



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 12/2/2026 insert date. Some of the information included may not apply to existing site agreements.

Park owner signature Anthony Demiris Date 12/2/2026

Residential park details

Park name Vantage Logan Reserve

Phone 1300 057 087

Park address Noffke Road

Suburb Logan Reserve State QLD Postcode 4133

Website https://vantageloganreserve.avid.com.au/ Number of current manufactured home sites 0

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

Total number of sites (including other dwelling types) currently in park 0

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 operating²⁰²⁶.....

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

\$250.00 per week

This applies to site agreements entered from 01-Jan-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

Site Rent will increase by the greater of 3.5 % and CPI (Weighted average of Eight Capital Cities) (March quarter) (see Special Term 1.2 (a) of the Site Agreement).

General increase day 01-Jul-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)

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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: \$.....

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

Home Owner must seek approval for any works which involve solar units, supply changes, batteries

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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)

.....

<p>6 Sewage</p>	<p>Service Charge/s</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</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>7 Gas</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>8 Telephone</p>	<p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available <input type="checkbox"/> Other (specify)</p> <p>.....</p>
<p>9 Internet</p>	<p><input type="checkbox"/> Included in site rent <input checked="" type="checkbox"/> Available but not included in site rent</p> <p><input type="checkbox"/> Not available <input type="checkbox"/> Other (specify)</p> <p>.....</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>Vantage Logan Reserve is a community that is currently under development and will offer the following facilities at a future date:</p> <p>.....</p> <p>1) Clubhouse - estimated completion December 2027.</p> <p>.....</p> <p>2) Community Bus - estimated delivery December 2026.</p> <p>.....</p> <p>3) Community Workshop - estimated completion June 2029.</p> <p>.....</p> <p>4) Bowling green, tennis & pickleball court - estimated completion June 2028.</p> <p>.....</p> <p>5) Swimming pool, gym and library - estimated completion September 2028.</p> <p>.....</p> <p>Please note, the above dates are indicative only and subject to change.</p> <p>.....</p> <p>.....</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:

Community Manager Office is open from 10am to 12pm.

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

Community Manager

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 (may not be in place when the operation commences)

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: Games Room, Cinema, Community Workshop and Library. All subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

BBQ area outdoors

Details: Subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Bowling green

Indoor Outdoor

Details: Subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Club House

Details: Subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details Subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Gym

Details Subject to Completion

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Library

Details Subject to Completion

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)

N/A

Available to: Home owners Guests / Visitors Public

Park bus or other park-supplied transport options

Details (conditions for use)

.....
Subject to Arrival
.....

Cost: Included in site rent Additional fee (specify)

.....
Frequency: Subject Booking availability.....

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size:

Details.....
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Cost: Included in site rent Additional fee (specify)

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Available to: Home owners Guests / Visitors Public

Tennis court / Pickleball

Details. Subject to Completion.....
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Cost: Included in site rent Additional fee (specify)

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Available to: Home owners Guests / Visitors Public

Changing rooms and showers at sports facilities

Details. Subject to Completion.....
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Kitchens in communal facilities

Details. Subject to Completion.....
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Cost: Included in site rent Additional fee (specify)

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Available to: Home owners Guests / Visitors Public

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

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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:

Driveway parking permitted through the day. 24hr communal cleaning/packing area for Caravan/RV.

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

Yes No

If yes, specify number of spaces and any conditions

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Is there additional parking available for visitor use?

Yes No

If yes, specify number of spaces ⁸³

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

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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

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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?

Number Plate Recognition to main entry.....

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?

The Clubhouse has wheelchair-accessible toilets and extra wide doors.....
 .There are wheelchair-accessible toilets located in close proximity to the sporting facilities.

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)

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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?

There will be a total of 376 manufactured home sites when the planned development is completed.

The anticipated date for completion of the development is January 2032.

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

Clubhouse (expected build time 22 months). Estimated completion from December 2027. Sport facilities (expected build time 31 months). Estimated completion from September 2028. Workshop (expected build time 40 months). Estimated completion from June 2029.

Please note: the above dates are indicative only and subject to change.

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:

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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

AVID Properties Australia Pty Ltd

Australian Company Number (ACN)

Australian Business Number (ABN) 51 604 308 152

Business address

Level 5, 7 Macquarie Place

Suburb Sydney State NSW Post code 2000

Phone number 1300 057 087

Email address loganreserve@vantage.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

Park phone 1300 057 087

Park email loganreserve@vantage.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: slas@caxton.org.au
Website: www.caxton.org.au/sails_slas

Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

GPO Box 1639, Brisbane, QLD 4001
Phone: 1300 753 228
Email: enquiries@qcat.qld.gov.au
Website: www.qcat.qld.gov.au

Queensland Law Society

Find a solicitor
Law Society House

179 Ann Street, Brisbane, QLD 4000
Phone: 1300 367 757
Email: info@qls.com.au
Website: www.qls.com.au

Department of Justice and Attorney-General

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518
Toll free: 1800 017 288
Website: www.justice.qld.gov.au



Park Rules

Vantage | Park Rules



Living in a Vantage Community is about enjoying life on your terms, so we aim to keep the rules to a minimum. We know if we keep things simple, then you will be able to enjoy everything a Vantage Community has to offer.

1. Introduction

1.1. General

- a. The Park Rules have been developed to protect and enhance the benefits of living in a Vantage Community, ensuring a friendly and engaging environment is maintained for all.
- b. You and your Visitors must comply with the Park Rules whilst in the Community. It is your responsibility to ensure that anyone you invite into the Community complies with them.

1.2. Site Agreement

- a. The Park Rules are to be read in conjunction with the terms of the Site Agreement.
- b. If there is any inconsistency between these documents, the Site Agreement will prevail.

2. Community common areas and facilities

2.1. Use of common areas and facilities

- a. You must accompany your Visitors when in the common areas and facilities in the Community and when using any of the facilities. Children must be actively supervised.
- b. Common areas and facilities are:
 - i. not to be altered in any way without our prior written consent, including by the erection of posters or other forms of signage; and
 - ii. to be left in a clean and tidy state with items and equipment returned to their original location.
- c. For safety reasons, no glass is permitted in the pool area or gymnasium.
- d. Pool gates must be kept locked.
- e. Enclosed footwear must be worn at all times in the gymnasium.
- f. Children under the age of 14 years must not use the gymnasium (even if accompanied by a Home Owner).
- g. No sporting activities are to be played past 9:00pm.
- h. Please report to us in a timely manner any issues, incidents, hazards or damage that occurs in the common areas or facilities.



Vantage | Park Rules

- i. You and your Visitors use all common areas and facilities at your own risk.

2.2. Operational Rules for common areas and facilities

- a. We will publish and display operational rules (**Operational Rules**) that govern the use of common areas and facilities near the facility including but not limited to:
 - i. Clubhouse;
 - ii. Pavillions and BBQ facilities;
 - iii. Health and Wellness Center (including gymnasium, golf simulator and saunas);
 - iv. Swimming Pools and Spas;
 - v. Sports courts (including Bowling Greens, Tennis & Pickleball Courts);
 - vi. Community Workshop;
 - vii. Community Gardens;
 - viii. Off-leash dog park; and
 - ix. Community Vehicles;
- b. The rules will deal with operational and safety issues for common areas and facilities including hours of operation, conditions of use and any safety procedures.
- c. You must comply with and ensure your Visitors comply with the Operational Rules.

2.3. Use of equipment

For safety reasons:

- a. the applicable operational manual/s for any equipment provided in any common area or facility must be read prior to using any equipment;
- b. equipment must be used in accordance with the applicable operational manual/s and manufacturer's instructions;
- c. personal protective equipment (PPE) such as enclosed shoes, ear protection and safety eyewear must be used when operating any equipment (and in accordance with the manufacturer's instructions) in the Community Workshop;
- d. you must first complete a safety induction prior to using any equipment in the Community Workshop. Visitors are not permitted to use the Community workshop without our prior written consent;
- e. community vehicles are provided for the use of Home Owners. You may drive and use the Community Vehicles only with our prior written consent which must be sought in each case. The approved driver must hold a valid and unrestricted class C driver's license and must



ensure that they and any additional passengers (including other Home Owners and visitors) comply with all road rules and laws. Community Vehicles are provided for all to enjoy, so consideration will be given when approving any requests to ensure fair and equitable access is provided for all; and

- f. you agree that we have the right to refuse or restrict a Home Owner from using any equipment or facilities (at our sole and absolute discretion) if there are any restrictions relating to insurance policies, or if any safety concerns arise. You also agree to provide us with any relevant medical certificate or professional authorisations if requested by us.

2.4. Alcohol and smoking

- a. For the enjoyment of all, smoking, including the use of e-cigarettes, is not permitted in any of the common areas and facilities.
- b. Alcohol can only be consumed in the common areas and facilities where we have designated a suitable area for doing so.
- c. Facilities and equipment must not be used if you are affected by prescription drugs or alcohol.
- d. Alcohol is only permitted to be sold and/or served in the community facilities if the person or organisation doing so is authorised under the applicable legislation. Furthermore, where alcohol is sold and/or served, the responsibility for compliance with all laws relating to the service of alcohol rests with the person or organisation that does so and/or hosts the function.

2.5. Noise

- a. For the peaceful enjoyment of your fellow Home Owners, please ensure noise is kept to a level that does not unreasonably interfere with others and complies with any laws or authority requirements, including local council guidelines.

2.6. Community access and gate operations

- a. Vantage provides the benefit of being a gated Community, with entry and exit gates routinely kept in a secure and closed position. We may in some instances require the gates to remain open to support the operations of the Community.
- b. The main gate is to be used as the designated entry and exit point for the Community. All other gates are for emergency access only unless otherwise stipulated by us.



3. Vehicle and road rules

3.1. Road rules

- a. All roads within the Community are shared zones for vehicles and pedestrians, with the designated speed limit being 10km per hour (unless otherwise signed).
- b. Only motor vehicles, that are registered and roadworthy may enter, be driven (by persons who are appropriately licensed) or be parked in the Community.

3.2. Parking

- a. Vehicles must be parked in a manner that does not impact the safe passage and access for others. We have the right to require any parked vehicle to be moved if deemed necessary.
- b. Vehicles are permitted to be parked in your driveway during the day but must be parked in your garage overnight. For Homes with a single garage in which one vehicle is parked, you are authorised to park a second vehicle in the driveway overnight as long as the vehicle does not protrude past the driveway.
- c. Visitors are to park in the designated visitor carparks provided or in the driveway of the Home they are visiting. Visitors are not permitted to park any vehicle overnight without our prior consent. Visitor carparks are to be used by Visitors only and are not permitted to be used for any form of long-term parking.

3.3. Caravan, boat, and trailer storage

- a. Unless located within your garage, caravans, boats or trailers are not to be stored anywhere else in the Community without our prior written consent.
- b. You are permitted to temporarily park a caravan, boat or trailer in your driveway or at the front of your Residential Site for both the 24 hours prior to your departure and after your return to support the ease of setup and cleaning. We have the right to require any caravan, boat or trailer to be moved if deemed necessary by us.

4. General

4.1. Pets

- a. You must not keep any pets in your Home or the Residential Site without our prior written consent.
- b. We have the right to refuse or revoke our approval for any pet if the Park Rules with respect to pets are breached or if we deem it reasonably necessary to promote the safety and wellbeing of others in the Community. If so, you agree to relocate your pet outside of the Community upon our request.



- c. An approved pet must remain within the boundaries of the Residential Site unless on a leash and accompanied by you. A cat must be confined within your Home and/or an enclosed cat run installed at your expense. To protect birdlife, a cat must also wear a collar with a bell.
- d. An approved pet must be kept in accordance with all laws and authority requirements, including local council legislation.
- e. Pets are not permitted within any of the common facilities unless we have provided our prior written consent.
- f. You are responsible for cleaning up after your pets and must carry appropriate waste bags. Any defecation is to be collected and disposed of by wrapping in a bag and placing it into your bin.

4.2. Mail and deliveries

- a. All mail is to be delivered to your designated mailbox and you are responsible for collecting your mail on a regular basis.
- b. You are responsible for arranging the safe delivery of all parcels and other deliveries to your Residential Site. If you are not present at the time of delivery, the parcel or delivery is to be sent to the nearest post office or collection center.
- c. We will not accept any deliveries or parcels on your behalf.

4.3. Rubbish and waste disposal

You will:

- a. dispose of all household rubbish and waste in the bins provided for your Residential Site;
- b. comply with all laws and authority requirements (including local government laws and regulations) with respect to the disposal of rubbish and waste;
- c. other than when placed out for collection, store all rubbish bins so that they are not visible from the road, which may necessitate placing them behind a gate on the Residential Site;
- d. place rubbish bins adjacent to the curb in front of the Residential Site no earlier than the evening before the day of the scheduled rubbish collection; and
- e. collect and remove all rubbish bins from the curb on the day when the scheduled rubbish collection occurs.



Vantage | Park Rules

5. Definitions

Act means *Manufactured Homes (Residential Parks) Act 2003* (Qld).

Community refers to the Residential Park identified in the Site Agreement (Form 2, Part 1, Section 3) which is the area of land that includes sites (land available for rent under site agreements), common areas and facilities for the personal comfort, convenience or enjoyment of Home Owners;

Home means the manufactured home owned by you and located on the Residential Site.

Residential Site means the site within the Community on which a Home Owner's Home is located.

Site Agreement means an agreement under the Act between you and us that (amongst other things) provides for your occupation of a Residential Site at the Community.

Visitor means any contractor, tradesperson, agent, licensee, visitor or other invitee of a Home Owner.

You, Your or Home Owner means the person(s) comprising a home owner for the purposes of the Act that is a party to a Site Agreement.

We, Our, Us or Park Owner means the owner of the Community and the park owner for the purposes of the Act that is a party to a Site Agreement.

