

Living Gems[™] 

Manufactured Homes

FORM 16 RESIDENTIAL PARK COMPARISON DOCUMENT

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.

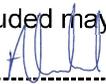
In a residential park, **site rents can increase at regular intervals based on the terms of your site agreement** and subject to legislation on site rent increases in the *Manufactured Homes (Residential Parks) Act 2003*.

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

Some of the information included may not apply to existing site agreements.

Park owner signature:  Date: 05 February 2026

Residential park details

Park name: Living Gems Harris Crossing

Phone: 1800 954 323

Real property description: Lot 1002 SP340654

Park address: 99 HOGARTH DRIVE, BOHLE PLAINS QLD 4817

Website: <https://www.livinggems.com.au/locations/harris-crossing/> Number of current manufactured home sites: 294

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

Total number of sites (including other dwelling types) currently in park: 294

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: 2026

Part 1 – Site rent and other costs

<p>1 Site rent for new site agreements</p> <p>*(GST inclusive)</p> <p>Declaration of what site rent will be for new home owners.</p>	<p>Site rent* (or range of site rent) payable by new owners \$240.00 - \$250.00 per week</p> <p>This applies to site agreements entered from: 05 February 2026</p> <p>How often is site rent due:</p> <p><input type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Other (specify):</p>
<p>2 Site rent increases</p> <p>The proposed basis for how site rent can be increased under a site agreement for the site.</p>	<p>How does site rent increase for new home owners in the residential park?</p> <p>Basis:</p> <p>Percentage increase of 3.5% or CPI, whichever is the greater (as per Special Term 2 of the Site Agreement).</p> <p>General increase day: 10/11/2026 (DD/MM/YYYY)</p> <p>A general increase day is the day that site rent increases for all sites using a particular basis. A general site rent increase for a site cannot occur more than once a year.</p> <p>Frequency</p> <p><input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other (specify)</p> <p>Additional information (specify any additional basis, increase day and frequency below)</p> <p>Note: general site rent increases are limited to once per year using only a single basis at a time. However, some park owners may have multiple bases which apply in different years.</p>
<p>3 Mandatory costs or fees not included in site rent (GST inclusive)</p> <p>Note: Does not include sales commissions where the park owner resells homes.</p>	<p>Are home owners in the park required to pay any additional costs or fees which are not included in site rent?</p> <p><input type="checkbox"/> Yes (provide details below) <input checked="" type="checkbox"/> No</p> <p>Total costs / fees: \$</p> <p>Details of costs / fees and when payable:</p>

Part 2 – Utilities and services

4 Electricity	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify):</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify):</p> <p>Does the park contain an embedded network for the supply of any electricity in the residential park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>For more information about embedded networks see:</p> <p>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 checked="" type="checkbox"/> No</p> <p>Are there any known conditions/restrictions on the installation or use of solar panels in the residential park?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, specify</p> <p>Australian energy regulations apply. As per the Solar Equipment Deed, Living Gems, at its cost, supplies and installs equipment on your home that remains the property of Living Gems to manage the compliant solar network. Equipment may include solar panels and batteries. Living Gems is responsible for the maintenance of this equipment (if any), and no additional equipment may be added by the Home Owner.</p>
5 Water	<p>Service Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify):</p> <p>Usage Charge/s (individually measured and/or metered)</p> <p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify):</p>

<p>6 Sewage</p>	<p>Service Charge/s <input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent <input type="checkbox"/> Other (specify):</p> <p>Usage Charge/s <input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Not included in Site Rent <input type="checkbox"/> Other (specify):</p>
<p>7 Gas</p>	<p>Service Charge/s (individually measured and/or metered) <input type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent <input checked="" type="checkbox"/> Other (specify): Not available.</p> <p>Usage Charge/s (individually measured and/or metered) <input type="checkbox"/> Included in site rent <input type="checkbox"/> Not included in Site Rent <input checked="" type="checkbox"/> Other (specify): Not available.</p>
<p>8 Telephone</p>	<p><input type="checkbox"/> Included in site rent <input type="checkbox"/> Available but not included in site rent <input type="checkbox"/> Not available <input checked="" type="checkbox"/> Other (specify)</p> <p>Must be separately arranged with a third party by a Home Owner.</p>
<p>9 Internet</p>	<p><input type="checkbox"/> Included in site rent <input type="checkbox"/> Available but not included in site rent <input type="checkbox"/> Not available <input checked="" type="checkbox"/> Other (specify)</p> <p>Must be separately arranged with a third party by a Home Owner.</p>
<p>10 Other utilities and services</p>	<p>Details of other services or utilities (for example, food services, gardening services, personal care services, transportation services) including whether provision of these services by the Park Owner is included in site rent</p> <p>Included in the Site Rent: Park Owner will at times to the extent determined by the Park Owner's reasonable discretion (A) mow and edge any lawn at the front of the Site Area; and (B) maintain any gardens at the front of the Site Area.</p> <p>Note: the Home Owner is responsible for paying any costs that are associated with watering of the lawn and gardens at the Site.</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:

The on-site Manager will be available to Home Owners over the phone between 10:00am to 2:00pm. (Excluding Public Holidays).

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

1800 954 323

Do any other staff work in the residential park?

Yes No

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

A Grounds Person and other staff which Living Gems require for the Operation of the Resort.

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: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to certain Facilities, such as Workshops. *(If Applicable)*

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

BBQ area outdoors

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Bowling Green

Indoor Outdoor

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Club House

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Gym

Details: Included in Site Rent; available to Home Owners. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Library

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Restaurant / Cafe

Details: Included in Site Rent; available to All. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Shops

Details: Included in Site Rent; available to Home Owners and Guests. Limitations may apply to the Facility; please consult Living Gem's Facility Rules. *(If Applicable)*.

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): Included in Site Rent; available to Home Owners. Limitations may apply to the Facility; please consult Living Gem's Facility Rules or Park Bus Policy. *(If Applicable)*.

Cost: Included in site rent Additional fee (specify)

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: Included in Site Rent; available to Home Owners. Limitations may apply to the Facility; please consult Living Gem's Facility Rules or Park Bus Policy. *(If Applicable)*.

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: Included in Site Rent; available to Home Owners. Limitations may apply to the Facility; please consult Living Gem's Facility Rules or Park Bus Policy. *(If Applicable)*.

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)

Facilities and amenities (when completed) include: Sauna, Hairdressing Salon and Beauty Parlour (services not included in Site Rent and subject to hairdresser fees), Tenpin Bowling, Cinema, Grand Ballroom, Meeting & Consultation Rooms, Coffee Bar, Dog Off-Leash Area, Theatrical Stage with Dressing Rooms, Summer House, and Caravan Storage. Indoor (heated) swimming pool and outdoor (non-heated) swimming pool. All of the above facilities (excluding hairdressing services) are included in Site Rent. Any restrictions are located in the Park Rules.

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:

Garage Parking within their Manufactured 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: 72 (on completion)

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

42 spaces, subject to availability.

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

\$25.00 per week (or part thereof), to be indexed annually by the CPI, for each additional vehicle.

<p>14 Security and safety</p> <p>Note: Park Owners are required to maintain and implement an emergency plan for the residential park.</p> <p>Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.</p>	<p>Does the residential park have any of the following security and safety features?</p> <p><input checked="" type="checkbox"/> Security cameras <input checked="" type="checkbox"/> Key fob/pin code operated Security gates</p> <p><input type="checkbox"/> Emergency phones <input checked="" type="checkbox"/> Defibrillator(s)</p> <p>Provide details of any other notable security or safety features of the park?</p> <p>A series of security and safety measures become available from the early stages of each Resort.</p>
<p>15 Accessibility features</p> <p>Please provide details of features in the park to assist home owners with mobility or other issues.</p> <p>Details are provided for comparative information only. Home owners with specific accessibility requirements should contact the park owner to ensure the park can meet their needs.</p>	<p>Does the residential park have any of the following accessibility features in the common areas of the residential park?</p> <p><input checked="" type="checkbox"/> Ramps</p> <p><input type="checkbox"/> Lifts</p> <p><input checked="" type="checkbox"/> Wheelchair-accessible toilets</p> <p><input checked="" type="checkbox"/> Extra-wide doors</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Letterboxes</p> <p><input checked="" type="checkbox"/> Wheelchair-accessibility to Residential Park Office</p> <p>What parts of the park have these features?</p> <p>A series of security and safety measures become available from the early stages of each Resort. Subject to variations.</p>

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 checked="" type="checkbox"/> No</p> <p>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</p>
<p>17 Development</p> <p>Indications of future plans may be subject to change. For more information contact the park owner.</p>	<p>Has the development of the park been completed?</p> <p><input type="checkbox"/> Yes or No (Crossed for Yes)</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>The development is projected to be available late 2030.</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>Club House with Indoor bowling and indoor swimming pool, indoor lawn bowls, bowls club/room, golf simulator, yoga & gymnasium, sauna, swimming pool & spa, Commerical kitchen, Games Room, Cinema, Coffee Bar, Craft room, music room, library with computers, Hairdressing salon, Consulting room, Meeting room, Main dining hall, Stage and Lounge room. Workshop, Second swimming pool outdoor (Subject to Site Agreement conditions and Development Approval)</p>
<p>18 Home owners committee</p>	<p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes or No (Crossed for Yes)</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 checked="" type="checkbox"/> No</p> <p>If yes, detail any restriction on letting:</p>

<p>20 Temporary stays</p>	<p>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)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, detail any limitations or requirements?</p> <p>If any person intends to reside in the Manufactured Home (with the Home Owner) as their place of residence for any period of time, the Home Owner must seek the Park Owner's consent for that person to do so, and the Park Owner, in its sole discretion may, in writing, permit that person to occupy the Manufactured Home with the Home Owner as an Authorised Occupant.</p> <p>The Home Owner must ensure that their visitors are only on the Site Area in the Park whilst the Home Owner is also present. The Home owner must not allow unauthorized persons or vehicles into the Park.</p> <p>The Home Owner must not allow the Manufactured Home or the Site Area to be occupied under a lease or other occupancy arrangement for any period of time (including AirBnB, house sitting, house swapping and similar arrangements) unless the Park Owner provides its prior written consent.</p>
<p>21 Insurance</p> <p>Please provide details about any insurance taken out over the park land and/or facilities</p>	<p>Are the communal facilities and land in the residential park insured?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is covered by the insurance?</p> <p><input checked="" type="checkbox"/> Flood <input checked="" type="checkbox"/> Storm <input checked="" type="checkbox"/> Fire <input checked="" type="checkbox"/> Public liability</p> <p>Note: Home Owners will generally be responsible for insuring their own property in the park.</p> <p>Are Home Owners required to insure their manufactured home?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, provide details:</p> <p>The Home Owner will, at all times and at the Home Owner's cost, obtain and keep in full force and effect the Home Owner's Insurances.</p> <p>The Home Owner will inform each insurer, in obtaining the Home Owner's Insurance, that the Manufactured Home and its contents are located within the Park, being a residential park for the purposes of the Act that is owned by the Park Owner.</p>

Part 5 – Park Rules

22 Pets	<p>Are there any restrictions on pets in the park?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, provide details:</p> <p>The allowable number, and the keeping of pets generally by Resident Persons must be in accordance with local authority requirements. Further, no pets are permitted to be kept at the Park without the consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time. Pets, except for service animals, are not permitted inside of any communal facility.</p>
23 Park rules	<p>Please provide a list of the park rules (may be provided as an attachment)</p> <p>Please refer to the Park Rules attached herein.</p>

Part 6 – Park details and operations

<p>24 Park owner details</p>	<p><input type="checkbox"/> Individual owner/s</p> <p>Title..... Full name</p> <p>Title..... Full name</p> <p>Title..... Full name</p> <p><input checked="" type="checkbox"/> Corporate owner</p> <p>Full company / corporation name</p> <p>LG RESORTS NO 4 PTY LTD</p> <p>Australian Company Number (ACN): 662 327 559</p> <p>Australian Business Number (ABN): 11 662 327 559</p> <p>Business address:</p> <p>PO Box 5056</p> <p>Suburb: GCMC State: QLD Post code: 9726</p>
	<p>Phone number: 0438 870 271</p> <p>Email address: harrisc.manager@livinggems.com.au</p>
<p>25 Park contact</p> <p>Please provide contact details for the residential park for information and enquiries if different from above.</p>	<p>Contact name: Park Manager</p> <p>Park phone: 1800 954 323</p> <p>Park email: harrisc.manager@livinggems.com.au</p>

Is the Park Owner a signatory to an industry-based code of conduct or is voluntarily accredited through an industry-based accreditation scheme?

Yes No

Details:

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