

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

Park owner signature  Date

Residential park details

Park name

Phone

Park address

Suburb State Postcode

Website..... Number of current manufactured home sites

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

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

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.....

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

.....

This applies to site agreements entered from 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

.....

.....

General increase day..... (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

<p>4 Electricity</p>	<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)</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)</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 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 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 type="checkbox"/> No</p> <p>If yes, specify</p> <p>.....</p> <p>.....</p>
<p>5 Water</p>	<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)</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)</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:

.....
.....

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

.....
.....

Do any other staff work in the residential park?

Yes No

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

.....
.....
.....
.....
.....

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.....
.....

Cost: Included in site rent Additional fee (specify)

.....

Available to: Home owners Guests / Visitors Public

Communal open space

Details.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Gym

Details.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Library

Details.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Restaurant / Cafe

Details.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Shops

Details.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Park bus or other park-supplied transport options

Details (conditions for use)

.....
.....

Cost: Included in site rent Additional fee (specify)

.....

Frequency:

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size:

Details.....

.....

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.....

.....

Cost: Included in site rent Additional fee (specify)

.....

Available to: Home owners Guests / Visitors Public

Other facilities and amenities (specify below, including availability and cost)

.....
.....
.....
.....
.....
.....
.....

13 Parking

Please provide details of parking available to home owners and their guests.

Do home owners have personal parking space/s on their site?

Yes No Varies by site

Are there any restrictions on home owners parking on or adjacent to their site (e.g. on their driveway)? If so, please provide details:

.....

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

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

.....
.....

Part 4 – Miscellaneous

<p>16 Other dwellings</p>	<p>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>17 Development</p> <p>Indications of future plans may be subject to change. For more information contact the park owner.</p>	<p>Has development of the park been completed?</p> <p><input 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>
<p>18 Home owners committee</p>	<p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>19 Letting the home</p>	<p>Do site agreements in the residential park permit home owners to let their home to another person?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, detail any restriction on letting:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

Part 6 – Park details and operations

24 Park owner details

Individual owner/s

Title.....Full name

Title.....Full name

Title.....Full name

Corporate owner

Full company / corporation name

.....

Australian Company Number (ACN)

Australian Business Number (ABN)

Business address

.....

.....

Suburb State Post code

Phone number

Email address

25 Park contact

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

Contact name.....

Park phone.....

Park email.....

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@caxton.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

ATTACHMENT A SOLAR

As the park has an embedded network any additional solar must be approved by the Distributed Network Service Provider (DNSP) and park management. If the total embedded network has self-generated electricity (such as solar) above 30Kva all additional self-generated electricity will need to comply with the connection standards (Energy Queensland's STNW1174) Part of this is where a company with a staff member (or a subcontractor) that is part of the Register of Professional Engineers Queensland (RPEQ) submits a design certification report to the DNSP, this is done by the company that sells to equipment to the home owner not the park owner. (Part of this document describes the hardware to be used (Inverter type and panel type) methodology of control of power production and export (where applicable) and maintenance and control of predetermined power quality parameters. (This includes voltage rise, over and under voltage, over and under frequency among other settings.)

The DNSP only allows for 1 enquiry at a time. The park owner or another home owner may already have an open enquiry with the DNSP that must be finalised before a home owner can start another enquiry / application with the DNSP.

The home owner may find that the costs associated with this process outweigh the benefit from adding solar as an individual and this process may be more beneficial if multiple home owners preform this at the same time to distribute the required costs by the DNSP between multiple home owners.

The Park Owner also requests the home owner to fill in the Alteration and Addition request form as per the site agreement. (An extract is below)

4.4 Alterations with consent

- (a) The home owner must not carry out any alterations, improvements or additions of any kind, to:
 - (i) the manufactured home that are visible from outside of the manufactured home; or
 - (ii) the site or any improvements or services on the site,without:
 - (iii) the park owner's prior written consent; and
 - (iv) the approval (where necessary) of any relevant Authority.
- (b) The park owner must not unreasonably refuse to give its consent to a request made by the home owner under special term 4.4(a).
- (c) Any pre-existing alterations to the manufactured home, any improvements on the site or any pre-existing alterations to the site visible from outside the manufactured home generally are deemed unapproved unless written approval from the park owner (or its predecessor) and (if required) the relevant Authority can be produced.

4.5 Solar Systems

If:

- (a) the park owner gives its consent to a request made by the home owner under special term 4.4(a) to install an electricity generation and/or storage system on the manufactured home or the site (**Solar System**); or
- (b) a Solar System is already installed on the manufactured home or the site,

the home owner acknowledges and agrees:

- (c) the home owner:
 - (i) is responsible for all costs associated with the installation, connection, use, maintenance and repair of the Solar System;
 - (ii) installs and uses the Solar System at the home owner's risk; and
 - (iii) releases the park owner and its Agents from all Claims arising out of or in connection with the installation and use of the Solar System, except to the extent the Claim is caused or contributed to by the negligence or default of the park owner or its Agents; and
- (d) the park owner is not liable for (or required to arrange) any payment or credit to be allowed to the home owner for any excess power the Solar System may generate.

ATTACHMENT B PETS

Park Rules

3. ANIMALS/PET POLICY

Any resident with a strong desire to own a pet must first make an application to Park Management for approval before bringing an animal to Thyme Lifestyle Resort. The terms and conditions of this document must be adhered to if approval is granted. Park Management reserves the right to revoke the approval should you fail to adhere to these guidelines. Essentially these are:

- Generally one small pet per residence, however each case will be reviewed on an individual basis
- Dogs/cats should be de-sexed and registered with Mareeba Shire Council and a copy of the council registration form must be lodged at the office. All dogs/cats born after 09.09.09 are required by the local council to be micro-chipped
- Pets must be kept on a lead on common property at all times
- Any droppings on Thyme property must be cleared away immediately
- Owners of cats must ensure that their pet cannot roam outside of their home/fence-line.
- No pet shall cause a nuisance by excessive noise and/or any other behaviour as deemed by Park Management
- No visitor's pets are permitted into the Sales Office/Reception except under extraordinary circumstances
- No pets are allowed into the clubhouse buildings, common use buildings and annexes, or pool enclosures at any time
- Upon pet's demise, before replacing animal, resident must lodge a new written application with Park Management for approval
- Only those residents with granted permission to retain a pet shall do so
- Pet owners may use the dog area next to the office for off leash play
- Park Management reserves the right to revoke any approval should the pet be deemed to have become a nuisance, or there is a contravention of the agreement by the owner

Site Agreement Special Terms

3.9 Pets

- (a) The home owner must not keep any animals or pets in the manufactured home or on the site without the park owner's prior written consent. The park owner will not unreasonably withhold its consent to a request by a home owner to keep a pet.
- (b) The home owner must ensure:
 - (i) the keeping of the pet complies with local government laws;
 - (ii) the pet does not disturb other home owners or their invitees;
 - (iii) the pet is a domesticated animal;
 - (iv) the home owner provides details of the type and size of the pet to the park owner;
 - (v) the pet is clean and properly toilet trained and the home owner tidies up after the pet;
 - (vi) the pet is kept on a leash at all times whilst in the park (and not in the manufactured home); and
- (c) The park owner may withdraw its consent for a pet if the home owner (or the pet) does not comply with special term 3.9(b). The onus of proving that the pet complies is on the home owner.

36 Anzac Avenue
MAREEBA QLD 4880
mareebareception@thyme.com.au
1300 088 941

**“Park Rules” also referred to as the ‘LIVING IN HARMONY” document
For Thyme Lifestyle Resort**

To be read as Part of Manufactured Homes Form 2 –

Site Agreement – Part 1 – Section 16 and Part 2 – Section 7 – Park Rules

(As referred to in Form 1 – Section 12 – Park Rules)

Introduction:

The purpose of this document is to highlight those issues that are most important in achieving and maintaining the harmony and lifestyle that all the residents of Thyme Lifestyle Resort should rightfully expect when living in a resort such as this.

For many moving into Thyme Lifestyle Resort, this may be your first experience of living in such close proximity to your neighbours and the additional considerations of the needs and feelings of others that this lifestyle necessitates.

The following points are a summary of items of common sense, courtesy issues and general information.

It is understood that the majority of the residents will recognise and adopt these policies which will enhance the feeling of well being, and have no detriment to their lifestyle.

In this document, ‘Park Management’ refers to the Park Owners of Thyme Lifestyle Resort – Serenitas Communities AB Pty Ltd For the Trustee for Serenitas Communities Trust A

In this document, ‘Park Manager’ refers to the General Manager of Thyme Lifestyle Resort.

1. SECURITY AND SAFETY ISSUES

1.1 Gate Access

Each resident will receive two (2) swipe cards to open the main entrance for vehicles. Residents can purchase additional cards at a cost for family and others that require regular access. Should any card get lost or stolen, contact the office immediately so it can get deactivated. Replacement cards will be issued at cost.

There is a security pedestrian gate at the main entrance. This gate is accessed by pin code, and should be closed after entry at all times.

A secure system has been installed at the gate which allows visitors to be 'buzzed in' from each individual home. Visitors wishing to gain entry through the main drive through gate should press house number followed by #. NO access will be granted if visitors do not get a reply from the house they have called unless alternative arrangements have been made with Park Management.

Office - Business Hours Press 1000# (or walk into the Reception)
 After Hours Press 1006# (Maintenance Manager)

When entering the Resort, you should ensure vehicles following do not 'tailgate' and follow you in – stop to allow the gate to close before continuing.

Never open the gates to callers claiming they want access to a home other than yours except for Emergency Services.

When exiting Thyme Lifestyle Resort, a sensor activates and automatically opens the left hand gate for vehicles only.

1.2 Speed Limit

The speed limit inside Thyme Lifestyle Resort is **10 kph**. All drivers are asked to strictly observe this limit, as all roadways are also shared pedestrian areas. Please be aware that there may be young children visiting within Thyme Lifestyle Resort and all care should be taken.

Speed limit may change at the discretion of Park Management.

2. Behaviour

2.1 No resident is to engage in illegal activities on the Thyme Lifestyle Resort premises.

2.2 Residents are NOT permitted to run businesses from their homes.

2.3 Residents are NOT permitted to engage in offensive or disruptive behaviour/s, as deemed by management.

2.4 Thyme Lifestyle Resort does not and shall not discriminate on the basis of race, colour, (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. We are committed to providing an inclusive and welcoming environment for all residents, staff and subcontractors.

3. ANIMALS/PET POLICY

Any resident with a strong desire to own a pet must first make an application to Park Management for approval before bringing an animal to Thyme Lifestyle Resort. The terms and conditions of this document must be adhered to if approval is granted. Park Management reserves the right to revoke the approval should you fail to adhere to these guidelines. Essentially these are:

- Generally one small pet per residence, however each case will be reviewed on an individual basis
- Dogs/cats should be de-sexed and registered with Mareeba Shire Council and a copy of the council registration form must be lodged at the office. All dogs/cats born after 09.09.09 are required by the local council to be micro-chipped
- Pets must be kept on a lead on common property at all times
- Any droppings on Thyme property must be cleared away immediately
- Owners of cats must ensure that their pet cannot roam outside of their home/fence-line.
- No pet shall cause a nuisance by excessive noise and/or any other behaviour as deemed by Park Management
- No visitor's pets are permitted into the Sales Office/Reception except under extraordinary circumstances
- No pets are allowed into the clubhouse buildings, common use buildings and annexes, or pool enclosures at any time
- Upon pet's demise, before replacing animal, resident must lodge a new written application with Park Management for approval
- Only those residents with granted permission to retain a pet shall do so
- Pet owners may use the dog area next to the office for off leash play
- Park Management reserves the right to revoke any approval should the pet be deemed to have become a nuisance, or there is a contravention of the agreement by the owner

4. PARKING

- Visitor parking is permitted only in the designated parked areas, and not on roadways or grass areas
- Residents should use their own garages for parking their vehicles. Parking on the Resident's own driveway is permitted, but vehicles must not excessively protrude onto the road
- Residents will not park their vehicle on any other resident's driveway unless they have received express permission to do so
- Residents must not use the visitor parking bays for anything other than brief stops without express permission from Park Manager
- Parking around the Clubhouse is for visitors and residents wishing to use the facilities only
- Residents are liable for all guests while visiting in Thyme

5. NOISE

Thyme Lifestyle Resort homes are well spaced and while they conform to the appropriate regulations as regard to noise barriers, they are not soundproofed against excessive noise. Consideration for others is the key, particularly in regard to the following –

- Stereos or Television/Parties/Unruly pets/Power tools
- Any similar activities that can disrupt neighbours
- No excessive noise (as deemed by Park Management) before 7 am or after 9 pm

6. GARBAGE

Each home is supplied with its own wheelie bin for the depositing of household rubbish and this should be placed beside the garage of their respective home on the road side ready for collection on rubbish collect day (Tuesday afternoon for collection Wednesday morning) Please assist to keep our resort clean and place any other rubbish found in common areas in bins provided.

7. COMMON FACILITIES

It must be stressed that, while residents have free use of all common facilities, all these, including amenity buildings, roads, gardens and services, are owned by the Management who have sole discretion as to any decisions regarding their design and upkeep. Furthermore, Management reserves the right to the use of any or all of the Thyme Lifestyle Resort Common Facilities.

Non-residents of Thyme Lifestyle Resort will not be permitted to use any of the common facilities unless accompanied by their host resident or if appropriate approval has been obtained from Management.

Residents and their guests use any or all of the amenities in the facility at their own risk and must take due care not to injure themselves or anyone else or damage any property.

- **Any repair costs as a result of damages caused by reckless or careless behaviour, will be at the expense of the responsible party and will be payable within seven (7) days. Management accepts NO responsibility for any injuries to any person or persons or damage to property or equipment out of their direct control.**

7.1 Booking procedures for in-house functions for attendance by all residents – Clubhouse, BBQ area, Cinema and Multi-purpose room.

Bookings for private functions are treated on a first come – first served basis.

7.2 Swimming Pools, Lounge, Pool & BBQ Area (located beside Main Office)

- Noise curfew is in place between 6.00 pm to 9.00 am
- Visiting children must be supervised at all times by the home owner or other nominated responsible adult
- Host residents are responsible for their visitors
- No glass to be brought into the pool enclosure
- No pets are permitted in this area
- No smoking in pool areas
- Private reservations of these areas can be arranged through Park Manager
- All facilities including BBQ, kitchen area and lounge to be cleaned after use

7.3 Amenity Centre Outdoor InvigaPool, Spa & BBQ Area

- Only persons who have attained the age of Eighteen (18) years are to be able to access this pool
- No glass to be brought into the pool enclosure
- No pets are permitted in this area
- No smoking in pool areas
- BBQ to be cleaned after each use

7.4 Gymnasium

This area is for the use of the residents and their guests

- No smoking in the gymnasium
- Towels must be used to wipe down equipment after each use
- Appropriate footwear must be worn at all times
- No pets are permitted in this area

7.5 Workshop

- All tools are to be returned to their respective areas when not in use.
- Much of the equipment in this area is owned by individual residents, and prior to use, approval should be sought from the owner, and care should be taken of this equipment.
- Safety shoes and clothing must be worn at all times within this area
- Any mess made must be cleaned up before leaving the Workshop.
- Ensure that you know how to handle the equipment, as failure to do so safely may result in a serious injury to yourself or others.

Residents using this area and its equipment do so at their own risk and Management accepts no responsibility for any personal injury or damage to equipment being used

7.6 Multi-Purpose / Craft Room

This area must be cleaned after use and all unfinished work should be stored.

7.7 Golf Chipping and putting course

Visiting children are permitted to use the golf chipping and putting course with adequate supervision.

7.8 Communal vegetable gardens

A number of raised vegetable gardens are available in the Communal Vegetable Garden area. Allocation and co-ordination of these gardens will be arranged by the relevant residents and it will be the resident's responsibility to ensure that the gardens are used for the purpose intended. The purchase of seeds, planting and care of produce within these beds will be the sole responsibility of each resident who avails themselves of this facility and it is incumbent upon them to ensure that it is kept neat, and weed free.

7.9 Clubhouse, Games Area, Bar & Kitchen

- These facilities are for the enjoyment of all residents and their guests. If you intend to entertain a number of guests, then you are encouraged to use these facilities rather than your home.
- When using these areas, please be sure to always leave them in the same condition that you found them. You are responsible for all washing up of utensils, BBQ plates etc. used from the residential kitchen and BBQ areas.
- No pets are permitted in this area.
- Children are permitted in this area with adequate supervision.

Various facilities including pool tables, darts and card tables have been provided for your enjoyment. Due care must be employed when playing pool to ensure the ongoing good condition of the table. All equipment relating to any of the various games must be stored away neatly after use. Any damage caused to the equipment shall be repaired at the expense of the responsible party.

7.10 Courtesy Bus

A courtesy bus has been provided for residents and operates monthly scheduled trips to Cairns. In addition, the residents are able to book the use of the courtesy bus at any time – please see Park Manager for bookings.

7.11 Cinema

- Residents are able to use the cinema at any time.
- The Cinema is for the use of residents, Management and their guests
- Children are permitted in the Cinema with adult supervision but appropriate censorship must be employed.

7.12 Caravan /Mobile home storage facilities

Residents using this parking area do so at their own risk and Park Management accepts no responsibility for any of the vans stored in this area. Insurance cover will be the responsibility of each respective owner.

SIGNATURES

By signing this document, you acknowledge and agree to abide by the “Park Rules” outlined in this document. Failure to comply may result in action being taken by Park Management.

Resident (a) Name – Please Print

Resident Signature

Date

Resident (b) Name – Please Print

Resident Signature

Date