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 20/02/2025 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 20/02/2025

Residential park details

Park name The Springs Greenbank

Phone 07 2104 4226

Park address 26 Andrew Road

Suburb Greenbank State QLD Postcode 4124

Website https://hometownaustralia.com.au/qld/brisbane/the-springs-greenbank Number of current manufactured home sites 131

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

Total number of sites (including other dwelling types) currently in park 131

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……2014……..

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

$500.00 to $520.00.

This applies to site agreements entered from ……20/02/2025 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

4% per annum
(This is subject to the increase limitations of "the greater of CPI or 3.5%" under section 69B of the Act.

General increase day……25 May 2025……..…… (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) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A 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 residential park is restricted by conditions set by the network distributor and government authorities regarding excess solar energy which may change from time to time.
5 Water	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. N/A

6 Sewage	Service Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A
7 Gas	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) N/A
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 the 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 the 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 N/A

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: Monday - Friday 9:00am - 5:00pm **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** 07 2104 4226 **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……

……

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…Recreational bowling green……

……

Cost: ☒ Included in site rent ☐ Additional fee (specify)

……

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ Club House

Details…Open plan with kitchen, deck and amenities……

……

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: Approx: 10m x 4m……

Details. Inground……

……

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. Clubhouse amenities; Pool amenities……

……

■ Kitchens in communal facilities

Details. Clubhouse kitchen……

……

Cost: ■ Included in site rent ☐ Additional fee (specify)

……

Available to: ■ Home owners ☐ Guests / Visitors ☐ Public

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

……

……

……

……

……

……

……

13 Parking

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

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

☒ Yes ☐ No ☐ Varies by site

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

Home owners must park vehicles within garage or car ports

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 8 External; 9 Internal

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

Storage is subject to availability and wait list at the park owners discretion. $30/m (Fees may vary based on size of vehicle and may change form time to time). Availability is not guaranteed.

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? Clubhouse……

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? The park has a development extension of 45 sites. On completion the park will comprise a total of 131 sites. Approximate completion time 2026. …… …… …… …… If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available …… …… …… …… ……
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? The park owner may consider temporary stays on application in writing by the home owner and must be two months in advance of the proposed stay. Temporary stays are conditional and may be approved at the park owner's discretion. If a temporary stay is approved, no persons under temporary stays are permitted to use common facilities without being accompanied by the home owner who originally made the application.
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: Although the requirement of insuring the manufactured home is not mandatory, it is recommended.

Part 5 – Park Rules	
22 Pets	Are there any restrictions on pets in the park? ☒ Yes ☐ No If yes, provide details: Home owners are restricted by local authority guidelines on the keeping of pets within the site. This includes the amount and size of the pet.
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) See Attached

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 Gumtrees Operations Pty Ltd Australian Company Number (ACN) 602 463 614 Australian Business Number (ABN) 99 602 463 614 Business address Suite 3, Level 9 28 Margaret St Suburb Sydney State NSW Post code 2000 Phone number 02 9276 6000 Email address info@hometownaustralia.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name: Community Manager - Dylan Minter Park phone 07 2104 4226 Park email TheSprings@hometownaustralia.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

THE SPRINGS

1. COMMON AREAS AND COMMUNAL FACILITIES

1.1 The Park Owner, all Home owners and goods and service providers must use the pathways and roadways in the park to gain access to residential sites and must not walk between homes or trespass onto the sites of other home owners unless prior permission has been given to the resident or service provider. The exception to this rule is when the Park Owner or their employees require access according to s 94 of the Act to access the residential site including direct access to read utility meters on the site.

1.2 Rubbish, waste, food scraps, clothes, bottles, cans or refuse of any kind must not be left in any area of the Park other than in the designated rubbish bins.

1.3 All signs posted on common areas, such as those about hours of use, form part of these rules and must be obeyed.

1.4 You must not obstruct or permit the obstruction of walkways, entrances, security features, lighting or other parts of the common areas.

1.5 When on common areas everybody must be adequately clothed, must not use inappropriate language or behave in a manner likely to cause offence or embarrassment to another person.

1.6 Smoking is not permitted in any building (other than in your home) or other enclosed parts of common areas.

2. POOL

2.1 The Pool enclosure is open daily for use by home owners between the hours of 7am to 8pm daily. These hours may vary as determined by us.

2.2 All pool users must not do anything in the pool area that would endanger any other person. Pool users must not run within the pool enclosure; must not bomb; must not attempt somersaults or back flips into the pool and must not deliberately splash water or act in any other manner that may cause danger or inconvenience to other users.

2.3 The Pool enclosure is required by law to remain secure at all times. Pool users must not wedge or tamper with the gate in any way so as to prevent the gate closing immediately upon entry or exit.

2.4 No one is to permit any child or any person who cannot swim a reasonable distance to enter the pool enclosure unless that child or person is at all times supervised by a responsible adult.

2.5 Glass bottles, drinking glasses, sharps, cigarettes or any other material that may cause injury or contamination of a pool, may not be taken into the pool enclosure. All plastic drinking bottles and any food wrappings must be disposed of by you and your visitors in the bins provided. No alcohol is permitted to be consumed in the pool area.

2.6 In the interests of public health:

a) No one with a contagious illness or skin infection is to enter the pool enclosure.

b) Infants must wear swim nappies while in the pool enclosure.

2.7 The pool filter room and associated equipment is a restricted area and must not be accessed by any resident or their visitors.

2.8 Children must be strictly supervised by an adult at all times when using the enclosed pool area.

3. PARK HALL / ROOM

3.1 The general hours of use of the Park Hall are between the hours of 6am to 10pm daily unless booked for a private function.

3.2 The Park Room must be left in a clean and tidy condition after each use, in consideration of the next user. A Cleaning fee of $30 Per Hour will apply where the park room has not been left in a clean and tidy manner after a private function.

3.3 Use of the Park Room for functions and meetings is to be pre-booked at the office.

3.4 Noise must be kept to a minimum when using the park room so as not to constitute a nuisance to other home owners and guests in the park.

4. TENNIS COURT AND BOWLING GREEN

4.1 The general hours of use of the tennis court and bowling green are between the hours of 8am to 8pm daily unless booked for a private function.

4.2 Glass bottles, drinking glasses, sharps, cigarettes or any other material that may cause injury not be taken into the tennis court or bowling green enclosure. All plastic drinking bottles and any food wrappings must be disposed of by you and your visitors in the bins provided.

5. CAR PARKING AND VEHICLES

5.1 Your vehicles, boats or trailers must not be parked on any road in the park and must not be driven on any grassed area.

5.2 You may only park your vehicles wholly on the hard surface driveway or gravel area of your site and should have a clearance of any road where the driveway joins the road.
5.3 No unregistered vehicles, motor bikes or trailers are to be driven around the park roads unless directly from the site to the exit/entry.
5.4 You must not park or stand your vehicle on any other part of the park without our consent. This rule does not prevent you from stopping to allow passengers to get in or out of your vehicle.
5.5 All visitors including service providers and tradespersons must use the visitors' car park to park their vehicles unless there is available space to park on your site.
5.6 The Visitor parking area is for visitors only and is not to be used by you, other occupants living in the park or park staff.
5.7 Only minor vehicle maintenance such as vehicle cleaning, changing flat tyres, cleaning solar panels, and changing flat batteries is allowed in the park. Owners of vehicles that leak oil or other lubricants in the park are responsible for clean -up and repair costs.
5.8 All home owners must adhere to at all time the road signs, rules and markings within the park, including speed limit of 10KM/HR (10 Kilometres per hour).
5.9 The roads of the park are not to be used as a training ground for learner drivers.

6. NOISE

6.1 Noise must be at a level so as not to interfere with the quiet enjoyment of other home owners and guests in the park.
6.2 The use of lawn mowers, whipper snippers, power tools or other machinery are restricted for use between the hours of 7am to 7pm Monday to Saturday and 8am to 7pm Sundays and Public Holidays. (Comply with local council noise restriction hours)
6.3 Offensive, excessive or undue noise of any kind (including but not limited to) loud music, screaming, yelling, offensive language (e.g. swearing), loud parties, excessively loud car engines or car stereos are not permitted in the park. Excessively loud live drums and music from a live amplified band or excessively loud amplified DJ are not permitted in the park at any time unless for events approved by the Park Owner.

7. RECREATIONAL EQUIPMENT

7.1 Bicycles, skateboards, rollerblades and other recreational equipment must be ridden in a manner that does not endanger, or is not likely to endanger, yourself, other persons or any property in the park. Safety helmets must be worn at all times.
7.2 All Children must be supervised by a responsible adult at all times while using recreational equipment.
7.3 Bicycles may only be ridden after sunset provided they are fitted with appropriate reflectors and lights.
7.4 When not in use bicycles, scooters, skateboards and rollerblades must be stored neatly on the site and must not be left to obstruct the roadways or pathways of the park so as to cause a trip hazard.
7.5 Cricket balls, baseballs, golf balls, bowling balls, weapons and dangerous objects of any kind are not permitted to be used in the designated communal, sporting and recreational areas for safety reasons.

8. PETS

8.1 Home owners may keep 2 indoor cats or 2 small dog per site in the park. Small dogs includes dogs up to approximately 30cm (12 inches) in height measured from the shoulder when standing). Exceptions apply to Guide Dogs, Hearing Dogs or other assistance animals.
8.2 All dogs must be de-sexed, microchipped and registered with the local council.
8.3 Dogs and cats must wear at all times a collar and identification tags detailing a current telephone number.
8.4 Dogs must be kept on a leash or harness at all times when on common areas. At all times dogs must remain under the control of the resident.
8.5 You must clean up after your pet immediately and dispose of their excrement in plastic doggy bags which must then be placed in your own rubbish bin, not the park bins.
8.6 Pets are not permitted in any park owned buildings, including laundries, toilets, halls, or in and around the park facilities or to any park function or gathering in these locations.
8.7 Owners of pets which disrupt the peace and quiet of other home owners or guests will be asked to take remedial action immediately. All pet animals kept in the park must not:

a) Create unreasonable noise or nuisance (e.g. excessive barking, shrieking), or
b) Attack or threaten people or other animals within the park, or
c) Cause damage to common areas or other home owners' property.

8.8 If these rules are breached we may request that the animal be removed from the park within a specified time frame and you must comply with any such request.

8.9 You are responsible for all injuries and any property damage within the park caused by your pet.

8.10 You are responsible for the costs of any damage to common areas, park buildings and home owners' property caused by your pet.

8.11 In the event of your dog or cat passing away, a replacement animal is not permitted unless you first obtain our written consent.

8.12 Home owners' visitors are not permitted to bring pets in the park without our prior written consent.

8.13 Pet birds and fish may be kept inside the home.

9. DISPOSAL OF REFUSE

9.1 You must place household rubbish in the bins provided and not left outside on the site any earlier than the night before collection.

9.2 Green Waste must be placed in the green waste bins provided and secured outside on the site not any earlier than the night before collection.

9.3 Disposable napkins, nappies and cooking fats and oils must not be flushed or disposed of down any drains or toilets. These items must be disposed of together with your household rubbish.

9.4 You are responsible for organising the disposal of large items that require special handling, such as broken appliances and unwanted furniture, and these items must not be left at the front of sites or on common areas without our consent. Disposal of these types of items is at your own cost.

9.5 Under no circumstances is the burning of rubbish or garden waste permitted within the park.

DICTIONARY In these rules

- **Act** means the Manufactured Homes (Residential Parks) Act 2003
- **Common Areas** means any amenities, building, facilities, open space, road or other area provided for common use in the park. (See section 6 of the Act "Common Area".
- **We, our or us** means the Park Owner including our employees, agents or representatives.
- **You and your** means any resident in the park.