

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 Regal Waters Bethania
Phone 07 2102 2518
Park address 16 Holzheimer Road
Suburb Bethania State QLD Postcode 4205
Website <https://hometownaustralia.com.au/qld/brisbane/regal-waters-bethania> Number of current manufactured home sites 231
Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
Total number of sites (including other dwelling types) currently in park 231

Development status: ☒ Completed ☐ Under development (see section 16 for details)

Re-development planned in the next 5 years: ☐ Yes ☒ No (see section 16 for details)

Year Residential Park began operating 2013

Part 1 – Site rent and other costs

1 Site rent for new site agreements

*(GST exclusive)

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

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

\$500.00

This applies to site agreements entered from 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 16 November 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) <u>N/A</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>N/A</u></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><u>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.</u></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) <u>N/A</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>N/A</u></p>

6 Sewage	<p>Service Charge/s</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) <u>N/A</u></p> <p>Usage Charge/s</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) <u>N/A</u></p>
7 Gas	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) <u>N/A</u></p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) <u>N/A</u></p>
8 Telephone	<p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available <input checked="" type="checkbox"/> Other (specify) <u>Must be separately arranged</u></p> <p><u>with a third party by the home owner</u></p>
9 Internet	<p><input type="checkbox"/> Included in site rent <input type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available <input checked="" type="checkbox"/> Other (specify) <u>Must be separately arranged</u></p> <p><u>with a third party by the home owner</u></p>
10 Other utilities and services	<p>Details of other services or utilities (for example, food services, gardening services, personal care services, transportation services) including whether provision of these services by the Park Owner is included in site rent</p> <p><u>N/A</u></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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

07.2102.2518

.....

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. Queenslander; Community workshop.....

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)

.....

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)

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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: 9m Kidney shape

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

.....

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)

Croquet court - Included in site rent; available to home owners

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

6 Office; 22 Internal; 4 QLD; 9 Croquet; 20 Clubhouse

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.

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

22 Pets	<p>Are there any restrictions on pets in the park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details:</p> <p>Home owners are restricted by local authority guidelines on the keeping of pets within the site. This includes the amount and size of the pet.</p>
23 Park rules	<p>Please provide a list of the park rules (may be provided as an attachment)</p> <p>See Attached</p>

Part 6 – Park details and operations

24 Park owner details	<div> <input type="checkbox"/> Individual owner/s Title.....Full name Title.....Full name Title.....Full name </div> <div> <input type="checkbox"/> Corporate owner Full company / corporation name Regal Waters Holdings Pty Limited Australian Company Number (ACN) 165 970 043 Australian Business Number (ABN) 15 165 970 043 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 - Michael Watt Park phone 07 2102 2518 Park email RegalWaters@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

Regal Waters Community Rules – Your Rights and Responsibilities

1. Preamble

- a) Regal Waters (RW) is the owner of the land situated at 16 Holzheimer Road, Bethania which has been approved for development as a retirement community for permanent residential accommodation of persons aged 50 years and over who are able to live harmoniously with fellow residents. These community rules are intended to declare the particular rights and responsibilities of Residents and RW. They are also intended to establish a set of standards that will protect each resident's investment while at the same time providing an enjoyable and friendly lifestyle for all who reside at Regal Waters.
- b) The success of the community rules in achieving those aims depends upon the reasonable and fair enforcement by RW and the thoughtful acceptance and adherence to them by Residents. In many ways, the community rules are simply the application of common sense and courtesy.
- c) These community rules are incorporated in the site agreement (Site Agreement) between RW and the resident by operation of Section 19 of the *Manufactured Homes (Residential Parks) Act (2003)*.
- d) RW has implemented and maintains a management system to assist in fulfilling its commitments to Residents. As part of this system, RW has established and documented policies, procedures and benchmarks (the Policies and Procedures). In certain cases, these community rules should be read in conjunction with the Policies and Procedures.
- e) These community rules should also be read in conjunction with the individual Site Agreement between RW and the Resident.

2. Application

- a) These community rules apply (where applicable) to RW and its employees and agents to Residents.
- b) Residents must take all reasonable steps to ensure that their invitees comply with these community rules.

3. Resident Manager
 - a) RW must employ a Resident Manager who will be responsible for the day-to-day running of Regal Waters.
 - b) The Resident Manager will be available to Residents during the hours nominated by RW. Unless in the case of an emergency, Residents are requested to refrain from contacting the Resident Manager outside of the nominated hours.
 - c) The Resident Manager shall use his/her best endeavours to promote a community spirit at Regal Waters.
4. Social Activities and Community Involvement
 - a) RW will use its best endeavours to provide a range of sporting and social activities to reflect the interests of Residents and encourage participation with the wider community and community groups. At the same time, Residents are encouraged to feel absolutely free to do their 'own thing' without pressure of any kind to join in scheduled activities unless they wish.
5. Pets
 - a) Pets are to be under control at all times and must not cause a nuisance to other Residents. If walked in common areas, any defecation must be removed and disposed of in the pet owner's waste bin immediately. Residents must comply with the standards contained in the Policies and Procedures with respect to pets.
6. Environment
 - a) Regal Waters is intended to be a high quality development where homes, streetscape and communal facilities have been architecturally designed. Residents must recognise that even a minor deviation could cause a detrimental effect to the environment and the interests of other Residents.
 - b) Any alteration to the home or the construction of other improvements on the site must be approved by RW. In considering whether to grant approval for the alteration or improvement, RW must consider whether it is aesthetically compatible with the existing environment and complies with the local government requirements.
 - c) Residents must use their best endeavours to conserve the use of water in the home and on the site.
 - d) Residents must not hang washing, clothing or other articles outside the home other than in the area provided for that purpose.

- e) Residents must not make any excavations or other changes to the site, which could lead to erosion or nuisance to other residents.
7. Communal Facilities
- a) RW must keep the communal facilities clean and in good repair and condition.
 - b) Residents must not use the communal facilities for any purpose other than those for which they were constructed.
8. Security and Safety
- a) The homes at Regal Waters have been designed for an independent, safe and secure lifestyle. Residents must take reasonable precautions for personal safety and for the security of money and other valuables in the home.
 - b) RW must take reasonable steps to maintain a safe and secure environment for Residents.
 - c) Residents are encouraged to maintain a neighbourhood watch program and to report the presence of suspicious circumstances to the Resident Manager and/or Police.
 - d) Residents in possession of any security key, device or operating system must not permit the same to be duplicated and shall take all reasonable precautions to ensure that the same is not lost or handed to any other person. A Resident who is issued with a security key, device or operating system must immediately notify the Resident Manager if the same is lost or misplaced.
9. Health and Welfare
- a) RW is designed for the independent living of Residents and is not a nursing home.
 - b) Residents must dispose of all garbage and refuse in the receptacles provided so as not to constitute a health hazard.
 - c) Residents must notify the Resident Manager if any infectious disease affects any person on site.
 - d) Residents must comply with the standards contained in the Regal Waters Pest Control Policy with respect to fumigation of their home for the eradication of general vermin.
10. Site – Lawns and Landscaping
- a) Residents must maintain the gardens and landscaping on their site.

- b) Residents must not grow any species of tree, shrub, plant or flower on the site which is likely to cause a nuisance.

11. Motor Vehicles and Parking

- a) Motor Vehicles are not to be parked or stood upon any part of the common areas except in the areas set aside at Regal Waters for that purpose.
- b) Motor vehicles must not be parked so as to cause obstructions to Residents using the common areas.
- c) For the safety of other persons, Residents must observe the speed limit of 15km/hour whilst driving motor vehicles within Regal Waters.

12. Noise and Nuisance

- a) Residents are to ensure that they do not create or permit any noise which may cause annoyance to other Residents.

13. Resident Participation

- a) RW must facilitate the participation by Residents in the affairs of Regal Waters.
- b) The Residents of Regal Waters may establish a residents' committee by election, conducted by them, and the residents' committee may decide its own procedures.
- c) The residents' committee must give written notice to RW of particulars of any complaint or proposal relating to the operation of Regal Waters.

14. Dispute Resolution

- a) RW must establish a process based on equity and good conscience for resolving disputes between:
 - i. RW and a Resident or Residents of Regal Waters; and/or
 - ii. Residents of Regal Waters.
- b) Before the dispute resolution process is invoked, a party to the dispute must give the Resident Manager written notice stating the matters in dispute.