



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.

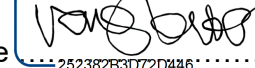
Buying a manufactured home is a significant commitment, and when you enter into a site agreement you are agreeing to continue paying site rent for as long as you own the home, or until you remove the home from the site in the park.

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 14/04/26 | 11:59 AEST insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature  Date 14/04/26 | 11:59 AEST

Residential park details

Park name Golden Downs

Phone 1300 849 131

Park address 462 Beams Road

Suburb Fitzgibbon State QLD Postcode 4019

Website goldendowns.com.au Number of current manufactured home sites 231

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

Total number of sites (including other dwelling types) currently in park 231

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 1995

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

\$516.90 - \$585.00

This applies to site agreements entered from 23/05/2025 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

Current site rent increased by the following of the greater percentages:

(a) CPI increase March Quarter; (b) 3.5%

General increase day 23/09/2026 (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: \$ Unknown

Details of costs / fees and when payable:

Utilities including but not limited to water, sewerage/waste water

Insurance on manufactured home

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

As per the Distribution Network Service Provider.....

.....

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)

.....

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:

Park managers office open 3 hours a day, 3 days a week. See Park managers office door for times and days.

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

Phone 0417 713 573 - Only for park related issues such as water, electricity, sewerage, park gates.

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 Person

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.. Hobby Shed (apply to park manager to use), Craft Room.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

BBQ area outdoors

Details.. Home owners must accompany guests.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Bowling green

Indoor Outdoor

Details.. Home owners must accompany guests.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Club House

Details.. Home owners must accompany guests.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details...Walking Tracks, home owners must accompany guests.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Gym

Details...Home owners must apply to use the gym before lock access is activated.....
.....

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...Nil.....
.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Shops

Details...Nil.....
.....

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)

~~Home owners can apply to the park owner to become a driver.~~.....

Cost: Included in site rent Additional fee (specify)

Cost of Fuel.....

Frequency:

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size: 10 meters long at club house, Not Heated. 12 meters long area electronically heated.....

Details. Home owners must accompany guests at guest pool at clubhouse. Guests not to use heated pool as this is a home owner only pool, this pool is approximately 140 meters from the clubhouse.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Tennis court / Pickleball

Details. Home owners must accompany guests

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Changing rooms and showers at sports facilities

Details. Nil.....

Kitchens in communal facilities

Details. Only at the Clubhouse

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)

Nil

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

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:

All home owners vehicles to be parked in carport of home.
.....

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 23

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

N/A
.....

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

N/A
.....

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?

Defibrillator at the communal facilities only.....

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?

N/A.....

Part 4 – Miscellaneous

16 Other dwellings

Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?

Yes No

If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)

.....

17 Development

Indications of future plans may be subject to change. For more information contact the park owner.

Has development of the park been completed?

Yes No

If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion?

N/A.....

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

Nil.all complete.....

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:

.....

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

SERENITAS OPERATIONS II PTY LIMITED

Australian Company Number (ACN) **682 707 580**

Australian Business Number (ABN) **18 682 707 580**

Business address

SUITE 36.03, 60 MARGARET STREET

Suburb **SYDNEY** State **NSW** Post code **2000**

Phone number **0417 713 573**

Email address **goldendowns@serenitas.com.au**

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: 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

PARK RULES

Applicable to Home Owner/s, Authorized Occupants, Their Visitors and Register Guests. Reference to Home Owner/s or Resident/s may in some instances relate to Home Owner/s and I or Authorised occupant/s. Reference to Park Owner may in some instances relate to the Park Owner or Their Representative.

<p>1. External Works</p>	<p>The Home Owner agrees to maintain the aesthetics of the Park at a high standard. All proposed external works to the Home I Site which will change the appearance of the Home I Site in any way must receive the Park Owner's written consent prior to being undertaken. "Request External Work To Home/ Site" forms are available at the Home Park Office and/ or Library.</p> <p>(a) Awnings: Shingle style window hoods are permitted to be used externally over windows. Canvas/ polyester retractable blinds are permitted for deck / verandah areas. Metal window blinds are restricted and only permitted in extreme circumstances.</p> <p>(b) Lattice: Lattice is approved to be fixed within carport areas [side and rear] and restricted areas of the rear boundary - written approval by the Park Owner prior to the installation will ensure correct locations. Lattice panels to deck / verandah areas are permitted between the top rail and fascia.</p> <p>(c) Entry/ Exit Ramps: To be constructed to authority regulations and positioned within carport area unless otherwise approved.</p> <p>(d) Water Tanks: To be constructed/ installed to manufacturer's safety specification and positioned within the carport area unless otherwise approved.</p> <p>(e) Gas Cylinders: Approved for stoves, hot water units and personal BBQ - installation to Local Authority approval.</p> <p>(f) Wind Chimes: Wind chimes are not permitted.</p> <p>(g) House Painting: Colours to complement colourbond and cladding colours of home.</p> <p>(h) Skylights: Roof location and design type to be approved by Park Owner.</p> <p>(i) Pot Belly Stoves: The use of Pot Belly Stoves will not be approved by the Park Owner.</p> <p>(j) Flag Poles: Approval may be considered provided there are not a number of existing flag poles in the vicinity. The Australian Flag to be flown at the top and to be lowered each evening. The pole is to be of a professional design and ropes and fittings to be secured so as to not allow clicking noise. Another flag may be flown temporarily under the Australian flag - Park Owner's approval required.</p> <p>(k) Whirlybirds/ Extractors: Roof location and design type to be approved by Park Owner.</p>
<p>2. Planting</p>	<p>(a) The Home Owner agrees with the Park Owner that it is important for the presentation of the Home Park and to protect the rights of other Home Owners and to protect the investment of the Home Owner that there is a consistent high standard of landscaping throughout the Home Park.</p> <p>(b) The Home Owner agrees that plants as set out in the Suggested Planting Schedule are permitted to be planted on the Site.</p> <p>(c) All garden areas must be enclosed with an approved garden edging [preferably concrete ed in such as Kwik Kerb] and not to be so located as to divert the natural flow of water to any adjacent Site Area. Pebble beds to be restricted to a minimum complimented by shrubs.</p>

<p>3. Left Blank Intentionally</p>	<p>Left Blank Intentionally</p>
<p>4. Left Blank Intentionally</p>	<p>Left Blank Intentionally</p>
<p>5. Home Owners – Periodic Responsibilities</p>	<p>The following items are the responsibility of the Home Owner and should be attended to, as necessary, to supplier/ manufacturer's recommendations (as applicable):</p> <ul style="list-style-type: none"> (a) Smoke detector testing and battery replacement. (b) White ant inspection and treatment. (c) Pest control treatment. (d) Meter box safety switch - test and ensure operational. (e) Ensure taps and toilet cisterns are not leaking. (f) Notify Home Park Office of changes to Next of Kin details within seven [7] days of such changes taking effect.* (g) Notify Home Park Office of extended Home Park absence, eg. holidays etc.* <p>*Forms are available at the Home Park Office and / or Library.</p>
<p>6. Air Conditioning</p>	<ul style="list-style-type: none"> (a) The Home Owner shall obtain the written consent of the Park Owner prior to the installation of any air conditioner. (b) The Home Owner shall not be permitted to install through the wall/ window room air conditioning units. (c) The only air conditioning system that shall be installed is a high wall split system with remote air cooled conditioner located on the ground level. (d) The decibel level of the air conditioning unit to be installed must be no greater than 65 decibels, or any lesser decibel level that may be nominated by a Local Authority that may have jurisdiction. (e) Consideration should be given to positioning of the outside condenser in relation to the effect of noise on your neighbour.
<p>7. House Swapping or Sitting</p>	<ul style="list-style-type: none"> (a) The Home Owner will not enter into any agreement, arrangement or understanding which has the purpose or effect of allowing any person other than the person who executes the Site Agreement as Home Owner or an Authorised Occupant to occupy, even temporarily, the Manufactured Home or any part of the Site, the subject of this Site Agreement and, without limitation includes any home swapping or home sharing arrangement, irrespective of whether or not any monies or other consideration or relief from payment is received by the Home Owner, however in extreme circumstances after written application, temporary approval may be granted to allow a family member to occupy the home. Hospitalization of a single resident would be considered extreme.
<p>8. Vehicles</p>	<p>The Home Owner must ensure:</p> <p>Vehicular Access and Parking Requirements:</p> <ul style="list-style-type: none"> (a) That no vehicles are parked on roadways and that ordinarily only two (2) vehicles will be allowed to park on the Site Area provided that there is sufficient room to do so in the carport or on the driveway of the Site Area (unless otherwise approved in writing by the Park Owner and in some instances three (3) vehicles will be allowed if they fit). Only vehicles with current registration may be driven or stored in the Home Park. (b) That with the exception of professional mobile mechanics and RACQ breakdown service vehicles no mechanical repairs, servicing of vehicles or oil changes will be conducted on the Site Area or any part of the Home Park (including roadways), and that a vehicle with noisy exhaust will be required to park away from the residents area, and that vehicles leaking excessive oil will not be permitted in the Home Park until repaired. (c) That only the Home Owner's vehicle or their Visitors or Registered Guest's vehicles will enter the Home Park for other than short periods.

	<p>(d) The Home Owner must ensure their Visitors are only on site whilst the Home Owner is present and their vehicles are parked in either the carport or driveway of the Site Area or a designated Visitor Parking Bay. Where there is an agreement with a neighbour, Visitors or Registered Guests may use that carport or driveway. There is no parking permitted on roadways or grassed areas by any person.</p> <p>(e) Caravans, boats, trailers or other items may be parked in the carport provided they are appropriately screened to the satisfaction of the Park Owner.</p> <p>Other Vehicles:</p> <p>(a) In the event that there are any mobile electric scooters they must be registered with any relevant Authority.</p> <p>(b) The Home Owner acknowledges that the Park Owner may treat any motorcycle as an additional vehicle.</p> <p>(c) Trucks and large commercial type vehicles are authorised to access the Home Park for the purpose of performing deliveries or for any other genuine business purpose provided the Home Owner supervises such access and ensures that the vehicle is not parked on any roadway for more than a reasonable period of time.</p> <p>Speed and Area For Driving:</p> <p>(a) All vehicles driven within the Home Park must be kept to roads dedicated for traffic and not on any common areas or other parts of the Home Park (including any bridges or other similar decorative features within the Home Park) and must be driven at walking pace (or a maximum speed of 10 kilometres per hour).</p> <p>Washing:</p> <p>(a) Vehicles to be washed on Home Owners Site - grassed area preferred.</p> <p>Road Safety:</p> <p>(a) The road safety signage and markings are obeyed.</p> <p>(b) The sounding of horns, particularly as vehicles arrive at or depart from the Home Site is avoided.</p> <p>(c) Bike helmets are worn while riding on the park thoroughfares, and bike lights are used while riding after sunset.</p>
<p>9. Animals / Birds</p>	<p>(a) No animal/ bird permitted on Site.</p> <p>(b) Ensure Visitors/ Guests do not bring any animal / bird on Site.</p> <p>(c) No feeding of birds or any stray animals.</p>
<p>10. Mail</p>	<p>(a) Clear letterbox at least weekly.</p> <p>(b) Notify any sender of your correct address - specify site number.</p> <p>(c) Arrange for independent mail collection while away on holidays etc.</p>
<p>11. House Keys</p>	<p>(a) Home Owner to be responsible for house keys at all times.</p> <p>(b) Lockout fee payable to Park Owner if Park Owner required to unlock home if Home Owner unable to access home.</p>
<p>12. Pedestrian Gates</p>	<p>(a) Ensure gates are locked correctly.</p>
<p>13. Garbage Collection</p>	<p>(a) Wheelie bin to be placed in driveway for collection weekly.</p> <p>(b) Wheelie bin to be washed on Home Owners Site - grassed area only.</p>
<p>14. Visitor / Registered Guest Entitlement</p>	<p>(a) A Visitor or Registered Guest is not permitted to use or be in the Residents Only Pool / Recreation Enclosure.</p> <p>(b) A Visitor staying in less than five [5] days may use the facilities in accordance with the relevant rules displayed provided the Home Owner is in attendance.</p> <p>(c) A Registered Guest Over 18 Years staying more than five [5] days may use the facilities as per a Home Owner provided the Home Owner is in attendance and must comply with the relevant rules as displayed.</p> <p>(d) A Registered Guest Under 18 Years may use the facilities in accordance with the relevant rules as displayed provided the Home Owner is in attendance.</p> <p>(e) A Guest Staying longer than five [5] days must be registered in the Guest Register at the Home Park Office - no fees applicable for up to a three [3] month period.</p>

	<p>(f) A Registered Guest cannot stay longer than three [3] months [Except in an extreme circumstance, which requires approval in writing from the office]. Neighbours will be told of any extension to alleviate unnecessary reporting of an extended stay.</p> <p>(g) Home Owner to ensure Registered Guests and Visitors Under 18 Years to be controlled and have restricted use of the Home Park facilities. Home Park facilities are primarily provided for Home Owners.</p> <p>(h) The Home Owner is responsible for the activities of all children staying with or visiting the Home Owner and agrees that children must be accompanied to and supervised at all amenities within the Home Park by a Home Owner.</p> <p>(i) Children playing including riding of a bike, skateboard, scooter, roller blades and other similar conveyances on Home Park thoroughfares is strictly prohibited.</p> <p>(j) Children will not be permitted to roam unsupervised in the Home Park.</p> <p>(k) To the extent permissible at law, the Park Owner reserves the right to:</p> <ul style="list-style-type: none"> • refuse admittance and / or accommodation to anyone, with or without stating a reason; • refuse admittance and / or guest registration to any person or persons who are causing or likely to cause disturbance of the peace and quiet of others; • evict and commence action to remove from the Home Park any person or persons who act with drunk and obnoxious, illegal or immoral behaviour, use bad language or speak to any- person in a threatening or derogatory manner or cause disturbance of the peace and quiet of others or who constantly refuse to abide by the reasonable requirements of the Park Owner. <p>(l) No regular child minding.</p> <p>(m) A Visitor may be invited to join a group activity [except in Residents Only Pool] but not more than once a fortnight, provided that the group agrees.</p>
<p>15. Noise</p>	<p>(a) Participants of early morning and late evening outdoor activities [eg. walking etc.] are required to keep noise to a minimum.</p>
<p>16. Smoking</p>	<p>(a) Smoking is not permitted in any enclosed recreation building or facility within the Home Park.</p> <p>(b) Smoking outside the facility must be a minimum distance of four [4] meters from any opening.</p>
<p>17. Community Clubhouse – Recreation Games Room</p>	<p>(a) All Visitors/Registered Guests must be accompanied by a Home Owner.</p> <p>(b) No smoking.</p> <p>(c) A Home Owner bringing children to the facility is responsible for their behaviour.</p> <p>(d) No wet swimwear or clothes.</p> <p>(e) Footwear, trousers/ shorts/ skirt and a shirt or a dress (if applicable), must be worn in and around the facility.</p> <p>(f) Operation times nominated to be strictly adhered to.</p>
<p>18. Residents – Visitors / Guest Pool</p>	<p>(a) All Registered Guests, Visitors & Persons Under 18 Years must be accompanied by a Home Owner.</p> <p>(b) Operation times nominated to be strictly adhered to - alterations may be applied due to season and weather conditions.</p> <p>(c) A Home Owner must be responsible for children in their care.</p> <p>(d) No running, jumping, pushing, diving or shoving within pool enclosure.</p> <p>(e) No alcohol in the pool enclosure.</p> <p>(f) No smoking in pool.</p> <p>(g) No glass of any type allowed inside the pool enclosure.</p> <p>(h) No eating or drinking in pool.</p> <p>(i) All food and drink waste must be disposed of correctly in the bin provided.</p> <p>(j) Kreepy Krawly must not be tampered with.</p>

	<p>(k) Children of nappy wearing age are not permitted in the swimming pool. A Home Owner not observing this rule will be liable for the costs of special cleaning and chemicals should a child soil the pool area.</p> <p>(l) Children must be supervised - the Home Owner cannot be just nearby.</p> <p>(m) Noise to be kept to a minimum.</p>
<p>19. Residents only Pool</p>	<p>The Residents Only Pool and / or pool surrounds is not available for the use of Visitors and/ or Registered Guests under any circumstances.</p> <p>(a) Operation times nominated to be strictly adhered to - alterations may be applied due to season and weather conditions.</p> <p>(b) No running, jumping, pushing, diving, or shoving within pool enclosure.</p> <p>(c) No alcohol in the pool enclosure.</p> <p>(d) No glass of any type allowed inside the pool enclosure.</p> <p>(e) No eating or drinking in pool.</p> <p>(f) No smoking in pool.</p> <p>(g) All food and drink waste must be disposed of correctly in the bin provided.</p> <p>(h) Kreepey krawly must not be tampered with.</p> <p>(i) Noise to be kept to a minimum.</p> <p>(j) Registered Carer is permitted to assist a Home Owner in the Residents Only Pool provided they have shown proof at the Home Park Office that a Carer is required and the Carer is engaged in a professional capacity. The Carer is required to have authorized identification.</p>
<p>20. Bowling Green</p>	<p>(a) A Home Owner and their Registered Guest may use the bowling green during the hours as detailed at the facility excluding periods of maintenance, Home Park Sports and Social Club organised social games and other times the Park Owner may decide are necessary.</p> <p>(b) Correct footwear must be worn at all times - flat sole shoes.</p> <p>(c) No smoking on the green.</p> <p>(d) No eating or drinking on the green.</p> <p>(e) All equipment must be returned to locker on completion of your game.</p> <p>(f) All Visitors / Registered Guests must be accompanied by a Home Owner.</p> <p>(g) Play and Practice sessions to be in accordance with any Greenkeeper instructions as listed at the facility.</p> <p>(h) A Home Owner is welcome to enjoy a friendly game of bowls with visiting friends provided these are not large groups [more than 2 rinks] or on a regular basis [not more than once a fortnight and only if they have not played with another Home Owner within the last 14 days]. If a person is intending to play with a group invited to play at the Home Park by the Home Park Sports and Social Club the fourteen (14) day period does not apply.</p> <p>(i) Operation times nominated to be strictly adhered to.</p>
<p>21. Tennis Court</p>	<p>(a) All Visitors/ Registered Guests must be accompanied by a Home Owner.</p> <p>(b) No smoking, eating, or drinking on the court - permitted in Kabana area.</p> <p>(c) Shoes must be worn.</p> <p>(d) White sole shoes only.</p> <p>(e) All food and drink waste must be disposed of correctly in the bin provided.</p> <p>(f) Tennis Court must be booked before playing - maximum booking period 2 hours.</p> <p>(g) Operation times nominated to be strictly adhered to</p>
<p>22. Gymnasium</p>	<p>(a) All Visitors/ Registered Guests must be accompanied by a Home Owner.</p> <p>(b) No smoking.</p> <p>(c) No children under the age of 18 years.</p> <p>(d) Entry and use of the facility is done so freely and voluntarily and participants personally assume the risk of incurring any injuries that may be sustained whilst participating.</p>

	<ul style="list-style-type: none"> (e) Participants acknowledge the Park Owner is not responsible for injuries which may be sustained within the gymnasium. (f) Correct enclosed footwear to be worn at all times [e.g. joggers]. (g) Personal towel to be used on all items of equipment. (h) Water bottle if required to be supplied by Home Owner for personal use. (i) Seek permission from your doctor prior to commencing use of equipment / exercise (j) Left blank intentionally. (k) Operation times nominated to be strictly adhered to.
23. Billiards	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) No eating or drinking over the tables. (c) No Children under the age of 18 years. (d) Please take care and return all Park Owners equipment when you are finished.
24. Darts	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) Protective footwear must be worn at all times. (c) No eating or drinking in vicinity of dartboards. (d) No Children under the age of 18 years. (e) Please take care and return all Park Owners equipment when you are finished.
25. Table Tennis	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) No eating or drinking over the table. (c) No Children under the age of 12 years. (d) Please take care and return all Park Owners equipment when you are finished.
26. Indoor Bowls	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) No eating or drinking over the mat. (c) No Children under the age of 12 years. (d) Please take care and return all Park Owners equipment when you are finished.
27. Public BBQ's	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) No smoking. (c) Home Owner bringing children to the BBQ area must be responsible for their behaviour. (d) BBQ must be booked before usage - maximum booking period 3 hours. (e) All food and drink waste must be disposed of correctly in the bin provided. (f) Footwear, trousers/ shorts I skirt and a shirt or a dress (if applicable), must be worn in and around the BBQ area. (g) Operation times nominated to be strictly adhered to.
28. Community Workshop	<ul style="list-style-type: none"> (a) All Visitors/ Registered Guests must be accompanied by a Home Owner. (b) No smoking. (c) Protective footwear must be worn at all times. (d) Protective headwear must be worn at all times. (e) Protective eyewear must be worn at all times. (f) Protective earwear must be worn at all times. (g) Be familiar in the workings of the equipment you are using. (h) Operation times nominated to be strictly adhered to. (i) No children under the age of 18 years are to enter the workshop or operate the workshop equipment. <p>Warning: use of workshop equipment is at users own risk</p>
29. Lawn Mowing	<ul style="list-style-type: none"> (a) The mowing of lawns is permitted at operation times nominated. (b) Operation times to be strictly adhered to. (c) Be familiar in the workings of the equipment you are using. (d) Protective bodywear must be worn at all times. (e) Lawn Maintenance Equipment: <ol style="list-style-type: none"> 1. clean equipment after use 2. refrain from hosing motor

	<ol style="list-style-type: none"> 3. wipe or brush only 4. turn mower on side and hose underneath 5. hose mower base plate when necessary 6. empty and clean mower catcher 7. turn off fuel tap 8. report any malfunctions or damage on clipboard provided 9. refuel equipment after use 10. return equipment directly after use <p>Warning: use of lawn maintenance equipment is at users own risk</p>
30. Sprinkler Times	<ol style="list-style-type: none"> (a) Sprinkler usage, days and time frames, as nominated by Local Authority. (b) Sprinkler times do not apply during Local Authority banned sprinkling period. (c) Sprinklers to operate for a period of two [2] hours or less during nominated sessions.
31. Home Park Bus	<ol style="list-style-type: none"> (a) Seat belts to be worn at all times. (b) Do not enter or step from bus while in motion. (c) No unsecured items [e.g. medical aids] permitted in passenger area.
32. Personal Protection Dog	<ol style="list-style-type: none"> (a) Do not talk to, pat or feed the dog. (b) Do not approach the fence or try to enter the caretakers residence.
33. Compliance with Requirements	<ol style="list-style-type: none"> (a) Facility requirements posted at each location must to observed. (b) In all instances, the Park Owner's decision as to whether a requirement has been complied with or not, is final.
34. Left Blank Intentionally	Left Blank Intentionally

SUGGESTED PLANTING SCHEDULE

To assure maximum enjoyment of all neighbours some varieties of plants are unsuitable and should be avoided. Large trees obviously cast unwanted shade and leaf drop and could be dangerous in dropping limbs. Gum trees are not permitted.

Exact mature height is dependant on growing conditions and is therefore hard to predict. Early pruning will encourage bushiness and maximum flowering and is therefore advised

Ground covers are obviously no potential problem. Hibiscus, Azaleas, Brunfelsia, Tibouchina Viburnums and most other exotics are proven performers in common cultivation and as such recommended and highly suitable, however 3-4 meters is a desirable maximum height

Upright slender growing palms such as Bangalow and Alexandra have compact root systems and would be suitable. Figs kept pruned and standardised may be allowed, however they are to be kept in tubs

Acacia (Wattle): Not recommended due to short life span and unpredictable growth.

Eucalyptus: Curtsii only (To 3m), Summer Read, Summer Beauty (to 4m)

Callistemon: Avoid larger viminalis types. Captain Cook, Rose Opal and Wildfire excellent varieties. Also Little John and Matthew Flinders

Grevillias: Honey Gem, Moonlight Robyn Gordon superb and most others except Silky Oak.

Prior to planting, please see the Park Owner.