

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 Green Wattle Burpengary
Phone 07 3888 1188
Park address 134 – 140 Bruce Hwy Eastern Service Rd
Suburb Burpengary State QLD Postcode 4505
Website <https://hometownaustralia.com.au/qld/moreton-bay/green-wattle-burpengary> Number of current manufactured home sites 432
Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 432

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 2017

Part 1 – Site rent and other costs

1 Site rent for new site agreements

*(GST exclusive)

Declaration of what site rent will be for new home owners.

Site rent* (or range of site rent) payable by new owners

\$517.70 to \$538.40

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 5 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)

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

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>A mowing service is available for home owners who wish to opt into this service. This service is not mandatory. The price per service is dependent on site size and may range from \$5.50/ fortnight to \$12.48 / fortnight. Prices may vary from time to time and is at the discretion of the park owner.</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

07.3888.1188

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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 persons

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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. 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, 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.....
.....

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

.....

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)

.....
.....

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. 11m x 5m & 16m Kidney shape

Details. Inground. x 2

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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. Pool 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 20 Clubhouse; 51 Internal; 16 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

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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

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 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 Hometown Australia Burpengary Pty Ltd Australian Company Number (ACN) 622 385 246 Australian Business Number (ABN) 21 622 385 246 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 - Stephen Burroughs Park phone 07 3888 1188 Park email GreenWattleInfo@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



GREEN WATTLE VILLAGES RULES APRIL 2005

1. Home sites will remain under the direct control of the management.
2. The rental of Home sites, do not include the privilege of using such space for any other purpose than "normal living". Neither the occupier's site nor the 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 (hereinafter called "the occupier") shall not:
 - (a) Use his/her or their site for any purpose which may be illegal or injurious to the reputation of the owner, the village or occupiers of other sites or which may interfere with the peaceful enjoyment of another site by its occupiers or which may interfere with the general management of the Village.
 - (b) Paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter to or on any part of the home or site without the prior consent of management in writing.
 - (c) Permit any auction sale to be conducted or to take place on his/her or their site or in the Village
 - (d) Bring to, do or keep anything on his/her or their site which shall increase the rate of fire insurance on the Village or any property on the site or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the Village or



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any property on the site or the ordinances of any Public Authority for the time being in force.

- (e) Keep or bring onto the site any animal or bird without the consent of management which consent may at any time be withdrawn by notice in writing. Dogs and Cats are not permitted.
- (f) Make or permit any objectionable noises in the village or interfere in any way with the peaceful enjoyment of the other occupiers those having business with them 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 therefrom is reasonable and does not cause annoyance to the other occupiers and hold or permit to be held any social gathering or meeting in his/her or their home in which there shall occur any noise which interferes with the peace and quietness of any other occupier at any time of day or night.
- (g) Damage flowers, shrubs, trees or cause any damage to the garden or lawns of the Village but in the event that the occupier is unable to maintain the garden, grounds of the site the occupier hereby authorises the management or their agents to carry out such work and recoup from the occupier the cost of such work.
- (h) Make sure that all water taps in his home and on his site are turned off after use and washers are maintained in good order so that no leakage occurs when the tap is not in use. Management reserves the right that every 3 months to inspect inside and outside taps of residents homes.
- (i) Permit or suffer any person who in the opinion of the owner is of unsound mind or a drunkard to reside in or about the site.



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- (j) Use the water closets, conveniences and other waste apparatus including waste pipes and drains for any purpose other than those 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 wastepipes 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.
- (k) Use the community facilities between the hours of 10.00 p.m. and 7.00 a.m. or between such amended hours as the management may from time to time nominate.
- (l) Erect external blinds without the previous consent of the management. Such consent not to be unreasonably withheld.
- (m) Hang clothing, bedding or other articles on the windows, decks or on the outside of his/her home or windows thereof.
- (n) Erect or permit to be erected any garden shed, porch, pergola, fernery, fences, patio, carport, clothes line or any other external works whatsoever without the prior written specific consent of the owner and such must be of a style and type approved by the owner. Further, if approved, the occupier shall not use second hand materials for the construction of any such external works. If any of the above mentioned works are completed without prior written approval they will be removed at home owners expense.
- (o) Blinds and awnings may be erected but must be approved by management in writing. It is the home owners responsibility to keep in good repair. Management reserves the right to ask for damaged or visually unattractive, blinds or awnings to be replaced or removed at home owners cost.



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(p) Erect or permit to be erected any fencing on the site that does not comply in every respect with fencing plan as prepared by the owner and/or the village management.

4. Any occupier of the site and his guests, agents and invitees shall:

- (a) give the management prompt notice of any accident to or defect in the water pipes, electrical installation or fixtures which comes to his/her or their knowledge and the management shall have 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 village as often as may be necessary.
- (b) Keep his site including house exterior and garden beds clean and tidy and take practicable steps to prevent infestation by vermin, termites and/or insects and have annual pest inspections.
- (c) Empty bottles, boxes, used containers and similar items and store tidily and so far as possible 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 plastic bags and placed in plastic rubbish bins and closed lid and disposed of in a manner as designated by Management.
- (f) Keep windows clean and promptly replaced, at his/her or their expense, with fresh glass of the same kind and weight as at present, if broken or cracked.
- (g) Observe the terms of any notice displayed by management or of any Statutory Authority.
- (h) Maintain his/her or their home and site in a neat, clean and orderly condition including care of gardens, shrubs, trees and lawns. Watering of lawns and gardens will only be



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permitted when the use of hand held hose is connected to the village water reticulation system.

- (i) Any connected sprinkler system shall not operate for more than 30 minutes per day and must be fitted with a timer approved by the owner to ensure the correct operation of the system for no more than 30 minutes only per day.

5. Subject to the provisions of the Manufactured Homes Act the management reserves the right to:

- (a) Refuse admittance and/or accommodation to anyone, with or without stating the reasons. Also to decline to allow any site to be occupied by and to accept any further rental from any person or persons.
- (b) Evict and remove from the premises any person or persons who behave in a drunken, obnoxious or immoral manner, use bad language or who speak to management in a derogatory manner or causes disturbance to the peace and quiet of their neighbours or who constantly refuse to abide by the rules.
- (c) Require an occupier to move to another location within the village by giving fourteen (14) days notice in writing. The owner will meet the cost of any such relocation including reconnection to services.

6. All trades persons selected for work in the Village by the occupier must first have approval from the Management and must be supervised by the occupier or his responsible appointee during the course of his work. Furthermore, the occupier will be responsible for any damage or untidiness caused by those trades persons performing work on their behalf.





7. Residents are permitted a maximum of one (1) car per site and Parking of vehicles is only allowed in designated areas set aside by the owner or in the owner's driveway and in no instance, in such a place or in such a manner as to cause a nuisance to other occupiers within the village. Only vehicles with current registration may be driven or parked in the Village or on the site. No mechanical repairs, servicing of vehicles or oil changing will be permitted on the sites or in the Village. Vehicles with noisy exhausts will be required to park away from the residents' area.
8. The speed limit in the village is strictly ten (10) kilometres per hour and all vehicles must observe all traffic signs throughout the village. Occupiers and their invitees who repeatedly breach this rule may be prohibited from driving in the Village by the owner.
9. Vehicles must be washed and cleaned in wash bays provided
10. Only (1) Van, Boat, Or Trailer is to be stored per site or per household and must be stored totally within site boundaries.
11. Guests 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 or returns to the village late at night or in early morning hours.
12. 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 Management.
13. Visitors cars will be parked in accordance with the directions as may be made from time to time by the owner, Management or their respective nominees. Occupiers will inform their visitors of this rule and the appropriate directions.
14. So as to avoid damage to underground services, no digging will be undertaken on the site by anyone without the approval of Management, who will determine whether digging is



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permissible having regard to the location of existing services and the likelihood of future underground services in that area.

15. Theft of any kind from any other occupier, the owner or his management will be deemed to be a breach of the Agreement.
16. No erection of external television antennae will be allowed. These must be connected to the underground aerial system.
17. There is a maximum of two (2) permanent occupants to each villa. One of whom must be over 50 years of age. No children are permitted to reside on the site on a permanent basis.
18. Any further rules as may be required from time to time by the owner or as may be required by virtue of location peculiarities or requirements may be added to the village rules.
19. The Operation of CB radio, UHF or VHF radio or any other similar communication system that requires an aerial or antennae that could cause interference to other residents' electrical equipment is not permitted without the written permission of Management and such permission maybe rescinded if such usage is interfering with other residents equipment
20. The installation for roof mounted satellite dishes for receiving of additional television channels is permitted but the location of such dishes must be approved by Management.
22. VISITORS:
 - (a) The conduct of visitors in the Village is the responsibility of the resident at all times.
 - (b) If visitors have children, these children may only use the pool and other village facilities and amenities under strict supervision of the resident. The use of dart boards & pool tables by children is not permitted.



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- (c) Children **are not** permitted to ride their bikes, skateboards, roller blades, skateboards, scooters or play ball games in the Village.
- (d) Visitors must park their vehicles in visitors' parking bays and not outside resident's homes.
- (e) No visitors are allowed to bring their Caravans, Boats, Tinnies or Trailers into the Village.
- (f) No bicycles are to be ridden in the village after 5.30 pm unless fitted with operating lights.
- (g) No roller blades, roller-skating, skateboarding or scooters in the Village at any time.
- (h) No ball games to be played on the roadways or reserves under any circumstances.
- (i) Residents or visitors must not cut between the sites, only use roadways and pathways provided.
- (j) Excessive noise, sounding of horns or boisterous behaviour will not be tolerated at any time.
- (k) NO substantial parties or gatherings are to be held without prior written notice and the approval of the park management. All private functions in recreational room must be approved by management.
- (l) **Water Restrictions! Please use water wisely!** Hand held sprinklers only
- (m) Alcohol is not permitted to be consumed on roadways, nature strips or inside pool area.

23. Transfer of Residency Agreements:

The following rules regarding Transfer of Residency Agreement shall apply at all times. Prospective residents must complete the approved "Application for Residency" form by way of an interview at the administration office by appointment at least seven days prior to any intended transfer at:-



Green Wattle Villages Office

134 Eastern Service Road

Burpengary Qld 4505

Ph: 3888 1188

Fax: 3888 1272

Proof of age and identity must be supplied at this time by way of driver's license, passport or birth certificate.

Management reserves the right to a tenancy check with TICA

24. Rents:

Rents, Electricity & Water are to be paid by direct debit. Any rents in arrears will attract an Administration fee of \$13.20 per fortnight as at 1st July 2015 (This fee to be reviewed annually).

Management reserves the right to vary method of payment.

25. No pencil willows, pine trees or rubber trees to be planted in the ground – other tall growing trees above 8M height to be approved by the Licensor prior to planting.



HOMETOWN AUSTRALIA
COMMUNITIES