

# 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 Orianna Sandstone Point .....

Phone 07 2104 0699 .....

Park address 2 Spinnaker Drive .....

Suburb Sandstone Point ..... State QLD ..... Postcode 4511 .....

Website <https://hometownaustralia.com.au/qld/moreton-bay/orianna-sandstone-point> ..... Number of current manufactured home sites 113 .....

Park contains:  only manufactured homes  multiple dwelling types (see section 15)

Total number of sites (including other dwelling types) currently in park 113 .....

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 2018 .....

## 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 .....

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><b>4 Electricity</b></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 checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>For more information about embedded networks see:  <a href="https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers">https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers</a></p> <p>Can solar panels be installed on manufactured homes?</p> <p><input checked="" type="checkbox"/> Yes    <input 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><del>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. The park is also at capacity with existing solar installs.</del> .....</p>
<p><b>5 Water</b></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) .....</p> <p>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**

07.2104.0699.....  
.....

**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.....  
.....  
.....  
.....

## 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)

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: .....

Available to:  Home owners     Guests / Visitors     Public

Swimming pool

Indoor     Outdoor     Heated     Not heated

Size: Approx. 20m x 7m .....

Details. Inground .....

.....

Cost:  Included in site rent       Additional fee (specify)

.....

Available to:  Home owners     Guests / Visitors     Public

Tennis court / Pickleball

Details .....

.....

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 .....

.....

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 10 Clubhouse; 11 Internal; 13 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

N/A  
.....



## Part 4 – Miscellaneous

<p><b>16 Other dwellings</b></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><b>17 Development</b></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><b>18 Home owners committee</b></p>	<p>Does the park have a home owners' committee?</p> <p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p>
<p><b>19 Letting the home</b></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><b>24 Park owner details</b></p>	<p><input type="checkbox"/> <b>Individual owner/s</b></p> <p>Title.....Full name .....</p> <p>Title.....Full name .....</p> <p>Title.....Full name .....</p> <p><input type="checkbox"/> <b>Corporate owner</b></p> <p>Full company / corporation name  <b>Hometown Australia Sandstone Pty Ltd</b>          .....</p> <p>Australian Company Number (ACN) <b>628 646 417</b>          .....</p> <p>Australian Business Number (ABN) <b>74 628 646 417</b>          .....</p> <p>Business address          .....</p> <p><b>Suite 3, Level 9 28 Margaret St</b>          .....</p> <p>Suburb <b>Sydney</b> ..... State <b>NSW</b> ..... Post code <b>2000</b>          .....</p> <p>Phone number <b>02 9276 6000</b>          .....</p> <p>Email address <b>info@hometownaustralia.com.au</b>          .....</p>
<p><b>25 Park contact</b></p> <p>Please provide contact details for the residential park for information and enquiries if different from above.</p>	<p>Contact name <b>Community Manager - Kylie Parry</b>          .....</p> <p>Park phone <b>07 2104 0699</b>          .....</p> <p>Park email <b>Orianna@hometownaustralia.com.au</b>          .....</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](http://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](mailto:regulatoryservices@housing.qld.gov.au)  
Website: [www.housing.qld.gov.au/housing](http://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](mailto:qrvpas@caxton.org.au)  
Website: [www.caxton.org.au](http://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](http://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](mailto:slass@caxton.org.au)  
Website: [www.caxton.org.au/sails\\_slass](http://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](mailto:enquiries@qcat.qld.gov.au)  
Website: [www.qcat.qld.gov.au](http://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](mailto:info@qls.com.au)  
Website: [www.qls.com.au](http://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](http://www.justice.qld.gov.au)

# **ORIANNA SANDSTONE POINT PARK RULES FOR HOME OWNERS**

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## **Preamble**

These park rules are intended to establish a set of standards to protect each home owner's investment in the Orianna Sandstone Point residential community while at the same time providing for an enjoyable and friendly lifestyle. They are to be read in conjunction with the site agreement for Orianna Sandstone Point. If there is any inconsistency, the site agreement prevails.

### **1. Use of the facilities and amenities**

- (a) The Orianna Sandstone Point facilities and amenities are for use by all home owners and their guests.
- (b) Guests must always be accompanied by a home owner when using the facilities and amenities.
- (c) Home owners and guests must leave the facilities and amenities in a neat and tidy condition after use.
- (d) Rules for the use of the facilities and amenities will be placed on display and must be followed at all times.

### **2. Use of site**

Home owners must not, and must ensure their guests do not:

- (a) use their site for any purpose which may interfere with the peaceful enjoyment of other occupiers at Orianna Sandstone Point;
- (b) doing anything illegal or injurious to the reputation of the park owner or Orianna Sandstone Point;
- (c) paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter to or on any part of their home or the site without prior consent of the park owner;
- (d) permit any auction sale to be conducted or to take place on their site or in Orianna Sandstone Point;
- (e) erect external blinds without the prior consent in writing of the park owner;
- (f) hang clothing, bedding or other articles on the windows, decks or on the outside of their home; or
- (g) erect on their site or permit to be erected any carport, garden shed, clothes line or other structure without the prior consent of park owner and the local authority (if required).

### **3. Guests**

Home owners must not allow guests to stay for more than 3 nights, without the prior consent of the park owner (which consent will not be unreasonably withheld).

#### **4. Motor vehicles and traffic**

- (a) A home owner's vehicle or vehicles must be parked in the home owner's garage on their site or on the home owner's driveway on their site and not anywhere else on the site or in Orianna Sandstone Point.
- (b) Caravans, campervans, vans, buses, trailers, and boats must not be parked on a site or in visitor parking bay areas or in any other part of the park without approval of the park owner obtained in accordance with the site agreement.
- (c) Home owners must observe a speed limit of 10 kilometres per hour (or less where marked) while driving vehicles within Orianna Sandstone Point.
- (d) All visitors' cars must be parked in areas designated by the park owner.
- (e) All vehicles must enter and exit Orianna Sandstone Point using the roads and driveways designated by the park owner.

#### **5. Pets**

- (a) Pets must not be kept in a home or on a site without the prior approval of the park owner obtained in accordance with the site agreement.
- (b) If the park owner provides approval for a pet, then the home owner must comply with the terms of the site agreement regarding pets and any pet policy in force in Orianna Sandstone Point from time to time.
- (c) The park owner may revoke its approval to keep a pet at any time if it considers the home owner is not complying with these park rules.

#### **6. Maintenance requests**

All maintenance requests for communal areas and facilities and services to sites must be submitted on the maintenance request form available from the park office.

#### **7. Gardens & landscaping**

- (a) Home owners must maintain all gardens and landscaping on their site.
- (b) A home owner must not grow on their site any plants, trees, shrubs or flowers which are likely to cause a nuisance.
- (c) Mowing of lawns must not occur before 8:00am Monday to Saturday and 9:00am on Sunday and not later than 6:00pm on any day.

#### **8. Nuisance**

Home owners must ensure they (and their guests) do not create (or allow to be created) any noise, nuisance or disturbance which may interfere with any other home owner's peaceful enjoyment of their site and the common facilities and amenities.

#### **9. Children**

Children must not be left unattended in any common areas.

## **10. Alcohol**

Alcohol must not be consumed in common areas, unless in an area the park owner designates as appropriate for that.

## **11. Rubbish**

- (a) Home owners must keep their site and home clean at all times.
- (b) Home owners must place all rubbish refuse in a proper receptacle with a tight fitting lid or top and keep the receptacle:
  - (i) closed;
  - (ii) at the rear of their site (or another place the park owner directs); and
  - (iii) in a clean and odourless condition to the satisfaction of the park owner.
- (c) All general waste rubbish must be put in a bag and tied at the top.
- (d) Recyclable rubbish must be placed in the recycle bins.
- (e) Home owners must ensure any bulky rubbish items on their site are removed promptly from Orianna Sandstone Point at the home owner's expense.
- (f) Burning of rubbish is not permitted at Orianna Sandstone Point.

## **12. Risk**

- (a) A home owner's use of the facilities and amenities at Orianna Sandstone Point is at their risk.
- (b) It is the home owner's responsibility to ensure their personal effects and contents are insured.
- (c) Home owners are responsible for any damage to communal facilities and amenities caused by the home owner or their guests.

## **13. Water & services**

- (a) Home owners and their guests must not waste water.
- (b) Home owners must give the on-site park management prompt notice of any accident to or defect in any services they become aware of.

## **14. Terms used in these park rules**

Terms use in these park rules have the same meaning given to those terms in the site agreement used for Orianna Sandstone Point.

## **15. Park owner's consent**

Where the park owner's consent is required under these park rules, the consent may be given by the park manager appointed by the park owner.