

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 Bremer Waters Moores Pocket
Phone 07 3813 5002
Park address 102A Moores Pocket Road
Suburb Moores Pocket State QLD Postcode 4305
Website https://hometownaustralia.com.au/qld/brisbane/bremer-waters-moores-pocket Number of current manufactured home sites 183
Park contains: only manufactured homes multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 183

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 2014.....

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 to \$520.00.....

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

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 July 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)

.....
.....
.....

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

<p>4 Electricity</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) 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>For more information about embedded networks see: 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>
<p>5 Water</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) 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>

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

07.3813.5002.....
.....

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 persons.....
.....
.....
.....

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..Community Workshop; Craft Room.....
.....

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, deck and amenities.....
.....

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

Available to: Home owners Guests / Visitors Public

Communal open space

Details.....
.....

Cost: Included in site rent Additional fee (specify)

.....

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)

.....

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)

.....
.....

Cost: Included in site rent Additional fee (specify)

.....

Frequency: Thursday Local Shopping Centre

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size: 19m Resort Style

Details. Inground

.....

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

.....

Kitchens in communal facilities

Details. Clubhouse kitchen x 2

.....

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)

.....
.....
.....
.....
.....
.....
.....

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

.....

Is there additional parking available for visitor use?

Yes No

If yes, specify number of spaces^{13 Clubhouse; 13 Internal; 3 External}

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.
.....

Part 4 – Miscellaneous

<p>16 Other dwellings</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>17 Development</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>.....</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>
<p>18 Home owners committee</p>	<p>Does the park have a home owners' committee?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>19 Letting the home</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 6 – Park details and operations

<p>24 Park owner details</p>	<p><input type="checkbox"/> Individual owner/s</p> <p>Title.....Full name</p> <p>Title.....Full name</p> <p>Title.....Full name</p> <p><input type="checkbox"/> Corporate owner</p> <p>Full company / corporation name Bremer Waters Over 55's Lifestyle Resort Management Pty Limited </p> <p>Australian Company Number (ACN) 168 779 584 </p> <p>Australian Business Number (ABN) 89 168 779 584 </p> <p>Business address </p> <p>Suite 3, Level 9 28 Margaret St </p> <p>Suburb Sydney State NSW Post code 2000 </p> <p>Phone number 02 9276 6000 </p> <p>Email address info@hometownaustralia.com.au </p>
<p>25 Park contact</p> <p>Please provide contact details for the residential park for information and enquiries if different from above.</p>	<p>Contact name Community Manager - Leon Brittain </p> <p>Park phone 07 3813 5002 </p> <p>Park email BremerWaters@hometownaustralia.com.au </p>

Further Information

If you would like more information, contact the Department of Housing and Public Works on 13 QGOV (13 74 68) or visit our website at www.hpw.qld.gov.au

Regulatory Services (Department of Housing and Public Works)

Regulatory Services administers *the Manufactured Homes (Residential Parks) Act 2003*. This includes investigating breaches of the Act.

Department of Housing and Public Works
GPO Box 690, Brisbane, QLD 4001
Phone: 07 3013 2666
Email: regulatoryservices@housing.qld.gov.au
Website: www.housing.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)

Specialist service providing free information and legal assistance to home owners and prospective home owners in residential parks in Queensland.

Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: qrvpas@caxton.org.au
Website: www.caxton.org.au

The Queensland Manufactured Home Owners Association Inc (QMHOA)

Is a peak body representing owners of manufactured homes in Queensland. They provide information and assistance to home owners and prospective home owners in relation to their rights and responsibilities under the *Manufactured Homes (Residential Parks) Act 2003*.

Phone: 07 3040 2344
Website: www.qmhoa.org.au

Seniors Legal and Support Service

Provides free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: slass@caxton.org.au
Website: www.caxton.org.au/sails_slass

Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

GPO Box 1639, Brisbane, QLD 4001
Phone: 1300 753 228
Email: enquiries@qcat.qld.gov.au
Website: www.qcat.qld.gov.au

Queensland Law Society

Find a solicitor
Law Society House
179 Ann Street, Brisbane, QLD 4000
Phone: 1300 367 757
Email: info@qls.com.au
Website: www.qls.com.au

Department of Justice and Attorney-General

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518
Toll free: 1800 017 288
Website: www.justice.qld.gov.au

BREMER WATERS, SCHEDULE 2, PARK RULES

1. **Use of Community Facilities** – Home Owners may use community facilities only during hours and on terms the Park Owner may nominate from time to time. Use of facilities may be withdrawn in respect of any person who uses a facility recklessly or without regard to the proper enjoyment of other person's use of the same.
2. **Noise** – A Home Owner will not permit or cause annoyance to anyone else within the Park. At all times noise must be kept to a level so as not to unreasonably disturb others particularly after 10.00pm on any day.
3. **Wind Chimes** – Wind chimes are prohibited.
4. **Recreational Activities** – A Home Owner will not permit the carrying on of any sport or recreational activity which the Park Owner deems unsafe or of annoyance to others.
5. **Refuse Disposal** – A Home Owner will place all refuse in designated containers and ensure bulky items are removed promptly from the Park at the Home Owner's expense. All green garden and lawn waste is to be placed in a designated area as nominated by the Park Owner.
6. **Lawn Mowing** – Mowing of lawns will not be allowed before 8.00am Monday to Saturday and not later than 6.00pm.
7. **Garden, Plants & Soils** – (a) The Home Owner will consult the Park Owner prior to planting any plants, trees or shrubs so as to ensure that species which are suitable to the Park are planted, the only exception to this rule will be the planting of annuals which may be planted without seeking specific approval. The maximum height of any plant or shrub is 1 metre at the front, 1.5 metres at the side of the home or block and 1.8metres at the rear (where a side fence is 1.8metres high, plants/shrubs are permitted to be 1.5metres high). Permission for a variation to this rule may be granted after receiving a written request for review by management. (b) Plants or soil brought to the Park or the Residential Site must be from a reputable nursery supplier to prevent fire ant infestation. (c) The use of black plastic plant pots are prohibited on front decks and in front gardens and in any area which is visible from the roadway or common areas.
8. **Garden ornaments** - A total of 2 small (maximum height of 500mm) statues or garden ornaments can be displayed in front gardens and in any area which is visible from the roadway or common areas. Permission for a variation to this rule may be granted after receiving a written request for review by management.
9. **Permissible items on patios and verandahs which are visible from the roadway or common areas** – (a) Patios which are up to approximately 3m in length are permitted to have on display a total of 3 plants up to a maximum height of 500mm and/or ornaments up to a maximum height of 300mm. Verandahs which are longer than 3m are permitted to have on display a total of 5 plants and/or ornaments as per the above mentioned heights, any Riverfront, walkway, or street home with a large verandah visible from the front, are permitted to have a portable wheeled type B.B.Q., which must be covered when not in use with an appropriate dark cover. (b) A small table and chairs are permitted on patios and verandahs. Permission for a variation to this rule may be granted after receiving a written request for review by management.
10. **Fences** – The Home Owner will not cause or allow any material to build up against or to be placed against the site fences. Maintenance of site fences is the responsibility of each Homeowner. Maintenance of fences which are shared by two sites are the responsibility the homeowners on each site.

11. Speed Limit and Traffic Rules – The roadways are shared vehicular & pedestrian zones. Speed signs are displayed in various positions throughout the village. The maximum speed is 10 kilometres per hour. Normal road rules apply to all areas.

12. Home Owner's Vehicle Parking – The homeowner may have two vehicles parked on their site. Regardless whether there are one or two vehicles, they must be parked inside the carport area (not on front driveway). Permission for a variation to this rule may be granted after receiving a written request for review by management. Visitors' vehicles may be parked (a) in the visitors' car parks provided or (b) on the driveway of the Site Area. It is preferred that visitors park in the visitor car parks. Where vehicles are parked on the driveway of the Site Area, no part of the vehicle is permitted to protrude onto the roadway.

13. Air-Conditioning – A Home Owner will not be permitted to install through the wall air-conditioning units. Air-Conditioners that are high wall, inverter split systems with remote air-cooled condensers located at ground level will be permitted and the decibel rating will be as designated by the Park Owner from time to time having regard to community standards.

14. Awnings and Blinds – To maintain the aesthetic appearance of the Park, awnings and blinds will be only of a type approved by the Park Owner.

15. Guests – Visiting guests may be entitled to be on the park. Adult guests, only need to be accompanied by a resident when using the Park Facilities. Any guest under the age of 18 must be accompanied by a resident at all times. The Home Owner is responsible for the activity of the visiting guests and the guest's compliance with the Site Agreement and the Park Rules.

16. Pets – If a pet is permitted, the permission may be withdrawn by the Park Owner at its discretion.

- a) One lap dog (no larger than 10 kg) per home may be permitted to be kept inside the Manufactured Home and site, subject to the express written permission of the Park Owner. (The Park Owner, at its discretion, may consider a second dog or a dog that exceeds 10kg.)
- b) The only species of birds which will be permitted to be kept inside the Manufactured Home and site are canaries and budgerigars which are required to be secured in an appropriate cage.
- c) Approved dogs are required to be on a leash and accompanied by an adult when not confined within the Manufactured Home or within the enclosed fenced area of the residential site.
- d) Dogs outside the home, whether on the patio or verandah, in the carport or within the enclosed fenced area on the residential site are to be supervised at all times by an adult on the relevant site. Wire dog runs and/or specific permanent pet enclosures are not permitted in carports, on any part of the residential site or on common areas.
- e) When the owner of the dog is away from the home (whether elsewhere in the park or away from the park), the dog is to be secured within the enclosing walls of the home, or within the locked / latched part of the site yard. However, the Home Owner is responsible for the dog's actions & containment. Under No Circumstances is the dog to be left unsupervised on the patio or verandah areas of the residential site.
- f) Designated areas will be allocated for walking and exercising with dogs. Dogs are not permitted within the clubhouse, picnic & BBQ areas, tennis court, pool or Bowling Green areas.
- g) When walking or exercising dogs, owners are required to carry a plastic bag for the purpose of collecting pet droppings. Droppings are to be disposed of in an approved manner.
- h) Dog owners are to ensure their dog is kept quiet. Barking is the biggest cause of disputes between neighbours. Dog owners are to be mindful of the right of all residents to the quiet, peaceful enjoyment of their surroundings. If the Village Management

receives three (3) complaints in regard to a dog causing a nuisance or noise, the owner of the dog will be required to take action to ensure the dog does not cause any further complaints i.e. it may be necessary for the Home Owner to put an anti bark collar on the dog or take any other measures deemed appropriate.

- i) The Home Owner is to ensure their dog has the appropriate permit from Ipswich City Council – Dog Registrations Phone 3810 6666.
- j) Home Owners who do not own a dog or bird at the time of first residing at Bremer Waters and who subsequently decide to get a dog or bird, are required to consult with the Park Owner to obtain written consent.
- k) The rules in relation to dogs and birds are designed to provide clear guidelines as to the acceptable behaviour of pets and the responsibilities of pet owners. In the event of more than three (3) complaints to the Village Management, the Park Owner may, at it's discretion withdraw permission for the pet to remain in the Village.

17. Park Landscaping and Garden Areas – A Home Owner and/or any guest of a Home Owner will not remove or cause any damage to flowers, shrubs, gardens, lawns, trees or community facilities within the Park.

18. Clothing and Bedding – A Home Owner will not hang any clothing, bedding or other articles on windows, decks or other parts of the Manufactured Home or any other part of the site except in areas designated for the hanging of clothing that has been washed and is drying.

19. Alterations and Additions – A Home Owner will not erect or permit to be erected any structure or fixture on the site area without the prior written consent of the Park Owner. Any such structures or fixtures so permitted must be kept in good order and condition.

20. Illegal drugs – Possession and use of illegal drugs and abuse of other substances is a breach of the Park Rules.

21. Alcohol – Excessive use of alcohol resulting in drunken and obnoxious behaviour is a breach of the Park Rules.

22. Carports – All carports are to be used as a carport only, with the exception of the area behind the back steps toward the rear, which may be set up & used as an outside entertainment area. Additional storage items may be approved after receiving a written request for review by management.

23. Variation – Any variation to the original approved site and building plan must be approved by management prior to commencement. Requests for variations must be in writing.



Resort style living for the over 55's

Bremer Waters Pty Ltd
102A Moores Pocket Road, TIVOLI
PO Box 2200 Nth Ipswich Q 4305
BSA Licence No. 1053570
ACN 103 653 014 ABN 24 117 204 594

Phone: (07) 3813 5002
Mobile: 0408 078 543
Fax: (07) 3813 5001

E-mail: bremerwaters@ngvemail.com

Appendage to Rule 6 – Lawn Mowing.

The Park Rule states that there is no mowing on a Sunday. However after discussion with the H.O.C. and members of the Bremer Waters Community, it has been agreed that mowing on Sunday is to be permitted (if no other option is available).

Bremer Waters ask that under normal circumstances, lawn mowing should be performed between the hours of 8.00am to 6.00pm on Monday to Saturday (as stated in Schedule 2, Park Rules). But if an unusual situation occurs, mowing may be performed on a Sunday.

If mowing on Sunday was the only option, then we would ask that the resident take into consideration the welfare of their neighbours and other residents of Bremer Waters.

**SCHEDULE 3
THE PARK DEVELOPMENT CODE**

- (1) The following building clearances are required where a dwelling site adjoins a neighbouring dwelling site:-
- Minimum set back from front boundary alignment to dwelling - 1.500m
 - Minimum set back from side boundary alignment to dwelling – 1.500m
 - Minimum set back from side boundary alignment to carport – 1.000m
 - Minimum set back from rear boundary alignment to rear of dwelling – 1.500m
- (2) The following infill to the side of the carport is required:- (These are the only materials approved by the Park Owner)
- (a) Shadecloth installed on a frame is included in the standard specification.
 - (b) Powdercoated aluminium lattice is the only other approved material and is available as an optional extra over the standard specification.
- a. All carports will have a minimum of 3 infill panels (with the exception of the Kenmore which will have 2 infill panels). At least one section of the carport must remain open and unobstructed for ease of exit.
- b. Each site is fenced in accordance with Bremer Waters standard fencing provision. Fence returns and one gate will be installed by the Park Owner.