Living Gems™

Manufactured Homes

FORM 16 RESIDENTIAL PARK COMPARISON DOCUMENT

Manufactured homes Form 16

Queensland Government

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 Moreton Bay

Phone: 1800 957 981

Real property description: Lot 5 & 6 RP87748

Park address: 273 - 308 BUCKLEY ROAD, BURPENGARY EAST QLD 4505

Website: https://www.livinggems.com.au/locations/moreton-bay/ Number of current manufactured home sites: 186

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

Total number of sites (including other dwelling types) currently in park: 186

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

1 Site rent for new site agreements *(GST inclusive) Declaration of what site rent will be for new home owners.	Site rent* (or range of site rent) payable by new owners **$250.00 - $260.00 per week** This applies to site agreements entered from: **05 February 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:** Percentage increase of 3.5% or CPI, whichever is the greater (as per Special Term 2 of the Site Agreement). **General increase day: 10/11/2026 (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 <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 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.
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): **Not available**. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☒ Other (specify): **Not available**.
8 Telephone	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) **Must be separately arranged with a third party by a Home Owner**.
9 Internet	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) **Must be separately arranged with a third party by a Home Owner**.
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 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. **Note**: the Home Owner is responsible for paying any costs that are associated with watering of the lawn and gardens at the Site.

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 957 981** **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), Bowling, Cinema, Art & Craft Studio, Grand Ballroom, Sundeck, Coffee Bar, Dog Off-Leash Area, Theatrical Stage with Dressing Rooms, 1x (heated) indoor swimming pool, and Caravan Storage. 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: 59 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 11 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.

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? A series of security and safety measures become available from the early stages of each Resort.
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? A series of security and safety measures become available from the early stages of each Resort. Subject to variations.

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 the development of the park been completed? Yes or No (**Crossed for Yes**) 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? If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available: Grand ballroom with theatre stage, Library with computers, sauna, coffee bar, barbecue pavilion, consultation room, fully equipped commerical kitchen, golf simulator, snooker parlour and games room, gym and fitness room, hairdressing salon, cinema with surround sound, single tennis court, 1x indoor (heated) swimming pool, conference room, and bowling. (Subject to Site Agreement conditions and Development Approval)
18 Home owners committee	Does the park have a home owners' committee? ☐ Yes or No (**Crossed for Yes**)
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? 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. 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. 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.
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: 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. 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.

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

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 LG RESORTS NO 8 PTY LTD Australian Company Number (ACN): 672 432 030 Australian Business Number (ABN): 64 672 432 030 Business address: PO Box 5056 Suburb: GCMC State: QLD Post code: 9726
	Phone number: 0438 870 271 Email address: moretonbay.manager@livinggems.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name: Park Manager Park phone: 1800 957 981 Park email: moretonbay.manager@livinggems.com.au

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