.1 Rubbish, waste, food scraps, clothes, bottles, cans or refuse of any kind must not be left in any area of the Park other than in the designated rubbish bins.
- 1.2 Home Owners must not dig holes or damage any vegetation or plants or trees in any of area of the Park.
- 1.3 Communal recreation areas may only be utilised between 7am and 9pm.
- 1.4 Home Owners are responsible for supervising their children and their behaviour, safety and conduct within the Park at all times.
- 1.5 Children under 10 years of age must be accompanied by an adult when in the communal and recreation areas.

2 Communal facilities - toilets

- 2.1 Only Home Owners may use the communal toilet facilities.
- 2.2 Toilet facilities must be left in a clean, tidy and orderly manner after use.

3 Communal facilities - laundry

- 3.1 Home Owners must not hang washing over the veranda rails of their Home. All washing must be dried on clothes lines and must not be visible to passers-by outside the Site or from the exterior of the Park.

4 Noise

- 4.1 Home Owners must keep noise to a minimum, especially between the hours of 9.00pm to 5:00am and strictly obey all laws relating to noise.
- 4.2 Offensive, excessive or undue noise of any kind (including but not limited to) loud music, screaming, yelling, offensive language, loud parties, excessively loud cars and car stereos, excessively loud motor vehicles or power tools, excessively loud televisions, live drums and music from a live amplified band or amplified DJ are not permitted in the Park at any time unless for events approved by the Park Owner.

5 Sporting and other recreational activities

- 5.1 If Home Owners or their visitors do ride any bicycles, scooters or other recreational device thing in the Park then they must ensure that they do so in a manner that does not endanger or is not likely to endanger any other person. Home Owners must comply with:
 - (a) relevant laws and these rules at all times, including wearing a helmet; and
 - (b) in particular, the 10 kilometre per hour speed limit in the Park.
- 5.2 All sporting activities must be confined to the communal areas designated on the Annexure to these rules as "Sporting Areas" (if any) on the Annexure to these rules.
- 5.3 Home Owners must not participate in violent or dangerous recreational and sporting activities in the designated Sporting areas (including, but not limited to; boxing, wrestling, archery, martial arts, rugby league and rugby union).
- 5.4 Cricket balls, baseballs, golf balls, bowling balls, weapons and dangerous objects of any kind are not permitted to be used in the designated communal, sporting and recreational areas for safety reasons.

Recreational and communal sporting areas may only be used between 7am and 9pm.



22 Hansford Rd

Coombabah, QLD 4216



redgum@hometownaustralia.com.au



07 2102 2551

6 Car parking and motor vehicles

- 6.1 The speed limit for all motor vehicles in the Park is 10 kph.
- 6.2 Home Owners are limited to parking one motor vehicle per Home on each Site, unless the Home has an approved double garage or carport, in which case a second vehicle may be parked:
- (a) with a minimum clearance of 1 metre from where the driveway joins the road; and
 - (b) on the hard surface driveways of their Site.
- 6.3 Motor vehicles must be parked entirely on the Site of the Home Owner who owns them.
- 6.4 Home Owners may park one additional motor vehicle on their Site if:
- (a) the written consent of the Park Owner is obtained; and
 - (b) all vehicles parked on the site are registered and can be legally driven on public roads.
- 6.5 Invitees of Home Owners must only park:-
- (a) on the Site of the associated Home Owner; or
 - (b) in legally designated parking areas; or
 - (c) in designated visitor parking areas.
- 6.6 Heavy vehicles are not permitted in the Park without the permission of the Park Owner.
- 6.7 The roads of the Park are not to be used as a training ground for learner drivers. Drivers with L plates must only use roads in the Park to enter and exit directly to and from the Park.
- 6.8 Any motor vehicles may be towed away by the Park Owner:
- (a) if the vehicle is parked in breach of the Rules;
 - (b) if the vehicle causes or is likely to cause an obstruction to communal areas, to the Park Owner, Home Owners or Other Parties;
 - (c) the vehicle causes or is likely to cause an obstruction to emergency services; or
 - (d) the vehicle is unregistered.
- Home Owners will be liable for any costs associated with towing any car.
- 6.9 Home Owners must not keep boats, caravans, trailers, vans or campervans in the Park without the prior written consent of the Park Owner.
- 6.10 Motor vehicles may only be washed on a Home Owner's Site or in any designated wash bay area. Vehicles, caravans, boats and the like must not be washed on common roads or visitors parking areas.
- 6.11 Mechanical repairs or maintenance of vehicles must not be carried out on the Site or Park.



7 Disposal of refuse and hazardous substances

7.1 Home Owners must:

- (a) put out their garbage and recycling bins for collection in the designated areas on the days prescribed by the local area authority after 5.00 pm
- (b) collect bins immediately after they have been emptied or as soon as is practicable.

7.2 If multiple bin types are used, rubbish must be put in the appropriate bin and left on the site by the edge of the road on the designated collection day.**7.3 Home Owners must:**

- (a) ensure that all general refuse (other than recycling or green waste) is wrapped and tied in a plastic bag or garbage bag.
- (b) not overfill bins so that they can no longer close.
- (c) dispose of all cleaning water, used cleaning agents, detergents and other liquid waste through such of the drains, pipes or utilities or other receptacles as the Park Owner may require;
- (d) make alternative arrangements (at the Home Owner's cost) to dispose of any and all refuse that does not fit in the rubbish bins provided.
- (e) not bring any Hazardous Substance on to the Park or dispose of any Hazardous Substance within the Park.

8 Pets

8.1 If pets are allowed under the Site Agreement, then the following conditions apply:-

- (a) Other than if being walked, they must be kept inside Homes or inside secure and fenced boundaries of the owner's Site at all times.
- (b) If being walked, they must be leashed or contained when they are in the Park and outside of the Home.
- (c) They must be vaccinated against all normal diseases particular to the pet, including, but not limited to distemper, hepatitis, parvovirus and rabies by a qualified vet and a certificate to that effect must be provided to the Park Owner.
- (d) Home Owner pet owners must remove all of the litter deposited by their pet within:
 - (i) their Site or Home;
 - (ii) the Park; and
 - (iii) 100 metres of the Park.
- (e) Any pet litter must be tied in plastic and disposed of in the appropriate way and placed in the appropriate rubbish bin.

8.2 Consent for a pet may be withdrawn by the Park Owner for any reasonable reason, including where a pet:

- (a) becomes a danger to or attacks anyone or anything;
- (b) becomes fierce, ferocious, disruptive, aggressive, destructive, violent or savage in its behaviour;
- (c) becomes a nuisance to other Home Owners in the park due to its behaviour; and
- (d) becomes a nuisance because its owner does not clean up its litter in or near the Park.

