

# 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 19/12/2025 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 19/12/2025

#### Residential park details

Park name Palm Meadows Over 50's Village

Phone (07) 5464 3337

Park address 25 Coopers Road

Suburb Willowbank State QLD Postcode 4306

Website <https://www.palmmeadowsvillage.com.au> Number of current manufactured home sites 67

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

Total number of sites (including other dwelling types) currently in park 74

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.....1993.....

## Part 1 – Site rent and other costs

<p><b>1 Site rent for new site agreements</b> *(GST exclusive) Declaration of what site rent will be for new home owners.</p>	<p>Site rent* (or range of site rent) payable by new owners \$164.90.....</p> <p>This applies to site agreements entered from ..24/12/2025 DD/MM/YYYY)</p> <p>How often is site rent due:</p> <p><input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Monthly <input type="checkbox"/> Other (specify) .....</p>
<p><b>2 Site rent increases</b> The proposed basis for how site rent can be increased under a site agreement for the site.</p>	<p>How does site rent increase for new home owners in the residential park?</p> <p><b>Basis</b></p> <p>Consumer Price Increase (CPI) and Local Government charges. R x C + (X/Y) + (Z/Y).....</p> <p><b>General increase day</b>.....24/12/2026..... (DD/MM/YYYY)</p> <p>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.</p> <p><b>Frequency</b></p> <p><input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other (specify) .....</p> <p><b>Additional information</b> (specify any additional basis, increase day and frequency below)</p> <p>..... ..... .....</p> <p>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.</p>
<p><b>3 Mandatory costs or fees not included in site rent</b> (GST inclusive) Note: Does not include sales commissions where the park owner resells homes.</p>	<p>Are home owners in the park required to pay any additional costs or fees which are not included in site rent?</p> <p><input checked="" type="checkbox"/> Yes (provide details below) <input type="checkbox"/> No</p> <p>Total costs / fees: \$.....</p> <p>Details of costs / fees and when payable:</p> <p>Electricity and where applicable gas - fortnightly.....</p>

## Part 2 – Utilities and services

<b>4 Electricity</b>	<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) .....</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>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><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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, specify</p> <p>.....</p> <p>.....</p>
<b>5 Water</b>	<p>Service Charge/s (individually measured and/or metered)</p> <p><input checked="" type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input checked="" type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>.....</p>

<b>6 Sewage</b>	<p>Service Charge/s</p> <p><input checked="" type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>Usage Charge/s</p> <p><input checked="" type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p>
<b>7 Gas</b>	<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) .....</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>
<b>8 Telephone</b>	<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) .....</p> <p>Wireless Mobile service coverage available from external service providers .....</p>
<b>9 Internet</b>	<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) .....</p> <p>Wireless Mobile Internet service coverage available from external service providers .....</p>
<b>10 Other utilities and services</b>	<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>NIL .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

<p><b>11 Park Manager and staff</b></p> <p>Please provide details about the availability of park management.</p>	<p><b>Is an on-site manager (or representative) available to home owners?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Details of on-site availability:</b></p> <p>Monday - Friday 8:00am - 5:00pm outside of these by appointment or emergency</p> <p>.....</p> <p><b>Does the on-site manager live on-site or work on-site?</b></p> <p><input checked="" type="checkbox"/> Lives on-site <input type="checkbox"/> Works on-site <input type="checkbox"/> Not applicable</p> <p><b>Does the park have an after-hours emergency contact?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>After-hours emergency contact details</b></p> <p>0411 309 615</p> <p>.....</p> <p><b>Do any other staff work in the residential park?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).</p> <p>2 x Park Managers (1 for office &amp; cleaning amenities and 1 for grounds and bus)</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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.....

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.....

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Club House

Details...Community Hall with library, pool table, billiards and full kitchen, air conditioned.....

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Communal open space

Details... Croquet Lawn.....  
.....

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... Within Community Hall.....  
.....

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)

Driven by park staff only.....

.....

Cost:  Included in site rent  Additional fee (specify)

Frequency: When required.....

.....

Available to:  Home owners  Guests / Visitors  Public

Swimming pool

Indoor  Outdoor  Heated  Not heated

Size: 12 m x 6 m.....

Details. Pebblecrete with spa, seat and small beach side area with step entry and 1. hand rail....

.....

Cost:  Included in site rent  Additional fee (specify)

.....

Available to:  Home owners  Guests / Visitors  Public

.....

Tennis court / Pickleball

Details. 1/2 court.....

.....

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.....

.....

Kitchens in communal facilities

Details. In community hall (can cater for up to 100 people).....

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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:

Parking only on hard surface of their driveway

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 40

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

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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

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<p><b>14 Security and safety</b></p> <p>Note: Park Owners are required to maintain and implement an emergency plan for the residential park.</p> <p>Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.</p>	<p>Does the residential park have any of the following security and safety features?</p> <p><input type="checkbox"/> Security cameras <input type="checkbox"/> Key fob/pin code operated Security gates</p> <p><input type="checkbox"/> Emergency phones <input checked="" type="checkbox"/> Defibrillator(s)</p> <p>Provide details of any other notable security or safety features of the park?</p> <p>..... ..... ..... .....</p>
<p><b>15 Accessibility features</b></p> <p>Please provide details of features in the park to assist home owners with mobility or other issues.</p> <p>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.</p>	<p>Does the residential park have any of the following accessibility features in the common areas of the residential park?</p> <p><input checked="" type="checkbox"/> Ramps</p> <p><input type="checkbox"/> Lifts</p> <p><input type="checkbox"/> Wheelchair-accessible toilets</p> <p><input checked="" type="checkbox"/> Extra-wide doors</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Letterboxes</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Residential Park Office</p> <p>What parts of the park have these features?</p> <p>Threshold ramp at community hall door.....</p> <p>Letterboxes are located at car park.....</p> <p>Ramp to park office.....</p> <p>Large sliding doors to community hall.....</p> <p>Full walkway to BBQ area entry at ground level rise.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

## Part 4 – Miscellaneous

<b>16 Other dwellings</b>	<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>
<b>17 Development</b>  Indications of future plans may be subject to change. For more information contact the park owner.	<p>Has development of the park been completed?</p> <p><input type="checkbox"/> Yes <input checked="" 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>.10 manufactured home sites available for development, expected completion date December 2027</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>
<b>18 Home owners committee</b>	<p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<b>19 Letting the home</b>	<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>



## Part 5 – Park Rules

## Part 6 – Park details and operations

<b>24 Park owner details</b>	<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 Coopers Rd Properties Pty Ltd ATF The Cooper Estate Trust No4</p> <p>Australian Company Number (ACN) .....</p> <p>Australian Business Number (ABN) 91 772 675 272</p> <p>Business address .....</p> <p>110 Toongarra Road</p> <p>Suburb Wulkuraka State QLD Post code 4305</p> <p>Phone number (07) 3281 4444</p> <p>Email address admin@cooperpg.com.au</p>
<b>25 Park contact</b>  Please provide contact details for the residential park for information and enquiries if different from above.	<p>Contact name Kellie Booth</p> <p>Park phone 0400 111 457</p> <p>Park email info@palmmeadowsvillage.com.au</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: [regulatorservices@housing.qld.gov.au](mailto:regulatorservices@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)

