

# 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 10/4/2026 [insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature  Date 10/4/2026

#### Residential park details

Park name Gainsborough Lifestyle Village  
Phone (07) 3201 7288 / 0488 047 025  
Park address 1380 Warrego Highway,  
Suburb Brassall State QLD Postcode 4305  
Website www.eurekavillages.com.au Number of current manufactured home sites 106  
Park contains:  only manufactured homes  multiple dwelling types (see section 15)  
Total number of sites (including other dwelling types) currently in park 120

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.....1985.....

## 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

\$662.73 per month

This applies to site agreements entered from ..01/04/2026... 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 Ground Rental plus maximum of 3.5% or CPI, whichever is higher:.....

General increase day... 01/04/2027..... (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)

1st April annually

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: \$...Varies per service.....

Details of costs / fees and when payable: .....  
See sections 4-10, 12&13 below

## Part 2 – Utilities and services

|                             |  |
|-----------------------------|--|
| <p><b>4 Electricity</b></p> | <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:<br/> <a href="https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers">https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers</a></p> <p>Can solar panels be installed on manufactured homes?</p> <p><input checked="" type="checkbox"/> Yes    <input 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<br/> <small>A connection approval is required from the owner of the local distribution network, i.e. Energex. • The embedded network owner, operator or their approved authorised agent (e.g. electrical contractor) is ..... responsible for the submission of a connection application to Energex, therefore, the homeowner (and their nominated solar installer), need to coordinate the installation activities via Eureka. If an application to install solar will increase total solar capacity at the site above 30kVA; a more complex application process applies.</small></p> |
| <p><b>5 Water</b></p>       | <p>Service Charge/s (individually measured and/or metered)</p> <p><input checked="" type="checkbox"/> Included in site rent    <input 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 checked="" type="checkbox"/> Included in site rent    <input type="checkbox"/> Not included in Site Rent</p> <p><input type="checkbox"/> Other (specify) .....</p> <p>.....</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:

.Office hours Monday to Friday.....  
.....

**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**

0488 047 025  
.....  
.....

**Do any other staff work in the residential park?**

Yes  No

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

Community manager is first aid officer.....  
.....  
Grounds person works onsite.....  
.....  
.....

## 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: Community activities such as - Bingo, Trivia nights, Darts, Movie nights etc in space  
in rec room

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

BBQ area outdoors

Details: Located outside rec room

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Bowling green

Indoor  Outdoor

Details: N/A

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Club House

Details: Recreation room

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Communal open space

Details..... Outside Rec room and at the pool

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Gym

Details..... N/A

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Library

Details..... N/A

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Restaurant / Cafe

Details..... N/A

Cost:  Included in site rent       Additional fee (specify)

Available to:  Home owners     Guests / Visitors     Public

Shops

Details..... N/A

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)

N/A

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 15m x 5m

Details: Inground pool

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Tennis court / Pickleball

Details: N/A

Cost:  Included in site rent  Additional fee (specify)

Available to:  Home owners  Guests / Visitors  Public

Changing rooms and showers at sports facilities

Details: N/A

Kitchens in communal facilities

Details: Sink, microwave, fridge, kettle, cups/plates/utensils available for use

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)

Laundry Facilities - coin-operated: .....

.....

.....

.....

.....

.....

.....

**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:

Carport or driveway parking of dwelling only .....

Is there additional parking available for home owner use in the park?

Yes    No

If yes, specify number of spaces and any conditions

Yes - internal and external parking spaces available .....

Is there additional parking available for visitor use?

Yes    No

If yes, specify number of spaces ..... 12

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

Grass space parking - approx. 18 spaces. Approval to be sought prior from community manager prior: .....

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

.....

.....



## Part 4 – Miscellaneous

|  |   |
|--|---|
| <p><b>16 Other dwellings</b></p>   | <p>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</p> <p><input checked="" type="checkbox"/> Yes   <input 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>Majority are Residential premises are under residential tenancy..... agreements</p> <p>.....</p> <p>.....</p> <p>.....</p>   |
| <p><b>17 Development</b></p> <p>Indications of future plans may be subject to change. For more information contact the park owner.</p> | <p>Has development of the park been completed?</p> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</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>Subject to further development approval</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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>Subject to further development approval - re-developed the community centre:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
| <p><b>18 Home owners committee</b></p>   | <p>Does the park have a home owners' committee?</p> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>  |
| <p><b>19 Letting the home</b></p>  | <p>Do site agreements in the residential park permit home owners to let their home to another person?</p> <p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>If yes, detail any restriction on letting:</p> <p>Subject to approval by management - and only on a temporary basis</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>   |





## Part 6 – Park details and operations

|   |  |
|---|--|
| <p><b>24 Park owner details</b></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<br/>Eureka Brassall Pty Ltd</p> <p>Australian Company Number (ACN) 650 858 498</p> <p>Australian Business Number (ABN) 27 650 585 498</p> <p>Business address</p> <p>Level 5 120 Edward Street</p> <p>Suburb Brisbane State QLD Post code 4000</p> <p>Phone number (07) 3201 7288 / 0488 047 025</p> <p>Email address brassall@eurekavillages.com.au</p> |
| <p><b>25 Park contact</b></p> <p>Please provide contact details for the residential park for information and enquiries if different from above.</p> | <p>Contact name.....</p> <p>Park phone...as above</p> <p>Park email.....</p>   |

## 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](http://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](mailto:regulatoryservices@housing.qld.gov.au)  
Website: [www.housing.qld.gov.au/housing](http://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](mailto:qrvpas@caxton.org.au)  
Website: [www.caxton.org.au](http://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](http://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](mailto:slass@caxton.org.au)  
Website: [www.caxton.org.au/sails\\_slass](http://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](mailto:enquiries@qcat.qld.gov.au)  
Website: [www.qcat.qld.gov.au](http://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](mailto:info@qls.com.au)  
Website: [www.qls.com.au](http://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](http://www.justice.qld.gov.au)