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 12/12/2025 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 12/12/2025

Residential park details

Park name Pacific Palms Home Village

Phone 07 3888 4717

Park address 98 Bruce Highway Eastern Service Road

Suburb Burpengary East State QLD Postcode 4505

Website pacificpalmsvillage.com.au Number of current manufactured home sites 270

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

Total number of sites (including other dwelling types) currently in park 270

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.1989……..

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

Standard sites $235 per week, large sites $252.84 per week

This applies to site agreements entered from 01/01/2026 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

Whichever is the greater of CPI (as defined by the Manufactured Homes Act) or 3.5%

……..

General increase day…01/01/2027..…… (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 <u>not</u> 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	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Does the park contain an embedded network for the supply of any electricity in the residential park? ☐ Yes ☒ No For more information about embedded networks see: https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers Can solar panels be installed on manufactured homes? ☒ Yes ☐ No Are there any known conditions/restrictions on the installation or use of solar panels in the residential park? ☐ Yes ☒ No If yes, specify …… ……
5 Water	Service Charge/s (individually measured and/or metered) ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) …….. ……

6 Sewage	Service Charge/s ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) ……..
7 Gas	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) ……..
8 Telephone	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☐ Other (specify) …….. ……
9 Internet	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☐ Other (specify) …….. ……
10 Other utilities and services	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 Optional mowing charge-$5 per mow when requested by home owner…. Optional caravan parking fee for reserved area on concrete- $25 per month (subject to availability) …… …… …… …… …… …… …… ……

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: Managers office open 7:30am-11:30am weekdays, Manager available via phone or email during business hours **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** 24/7 phone number provided to residents when moving in to the village **Do any other staff work in the residential park?** ■ Yes ☐ No If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). 1 x On site Manager, 1 x Sales Manager, 1 x Village caretaker, 2 x full time groundskeepers, 1 x bowling green contractor. All full time staff are first aid and CPR trained. All full time staff have completed Fire Safety and Warden training.

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: Recreation Hall with weekly activities (organised by residents) including craft, cards, scrabble, line dancing, exercise classes, kelly pool, and social dinners/bar functions.

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

Available to: ☒ Home owners ☒ Guests / Visitors ☐ Public

☒ BBQ area outdoors

Details: 3 x BBQs with covered seating areas.

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

Available to: ☒ Home owners ☒ Guests / Visitors ☐ Public

☒ Bowling green

☐ Indoor ☒ Outdoor

Details: Full size turf bowling green. Membership to Pacific Palms Bowls Club is $10 per year and the Club is run by volunteer residents who organise the competition and other social events.

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

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ Club House

Details: Large recreation hall with large kitchen, toilets, pool table, licensed bar, dancefloor,darts, microphone/speaker and plenty of tables with seats.

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

Use of facilities included in site rent, items at bar available for purchase.

Available to: ☒ Home owners ☒ Guests / Visitors ☐ Public

☒ Communal open space

Details Various covered outdoor table and chairs settings

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 Community run by volunteer residents.

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 General store with farm fresh eggs, milk, newspapers and other basic essentials open 7am-10:30am on weekdays, and 7am-9am on Sundays.

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

Fee per items purchased

Available to: ☒ Home owners ☒ Guests / Visitors ☒ Public

☐ Park bus or other park-supplied transport options

Details (conditions for use)

Nil park supplied transport, however public transport bus stop is located directly in front of our village with frequent services to nearby shops and ammenities.

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

Frequency: ……

Available to: ☐ Home owners ☐ Guests / Visitors ■ Public

■ Swimming pool

☐ Indoor ■ Outdoor ☐ Heated ☐ Not heated

Size: 4.4m x 8.8m

Details 2 large outdoor pools with heat assistance

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……

■ Kitchens in communal facilities

Details Recreation hall includes a large kitchen area

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)

Car wash bay (included in site fees)

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: Cars must be kept in garage or driveway of site 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 72 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 Subject to availability, 26 reserved concrete parking bays. 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 Reserved caravan/boat parking spaces are $25 per month. Subject to availability.

14 Security and safety Note: Park Owners are required to maintain and implement an emergency plan for the residential park. Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.	Does the residential park have any of the following security and safety features? ☒ Security cameras ☒ Key fob/pin code operated Security gates ☒ Emergency phones ☒ Defibrillator(s) Provide details of any other notable security or safety features of the park? Front security gates are open during the day to allow easy access for residents and their visitors, and closed at night for security. Residents, visitors and emergency services have multiple options to gain access after hours (key fob, gate app and emergency phone number).
15 Accessibility features Please provide details of features in the park to assist home owners with mobility or other issues. 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.	Does the residential park have any of the following accessibility features in the common areas of the residential park? ☒ Ramps ☐ Lifts ☒ Wheelchair-accessible toilets ☒ Extra-wide doors ☒ Wheelchair-accessibility to Letterboxes ☒ Wheelchair-accessibility to Residential Park Office What parts of the park have these features? General store, Managers office, Recreation Hall and Swimming pools

Part 4 – Miscellaneous

16 Other dwellings	Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)? ☐ Yes ■ No If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements) …… …… …… ……
17 Development Indications of future plans may be subject to change. For more information contact the park owner.	Has development of the park been completed? ■ Yes ☐ No 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? …… …… …… …… …… If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available …… …… …… …… ……
18 Home owners committee	Does the park have a home owners' committee? ■ Yes ☐ No
19 Letting the home	Do site agreements in the residential park permit home owners to let their home to another person? ☐ Yes ■ No If yes, detail any restriction on letting: Pacific Palms Village sites are all owner occupied only. …… …… ……

20 Temporary stays	Do site agreements in the residential park include any limitations or requirements on people temporarily staying in the residential park? (For example, house sitters, pet sitters or family members temporarily staying at the home)? ☐ Yes ■ No If yes, detail any limitations or requirements? Residents are kindly requested to advise management of temporary stays in writing.
21 Insurance Please provide details about any insurance taken out over the park land and/or facilities	Are the communal facilities and land in the residential park insured? Yes ■ No ☐ What is covered by the insurance? ■ Flood ■ Storm ■ Fire ■ Public liability Note: home owners will generally be responsible for insuring their own property in the park. Are home owners required to insure their manufactured home? Yes ■ No ☐ If yes, provide details: Home insurance required to include public liability minimum $20 million dollars.

Part 5 – Park Rules

22 Pets

Are there any restrictions on pets in the park?

■ Yes ☐ No

If yes, provide details:

No dogs or cats

Small birds or aquarium fish permitted only

23 Park rules

Please provide a list of the park rules (may be provided as an attachment)

1. Traffic Rules

All site owners and their visitors must observe the traffic signs and traffic rules in the common areas and access roads of the Park. The traffic rules are those determined by the Park Owner or the Manager from time to time and are available from the Manager's office on request.

2. 10pm Rule

After 10.00pm, the site owners must keep all noise, so far as it is within the site owners control, to a minimum and, in particular, the site owners must not use the barbeque area, swimming pool or recreation area after that time without the consent of the Park Owner or the Manager.

3. Mail and Deliveries

All goods and mail to the delivered to site owners may only be delivered to those parts of the common area which the Manager has designated for receipt of mail and goods. Deliveries of bulky goods or articles may only occur via the access routes and at the times approved by the Manager from time to time.

Part 6 – Park details and operations

24 Park owner details	☐ **Individual owner/s** Title……..Full name …….. Title……..Full name …….. Title……..Full name …….. ▣ **Corporate owner** Full company / corporation name Lidoland Pty Ltd Australian Company Number (ACN) 010 855 884 Australian Business Number (ABN) 15 010 855 884 Business address 98 Bruce Highway Eastern Service Road Suburb Burpengary East State QLD Post code 4505 Phone number 07 3888 4717 Email address manager@pacificpalmsvillage.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name Alanna Schulz Park phone 07 3888 4717 Park email manager@pacificpalmsvillage.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: slass@caxton.org.au
Website: www.caxton.org.au/sails_slass

Queensland Civil and Administrative Tribunal (QCAT)
This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

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

Queensland Law Society
Find a solicitor
Law Society House

179 Ann Street, Brisbane, QLD 4000
Phone: 1300 367 757
Email: info@qls.com.au
Website: www.qls.com.au

Department of Justice and Attorney-General
Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

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