

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 Bridge Street
Phone 07 2112 9512
Park address 530 Bridge Street
Suburb Wilsonton State QLD Postcode 4350
Website <https://hometownaustralia.com.au/qld/toowoomba/bridge-street-wilsonton> Number of current manufactured home sites 172
Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 172

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 2021

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

\$465.10 to \$483.70

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)

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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	<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:</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 checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) <u>Must be separately arranged with a third party by the home owner</u></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) <u>Must be separately arranged with a third party by the home owner</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 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 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

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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

07.2112.9512

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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. Bowls pavilion, Community shed

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.....
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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)

.....

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 6m

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. Recreational tennis court

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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 3 Office; 7 Clubhouse; 31 Internal; 4 Tennis

.....

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	<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 checked="" type="checkbox"/> Yes <input 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

[illegible]

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 Bridge Street RLLC Pty Ltd Australian Company Number (ACN) 654 451 653 Australian Business Number (ABN) 48 654 451 653 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 - Joy Ryziuk Park phone 07 2112 9512 Park email BridgeStreet@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

**Bridge Street
Park Rules**

1. Manufactured home sites will remain under the direct control of the Park Owner.
2. The rental of Manufactured home sites does not include the privilege of using such space for any purpose other than normal living. Neither the occupier's site nor the Bridge Street address will be used by the occupier or any member of the family or household for any business or commercial purpose.
3. An occupier and members of his family or household and his guests and agents and invitees (herein after called the "occupier") shall not –
 - a) Use the park for any purpose which may be illegal or injurious to the reputation of the Park Owner, the park or occupiers of other sites or which may interfere with the peaceful enjoyment of other site by its occupiers, or which may interfere with the general management of the park.
 - b) Paint, affix or display any signs, advertisements, notices, posters, placards, banners or the like matter to or on any part of the manufactured home or site without the prior consent of the Park Owner.
 - c) Permit any auction sale to be conducted or to take place on his site or in the park.
 - d) Bring to, do or keep anything on his site which shall increase the rate of fire insurance on the park or any property on the site or which may conflict with the laws and or regulations to fires or any insurance policy upon the park or any property on the site or the ordinances of any local authority or anybody of jurisdiction over the site, the park or the manufactured home for the time being in force.
 - e) Keep or bring any animals or birds without written consent of the Park Owner which consent may be withdrawn at any time by notice in writing.
 - f) Make or permit any objectionable noises in the park or upon the parcel or interfere in any way with the peaceful enjoyment of other occupiers or of any person lawfully using the common property and all musical instruments, radios, stereos, television sets and the like shall be controlled so that the sound arising there from is reasonable and does not cause annoyance to other occupiers and hold or permit to be held any social gathering or meeting in his mobile home in which there shall occur any noise which interferes with the peace and quiet of any other occupier at any time of day or night.
 - g) Damage flowers, shrubs, and trees or cause any damage to the gardens or lawns of the park but in the event that the occupier is unable to maintain the garden & grounds of the site the occupier hereby authorizes the Park Owners to carry out such work and recoup from the occupier the cost of such work.
 - h) Waste water and shall see that all water taps in his manufactured home and on his site are turned off after use and maintained in good order so that no leakage occurs when the tap is not in use.
 - i) Permit or suffer any person who in the opinion of the Park Owner, is of unsound mind or a drunkard to reside in or about the site.
 - j) The occupier will not do anything (or allow their visitors) to unreasonably interfere with the use and enjoyment of Bridge Street Resort by, or to cause a hazard or nuisance to , other Residents of Bridge Street Resort or their guests.

k) When using the common areas the occupier, their guests and visitors must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to another person.

l) Use the common facilities between the hours of 10.00 pm to 7.00 am or between such amended hours as the Park Owner from time to time may nominate.

m) Hang clothing, bedding or other articles on the windows, decks or on the outside of his manufactured home or windows thereof.

n) Erect external blinds without the previous consent of the Park Owner. Such consent not to be unreasonably withheld. Requests should be written.

o) Erect or permit to be erected any garden shed, porch patio, carport, awning or clothesline without written permission from the Park Owner and such must be of a style and type approved by the Park Owner. Any unauthorized constructions will be removed at the occupier's expense. Further the occupier shall not use second-hand materials for construction of carports, fences, lattice or the like.

p) Use the waste water closets, conveniences and other waste apparatus including waste pipes and drains for any other purpose other than those which for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water pipes and drains from misuse or negligence shall be borne by the occupier whether the same is caused by his own actions or those members of his household, his servants, agents or guests.

4. An occupier and members of his family or household and his guests and invitees (herein after called the ("occupier")) shall -

a) Give the Park Owner prompt notice of any incident to or defect in the water pipes and fittings, electrical and gas installation or fixtures which comes to his knowledge and the Management shall have the authority by its agents or its servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the park as often as may be deemed necessary.

b) Keep the site clean and take all practicable steps to prevent infestation by vermin and/or insects.

c) Empty bottles, boxes, used containers and similar items must be stored tidily and so far as possible kept out of sight.

d) Keep carports tidy and free of all litter and any other untidy matter.

e) Place all garbage and other refuse in tied or sealed bags and dispose of in containers provided at the areas designated by the Park Owner for waste storage.

f) Keep windows clean and promptly replace, at the occupiers expense, with fresh glass or the same kind of weight as present, if cracked or broken.

g) Observe the terms of any notice displayed by the Park Owner or of any local authority or any other body having jurisdiction over the park.

h) Maintain the occupiers home and site in a neat and orderly condition, this includes care of all gardens, shrubs, trees and lawns. Gardens must not encroach into common land without first gaining written permission from Management. Watering by hand is permitted, sprinklers are not allowed.

5. Upon one days notice the Park Owner and contractors shall be permitted to inspect the interior of any manufactured home and to trace and repair any leakage or defect in the said installation or equipment (at the expense of the occupier in cases where such leakage or defect is due to any act or default, of the said occupier). The Park Owner in exercising this power shall ensure that its servants, agents and employees cause as little inconvenience to the occupier as is reasonable in the circumstances.

6. The Park Owner may evict and remove from the park any person who behaves in an obnoxious or immoral behaviour, or who is under the influence of alcohol or drugs, who uses bad language or causes any disturbance to the peace and quiet of the neighbours' or occupiers of the park and refuses to abide by the rules and reasonable requirements of the Park Owner.

7. All tradespersons selected for work in the park by the occupier must first have approval from the Park Owner, and must be fully insured and be fully supervised by the occupier or his responsible assignee during the course of his work. The occupier will be responsible for any damage or untidiness caused by any tradespersons performing work on their behalf.

8. No parking of vehicles is allowed on roadways or on grassed areas. Only one vehicle is allowed to park on each site. Only vehicles with current registration may be driven or stored in the park. No mechanical repairs, servicing of vehicles or oil changing will be permitted on the sites or roadways. Vehicles with noisy exhaust will be required to park away from the residents areas. In no circumstances shall an occupier park a vehicle within the park which weighs in excess of 1 tonne.

9. The speed limit in the park is strictly eight (8) kilometres an hour commencing at the entrance of Bridge Street and the exit at Boundary Road.

10. Guest of the occupier leaving after 10.00 pm shall be requested by their hosts to leave quietly. Quietness shall be observed when an occupier leaves and returns to the park late at night or in the early morning hours.

11. No child shall be allowed to cry unattended. No child, servant or guest of an occupier shall be permitted to cause annoyance to another occupier or the Park Owner.

12. Any visitor's car must be parked in the areas designated by the Park Owner and not on roadways. Occupiers will inform their visitors of this rule.

13. Due to underground services. An occupier shall not dig or in any other way interfere with the surface of the site without the prior written approval of the Park Owner.