Manufactured homes Form 16

Residential Park Comparison Document

Queensland Government

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 28/08/2026 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 28/08/2026

Residential park details

Park name AQUATIC GARDENS CARAVAN PARK

Phone 07 3287 6474

Park address 833-901 BEENLEIGH REDLAND BAY ROAD

Suburb CARBROOK State QLD Postcode 4130

Website N/A Number of current manufactured home sites 19

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

Total number of sites (including other dwelling types) currently in park 187

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.1973.....

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 under section 70B.	Site rent* (or range of site rent) payable by new owners $416.45 This applies to site agreements entered from ...1st October 2026..... 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** THE GREATER OF THE ANNUAL UPWARD CHANGE IN CPI AND 3.5% **General increase day**.....1st October Annually..... 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 The network does not support feed in..... .....
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 ....

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: Offices: Mon to Fri 9am - 4pm **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** Tony Bartlett 0413 742 429 **Do any other staff work in the residential park?** ☒ Yes ☐ No If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). Grounds persons, Office workers, Cleaners, Handymen

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: 125000 L.....

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)

Amenities Block - Available to Home owners & Guests - Cost included in site rent

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:

No Roadway or Common Area parking

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 30

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

Boat/ caravan storage 100

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

$1.00 per foot per week

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? ....
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? Amenities Blocks..... ....

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)

Caravans, Holiday Rental Cabins

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?

60 sites anticipated end of June 2027

If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available

Recreation Hall aniticipated end of June 2027

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:

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? Completion of visitor form for any visitor staying longer than 1 week .....
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:

Part 5 – Park Rules	
22 Pets	Are there any restrictions on pets in the park? ☒ Yes ☐ No If yes, provide details: No Pets
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) Please see attached by-laws

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 CLAREMONT HOLDINGS PTY LTD Australian Company Number (ACN) ..... Australian Business Number (ABN) 85 010 347 038 Business address 431 PARK RIDGE ROAD Suburb PARK RIDGE State QLD Post code 4125 Phone number 07 3489-3388 Email address sales@claremontresort.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name Office Park phone 07 3287 6474 Park email office@aquaticgardens.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

Aquatic Gardens Caravan Park

833 - 901 Beenleigh-Redland Bay Rd, Carbrook, QLD 4130

Ph: 07 3287 6474 Fax: 07 3287 6474 ACN 010 347 038

Date : 01 March 2016

Aquatic Gardens Caravan Park By-Laws

Residential and Tourist By – Laws effective immediately

These bylaws form part of the site agreement for homeowners and condition of long and short term stays

At Aquatic Gardens Caravan Park we have tourist sites with some permanent caravan residents and both rented and owner-occupied manufactured homes.

Tourist/Caravan Sites

We provide a slab site where you can bring your caravan/cabin/tent. These sites currently rent out for a fee plus power for one or two people. There is only space for 1 car. If you have 2 cars there will be an additional fee per week for the second car provided we have space to accommodate it.

Permanent Sites – Owner Occupied (mobile/ manufactured homes)

A ***manufactured home is a structure, other than a caravan or tent that has the character of a dwelling house; and is designed to be able to be moved from one position to another and is not permanently attached to land.***

1. GENERAL

1.1 No intoxicated people are permitted in or around any common areas
1.2 Parties, illicit drugs and unruly conduct is **not** permitted in the park
1.3 Homeowners not to use, or allow the home owner's tenant or guests to use, the site or residential park's common areas for an illegal purpose

2. BUILDINGS

2.1 The resident/occupier shall not erect on the site any building, other than a caravan/cabin/tent/mobile home, the construction, size and design of such and approval being at the discretion of the Park Owner or their representative/s
2.2 **Written application** is required by resident before any installation or repairs are carried out
2.3 **Written Approval** by Park Owner or their representative/s is required before any building, installation or repairs are carried out

2.4 **Resident Owner/occupiers are responsible** for insuring their property IE: A policy that provides financial reimbursement to the owner of a structure and its contents, in the event of damage or theft. A policy that covers your legal liability when you are found to be legally responsible for damage or personal injury to a third party or their property.
2.5 All Resident Owners must supply copy of any approval or documentation in respect of the structural integrity and positioning of all and any structures and any associated attachments, modifications or improvements on the Site such as car ports and annexes, from the Council or bona fide building certifier and furnish a copy to the Park Owner. If the Logan City Council or any other regulatory authority require such documentation. Failure to comply within the timeframe specified herein, will result in the issuance of Notice to Remedy Breach

2.6 All Manufactured Home Owners must supply to the Park Owner, a copy of building compliance certificate, from the Council or a bona fide building certifier within 28 days of entering into the Site Agreement. Failure to do so, will result in issuance of MHA Form 6, Notice to Remedy Breach

3. KEEP CLEAN
3.1 An resident/occupier of a site shall keep his/her site clean and take all practical steps to prevent infestation by vermin and/insects
3.2 The resident/occupier of the site shall not place any rubbish, dirt, dust or other material upon the site that is likely to interfere with the peaceful enjoyment of an occupier of another site or of any other person lawfully using the common areas of the park
3.3 A resident/occupier of a site shall put domestic refuse and rubbish in *JJ Richards* bin provided with a tight fitting lid and shall comply with all local authority by-laws relating to the disposal of rubbish. All other rubbish to be taken to Refuge Station
3.4 Resident Owner/occupiers are responsible for upkeep and maintenance to their site, which includes mowing and to maintain the mobile/manufactured home/ converted caravan/cabin positioned on the site in a reasonable state of cleanliness and repair, and fit to live in

4. KEEP IN WORKING ORDER
4.1 The resident/occupier shall keep all bathing, washing and sanitary device in the home and on site in clean working order and clear at the resident/occupiers cost any blockage in pipes leading from such devices

5. NO TRADES/NO LODGERS
5.1 The resident/occupier shall not carry on any trade, profession or business in the park, nor shall the resident/occupier use the home as an address for any trade, profession or business or the issue of circulars, pamphlets or advertisements. Unless approved in writing by the park owner their representative/s

6. AUCTIONS
6.1 The resident/ occupier shall not display or allow to be displayed any placard or other advertisement or sign either or anywhere on the site

7. NOISE

7.1 Any resident/occupier of a site shall not create any noise likely to interfere with the peaceful enjoyment of any other occupier of a site in the village, or any person lawfully using the common property of the village

7.2 All noise is to be kept to a minimum after 9.00pm and cease by 10.00pm

7.3 Parties, illicit drugs and unruly conduct is **not** permitted

8. DAMAGE TO COMMON PROPERTY

8.1 A resident/occupier of a site shall not:-

a) Damage any lawn, tree or plant situated on the common property of the park

b) Damage or interfere with any fixture or fitting within the park

c) Except for the consent in writing of the park owner, use for his own purpose as a garden any portion of the common property of the park

9. BEHAVIOUR OF INVITEES

9.1 A resident/occupier of a site shall take reasonable steps to ensure that his/her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of an occupier, of another site in the park or any person lawfully using the common property of the park

10. STORAGE OF FLAMMABLE LIQUIDS, ETC.

10.1 A resident/ occupier of a site shall not, except with the consent in writing of the park owner, use or store upon the site or upon any common areas of the park, any flammable chemical, liquid or gas or other flammable material

11. GARDEN SHEDS

11.1 A resident/occupier shall not install on site any garden shed which has not been authorised in writing by the park owner or their representative/s

12. SWIMMING POOL

12.1 Appropriate swimwear should be worn at all times whist in or surrounding the pool

12.3 No glass of any kind should be taken into the pool area

12.4 No intoxicated people are permitted in or around the pool

12.5 Queensland Regulations require that no child can use the pool without adult supervision.

12.6 Parents must ensure that the behaviour of their children does not annoy other guests.

12.7 Appropriate footwear should be used in the pool surrounds

12.8 All Residents should be familiar with the whereabouts of life safety instructions and equipment and are responsible for their guests

12.9 No running or jumping or splashing is permitted in or around the pool

12.10 Wet towels should not be hung from the fence surrounding the pool

12.11 The pool hours are between 7am to 7:30 pm during warmer months only
12.12 No games that affect others peaceful enjoyment should be played in the pool
12.13 Older children cannot be responsible for supervising younger children.

13. VEHICLES

13.1 A maximum of one resident's or visitors' cars are permitted on each site only, providing they are at least one (1) metre away from the roadway.
13.2 Cars must not be parked on the roadways or paths.
13.3 Unoccupied sites and facilities are not to be used for any vehicle without the consent of park owner or their representative/s
13.4 No Boats, trailers or caravans are to be brought on site without permission of park owner or their representative/s
13.5 Vehicles shall not be driven at a speed exceeding 10 kph in the park.
13.6 Vehicles must be driven with as little noise as possible.
13.7 No trail bikes, skateboards or roller skates are to be started or ridden in the park.
13.8 if a garden shed takes place of a vehicle, that vehicle must be left in storage area a fee applies
13.8 Boat owners will be charged a fee for storage and the boat must be stored at the specified boat area if subject to management approval and if space is available
13.9 Additional vehicles will be charged for a fee if they remain in the park and can only stay provided there is room.
13.10 No mechanical repairs or maintenance to be executed on site or in the park
13.11 Trucks and large commercial vehicles are not permitted
13.12 All vehicles must fit adjacent to annex or site, not in front of vans or on other sites
13.13 Visitor parking is provided at car park in front of main office

14. AMENITIES

14.1 Amenities are for the use of tourists only and not for ~~permanent mobile~~/manufactured home owners use
14.2 Children under 13 years of age must be accompanied by an adult to the shower / toilet block.

15. VISITORS

15.1 Overnight visitors pay extra per person, per night.
15.2 Residents are responsible for their visitors behaviour at all times.
15.3 Visitors are to remain in the company of residents at all times
15.3 All visitors must be registered prior to stay and fees paid at the office
15.4 Visitor parking is provided at car park in front of main office

16. CARAVANS & SITES

16.1 Residents right to occupy a site is for the period shown on the receipt
16.2 Residents must keep the sites clean and tidy
16.3 No surplus equipment/belongings etc are to be left outside of caravans/cabins/mobile homes

16.4 No common property or grounds are to be excavated for gardens. Potted plants are acceptable
16.5 Removal of any plants/trees/shrubs is prohibited
16.6 Plants/trees/shrubs around sites and common property are fixtures of the park and must be left undamaged
16.7 No temporary or permanent clothes lines are to be erected on any site
16.8 Fourteen days (14) notice is required for termination of site (excludes Manufactured/ mobile homes)
16.9 Management has access to all sites at all reasonable times for maintenance and gardening (excludes Manufactured/ mobile homes)
16.10 All sites connecting to 240v power are to only use 15amp Australian Standard compliant leads AS3001-2001
16.11 All residents must have a Current Compliant Gas Certificate where applicable. Compliance certificates are necessary for obtaining your gas supply
16.12 All vans must be hooked up to our drainage system. Excess power leads are to be coiled and secured neatly at the site and off the ground.
16.13 Storage of items under and around site is not allowed and the area around your caravan must be kept clear, clean and tidy. This will help us with garden maintenance.

17. SITE IDENTIFICATION
17.1 The sites are from caravan slab to caravan slab and to the metre line at the rear
17.2 Residents are permitted access to the caravan side for cleaning and maintenance only and for no other use
17.3 sites not compatible with the above 17.1 & 17.2 are to be marked/identified clearly with pegs

18. WATER
18.1 **PLEASE CONSERVE WATER AT ALL TIMES**
18.2 **ALL WATER** is bore water and the use of sprinklers and unattended hoses is strictly prohibited
18.2 Watering of gardens, cleaning of cars, boats etc must be bucket use only

19. CHILDREN
19.1 Parents are responsible for children's behaviour at all times around the park
19.2 Parents must accompany children under twelve (12) years of age to showers and conveniences
19.3 Children are not permitted to roam or play without parental supervision
19.4 Children are not permitted to play around showers, toilets, laundry, cabins, vans, homes, vacant sites or roads
19.5 Children may play on their own site or grassed area adjacent to the gas tank with parental supervision

20. BIKES
20.1 The park is not to be used for recreational bike riding

20.2 Bikes are to be used for transportation only
20.3 Helmets are to be worn as per road rules
20.4 Bike riding is not permitted by visitors
20.5 Skates, rollerblades skateboards and the like are not permitted in the park

21. RESIDENTS

21.1 All residents and visitors long or short term must be registered
21.2 No assignment of any tenancy or residency can occur without proper written authority of park owner or their representative and only on the appropriate forms

22. PETS

22.1 No Dogs or Cats permitted
22.2 Caged bird within the confines of the home upon application to park owner or their representatives
22.3 Fish in small tank within the confines of the home upon application to park owner or their representatives

23. SITE RENT / TOURIST FEES

23.1 Site Rent for permanent home owners as per terms of the Site Agreement Form 2
The only approved way of paying the rent is by Direct Debit
23.2 Site Rent for permanent renters Moveable dwelling tenancy agreement as per terms of RTA-Tenancy Agreement Form 18b
There are two types of moveable dwelling agreements:

Short term: up to 42 days (6 weeks)
Long term: longer than 42 days

The approved way of paying the rent at office OR Direct Debit

23.3 Tourist Fees payable on registration at the office

UTILITY CHARGES

Water, mains or town gas, electricity is a utility that is connected to the park in the name of the owner or park manager. **It is not included in site rent.** All electricity is individually metered

24 SELLING PROPERTY

24.1 Sellers of mobile homes, caravans, converted caravans, cabins must advise management of the sale and introduce buyer to management to be approved
24.2 Sellers of manufactured homes will require the necessary forms and assignment forms prior to selling the home

25. MISCELLANEOUS

25.1 No open fires permitted
25.2 BBQ's allowed in permitted areas only
25.3 No CB or similar radios and/or aerials permitted

25.4 All caravans and mobile homes entering the park must be the property of the owner and not for the use of hiring
25.5 All residents, guest and visitors agree that management is not responsible for any loss or damage caused to personal property whatsoever
25.6 Fishing, crabbing and netting is not permitted from pontoon
25.7 Boats are not to be moored to pontoon – check with office for further details
25.8 Storage is available for a fee – check with office for further details
25.9 Please do not feed the birds

SMOKE DECTECTORS are advisable in all homes – structures
"Compliance Smoke Alarm " means a smoke alarm complying with *Fire and Rescue Services Act 1990*

ELECTRICITY SAFETY SWITCH
Approved Safety Switch" means a residual current device as defined in the *Electrical Safety Regulation 2002*

GENERAL PURPOSE SOCKET OUTLET means and electrical socket as defined in *Electrical Safety Regulation 2002*

****Any variations, alterations, additions, deletions etc to the rules may be made from time to time by the park owner and or their representatives. Changes as per the corresponding Act's and Departments, Federal , State, and Local Laws & Legislation****

THESE BYLAWS FORM PART OF ALL AGREEMENTS WITHIN THE PARK

Please be polite to everyone at the park and allow them to enjoy their stay.

No responsibility will be taken by the Management/Owner for articles lost at the park.

Logan City Council local laws apply

A local law is a law made by Council in accordance with the *Local Government Act 2009*. Council can make local laws in response to particular issues in its local government area, and to ensure the good rule and government of its area