

# 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 30/05/2025 [insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 30/05/2025

### 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 64  
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

### 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

\$159.30

This applies to site agreements entered from 24/12/2024 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

Consumer Price Increase (CPI) and Local Government charges.  $R \times C + (X/Y) + (Z/Y)$

General increase day.....24/12/2025 (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: .....

Electricity and where applicable gas - fortnightly



## 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:  <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>.....</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 8:00am - 5:00pm outside of these by appointment or .....  
emergency  
.....

**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**

0411 309 615.....  
.....

**Do any other staff work in the residential park?**

☒ Yes ☐ No

If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).

2.x Park Managers (1 for office & cleaning amenities and 1 for grounds .....  
and bus)  
.....  
.....  
.....  
.....



## 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)

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) .....

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)

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.....

.....

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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

.....

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

.....

.....

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

.....

.....



Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.

☐ Emergency phones ☒ Defibrillator(s)

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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.

☐ Wheelchair-accessibility to Residential Park Office

[illegible]



## 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> <p>.....</p> <p>.....</p> <p>.....</p>
<b>17 Development</b>  <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 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>.....</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>
<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> <p>.....</p> <p>.....</p> <p>.....</p>







## Part 5 – Park Rules

[illegible]



## 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

Coopers Rd Properties Pty Ltd ATF The Cooper Estate Trust No4

Australian Company Number (ACN) .....

Australian Business Number (ABN) 91 772 675 272

Business address

110 Toongarra Road

Suburb Wulkuraka State QLD Post code 4305

Phone number (07) 3281 4444

Email address admin@cooperpg.com.au

### 25 Park contact

Please provide contact details for the residential park for information and enquiries if different from above.

Contact name Kellie Booth

Park phone 0400 111 457

Park email info@palmmeadowsvillage.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](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)







## **SCHEDULE 2 THE PARK RULES**

1. **Use of Facilities and Amenities** – Home Owners may use facilities and amenities only during hours and on terms the Park Owner may nominate from time to time. Use of facilities may be withdrawn in respect of any person who uses a facility or amenity recklessly or without regard to the proper enjoyment of other person's use of the same.
  - i) All visitors must be supervised by a resident whilst using any facility in the park
  - ii) In the recreation hall residents must at all times abide by the acceptable dress code and behaviour
  - iii) Residents are responsible for leaving the hall and BBQ area clean and tidy after use and all rubbish is to be removed and placed in the appropriate disposal facilities
  - iv) Recreation facilities such as the swimming pool and table tennis must not be monopolized by any one group if other residents wish to use the same, except for organized events authorised by the park manager
2. **Noise** – A Home Owner will not permit any child to cry unattended or cause annoyance to anyone else within the Park. At all times noise must be kept to a level so as not to unreasonably disturb others particularly after 9.00pm on any day.
3. **Recreational Activities** – A Home Owner will not permit the carrying on of any sport or recreational activity which the Park Owner deems unsafe or of annoyance to others.
4. **Refuse Disposal** – A Home Owner will place all refuse in plastic bags and ensure they are tied securely before being placed on the kerb line for collection on the specified collection days. At present, collection days are Monday and Friday after 3pm. The Home Owner must ensure bulky items are removed promptly from the Park at the Home Owner's expense.
5. **Lawn Mowing** – Mowing of lawns will not be allowed before 8.00am Monday to Saturday and 9.00am Sunday and not later than 7.00pm on any day.
6. **Plants** – The Home Owner will consult the Park Owner prior to planting any plants, trees or shrubs so as to ensure that species that are suitable to the Park are planted.
7. **Air-Conditioning** – A Home Owner will not be permitted to install through the wall air-conditioning units. Air-Conditioners that are high wall split systems with remote air-cooled condensers located at ground level will be permitted and the decibel rating will be as designated by the Park Owner from time to time having regard to community standards.
8. **Awnings and Blinds** – To maintain aesthetics of the Park, awnings and blinds will be only of a type designated by the Park Owner from time to time. The Home Owner is to receive consent in writing from the Park Owner before the installation of any such blinds or awnings.
9. **Guests** – A visiting guest may be entitled to use facilities and amenities and be upon the site at the discretion of the Park Owner. The Home Owner is responsible for the activity of a visiting guest and the guest's compliance with the Site Agreement and the Park Rules.
10. **Park Landscaping and Garden Areas** – A Home Owner and/or any guest of a Home Owner will not remove or cause any damage to flowers, shrubs, gardens, lawns, trees, facilities or amenities within the Park.
11. **Clothing and Bedding** – A Home Owner will not hang any clothing, bedding or other articles on windows, decks or other parts of the Manufactured Home or any other part of the site save and except in areas designated for the hanging of clothing that has been washed and is drying.



12. **Clothes Drying Facilities** – A Home Owner will not erect or permit to be erected or maintained any clothes line, garden shed or other structure without the prior written consent of the Park Owner and only from time to time in areas designated by the Park Owner and any such structures so permitted must be kept in good order and condition consistent with community standards.
13. **Alcohol and Drugs** – Excessive use of alcohol and/or any use of banned drugs or other substances is a breach of Park Rules. Alcohol is not permitted to be consumed whilst outside a site area applicable to the person so consuming the alcohol unless it is in an area the Park Owner designates as an appropriate area such as the Social Club House.
15. **Buildings** - The Home Owner is not permitted to erect on the site any building other than a relocatable home, of which, the construction and design have been approved in writing by the Park Owner or his representative. This includes the construction of any sheds and fences.
16. **Maintenance of Site** – The Home Owner shall not deposit any rubbish, dirt, dust or other material upon the park that is likely to interfere with the peaceful enjoyment of an occupier of another site or of any person using the common areas of the park. No material of any kind is to be stored under the dwelling. An occupier of a site shall keep their site clean and take practical steps to prevent infestation by vermin and/or insects.
17. **Pets** – Small pets (under 10kg) only are allowed in the park and must have written approval of the park owner or their representative. All pets outside the home must be restrained on a leash and be accompanied by an adult. Dog owners are to ensure their dog is kept quiet. Any complaints regarding barking are to be handled by the park manager. The Park Owner reserves the right to enforce any appropriate action required to handle a dispute involving a barking dog. All dogs must have the appropriate permit from the Ipswich City Council.
18. **Swimming Pool** – The following rules will apply to pool use:
  - i) Pool hours are from 8am to 8pm
  - ii) No "bombing", running, skylarking or aggressive behaviour will be permitted
  - iii) All visitors must be supervised by a Home Owner at all times
  - iv) No food, glass, pets or smoking will be permitted in the pool area