

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 10/12/2025 *[insert date]*. Some of the information included may not apply to existing site agreements.

Park owner signature *Made Jenty* Date 10/12/2025

Residential park details

Park name Seachange Arundel
 Phone 07 5609 7536
 Park address 299 Napper Road
 Suburb Arundel State Qld Postcode 4214
 Website www.ingenialifestyle.com.au Number of current manufactured home sites 414
 Park contains: ☒ only manufactured homes ☐ multiple dwelling types (see section 15)
 Total number of sites (including other dwelling types) currently in park 414

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 2008

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 under section 70B.

Site rent* (or range of site rent) payable by new owners
Range - \$268 - \$288 per week
This applies to site agreements entered from ...03/12/2025
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
The greater of the annual percentage increase in CPI and 3.5%
General increase day.....1 January 2027.....
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 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

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

Unable to be installed due to capacity of network.....

.....

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	<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>
7 Gas	<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>
8 Telephone	<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 checked="" type="checkbox"/> Other (specify)</p> <p>...Homeowner to arrange connection & supply.....</p>
9 Internet	<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 checked="" type="checkbox"/> Other (specify)</p> <p>...Homeowner to arrange connection & supply.....</p>
10 Other utilities and services	<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>Gardening - limited to front gardens of resident homes.....</p> <p>No additional services or utilities included in site rent</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

<div>11 Park Manager and staff</div> <div>Please provide details about the availability of park management.</div>	<div>Is an on-site manager (or representative) available to home owners? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>Details of on-site availability: Manager is available Monday - Friday during business hours.....</div> <div>Does the on-site manager live on-site or work on-site? <input type="checkbox"/> Lives on-site <input checked="" type="checkbox"/> Works on-site <input type="checkbox"/> Not applicable</div> <div>Does the park have an after-hours emergency contact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>After-hours emergency contact details Area Manager - Phone - 0431 345 063.....</div> <div>Do any other staff work in the residential park? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). Operational staff consist of :- Community Manager, Caretaker,..... Administrative Assistant.</div>
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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: Workshop available. Any additional activities taking place in the community are on a user pays basis

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

Use of facility is included in site rent, events and activities taking place in facility may incur a charge

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:

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

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

☒ Club House

Details:

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

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

☒ Communal open space

Details... Outdoor green space.....
.....

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

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

☒ Gym

Details... Fully equipped gymnasium.....
.....

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:

Details..1.indoor.pool, 2.outdoor.pools.....

.....

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

.....

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

☒ Tennis court / Pickleball

Details..Tennis Court, 2 x pickle ball courts.....

.....

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..Change rooms available at pool.....

.....

☒ Kitchens in communal facilities

Details..Kitchen in clubhouse.....

.....

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)

Community garden - available to residents & guests/visitors

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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:

Parking in garage only, no driveway or adjacent parking

.....

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 112

.....

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

Spaces available - 15, wait list to be allocated a space, subject to availability. Cost to residents : Residents required to enter into a licence/agreement with the operator.

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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

Yes, this is available under a signed agreement, rent cost apply at \$50 per week, price subject to change and annual increase

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

Part 4 – Miscellaneous	
<div>16 Other dwellings</div>	<div>Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div> <div>If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)</div> <div><div></div><div></div><div></div><div></div></div>
<div>17 Development</div> <div>Indications of future plans may be subject to change. For more information contact the park owner.</div>	<div>Has development of the park been completed?</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>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?</div> <div><div></div><div></div><div></div><div></div></div> <div>If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available</div> <div><div></div><div></div><div></div><div></div></div>
<div>18 Home owners committee</div>	<div>Does the park have a home owners' committee?</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>
<div>19 Letting the home</div>	<div>Do site agreements in the residential park permit home owners to let their home to another person?</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div> <div>If yes, detail any restriction on letting:</div> <div><div></div><div></div><div></div><div></div></div>

[illegible]

Part 5 – Park Rules

[illegible]

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

INA Operations Pty Ltd as trustee for INA Operations Trust No.11

Australian Company Number (ACN) 159 195 632

Australian Business Number (ABN) 87 753 619 336

Business address

Level 10, 20 Bond Street

Suburb Sydney State Nsw Post code 2000

Phone number (07) 3326 5800

Email address reception@ingeniacommunities.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 07 5609 7536

Park email arundelcm@ingenialifestyle.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@cxton.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

SCHEDULE 1

THE SEACHANGE COMMUNITY RULES

The Community Rules form the Park Rules as referred to in the Site Agreement .Any reference herein to “Seachange” is to be taken as meaning “the Park” as referred to in the Site Agreement.

Also, any reference herein to “Seachange Management” or the “Seachange Manager” is to be taken as meaning “the Park Manager” as referred to in the Site Agreement including Seachange’s on-site managers and administrative staff at Seachange.

The park rules provide a framework that will encourage a standard of behaviour that Home Owners at Seachange should expect when living in a community such as Seachange.

The park rules are based on common sense and courtesy and define acceptable standards that will make Seachange an enjoyable place to live for all Home Owners.

ADMINISTRATION

CR1 Home Owners Committee

- 1.1 The Home Owners of Seachange may elect a Home Owners Committee (“the Committee”).
- 1.2 The Committee will represent all Home Owners at Seachange and liaise with The Park Manager.

CR2 The Office and Manager

- 2.1 The Manager or an Administrator will be “on call” during normal business hours.
- 2.2 Calls outside of these hours are to be limited to an “emergency needs” basis.
- 2.3 The Seachange Administration office located at the entry of the Country Club will be open five (5) days a week for a minimum of four (4) hours per day. These hours will be clearly signed at the Country Club.
- 2.4 If a Home Owner requires the assistance of the Seachange Manager, an appointment must be made to meet during these times.
- 2.5 Seachange’s gardeners and maintenance staff are employed to maintain and upkeep the Common Areas, the landscaping of the streetscapes and the mowing of the Home Frontages.
- 2.6 If a Home Owner requires maintenance to be performed to their Home or the Common Areas, the Home Owner must lodge a request for same with Seachange Management. Any maintenance service will be at the cost of the home owner.

SECURITY AND SAFETY ISSUES

CR3 Access and Security

- 3.1 The Home Owner will receive two (2) access fobs per Home that open the main entrance gates to Seachange.
- If a Home Owner requires a replacement access fob, Seachange Management will provide same at the cost of the Home Owner.
- 3.2 A Home Owner must not open the gates to callers requesting access to a Home other than the Home Owner's except for Emergency Services. Seachange is a secure community. In this regard, should a Home Owner observe any person acting in a suspicious way, the Home Owner is requested to immediately inform Seachange Management of the Home Owner's concerns.
- 3.3 A Home Owner or their Authorised Visitors and Occasional Guests will not allow tail gating to occur at the front entry gate.
- 3.4 An Authorised Visitor must comply with the terms and conditions of the Host Home Owner's Site Agreement, Community Rules and License to Use.
- 3.5 An Authorised Visitor can be responsible for the activities and supervision of children in their care in accordance with Rule 3.4.

CR4 Mail

- 4.1 All mail is delivered by Australia Post to the mailboxes at the main entrance to Seachange.
- 4.2 All Home Owners are responsible for clearing their respective mailbox on a regular basis.

CR5 Presentation of Home

- 5.1 Seachange's gardeners and maintenance staff are employed to maintain and upkeep the Common Areas, the landscaping of the streetscapes and mowing of the Home Frontages.
- 5.2 As Seachange Management is committed to providing a high standard over 50's community and protecting the investment made by all Home Owners, Home Owners must comply with the following:
- (a) Seachange has a specific landscape treatment and style. Home Owners are not permitted to vary or add to the landscaping of the Home Frontages.
 - (b) A Home Owner will not plant any trees, plants or shrubs with the exception of the Vegetable Garden.
 - (c) A Home Owner and/or any Authorised Visitor and/or any Occasional Guest of a Home Owner must not remove or cause any damage to flowers, shrubs, gardens, lawns, trees, facilities or the Amenities in Seachange.
 - (d) A Home Owner must not store any rubbish bins outside of the Site Area except for collection purposes.
 - (e) A Home Owner will not hang any clothing, bedding or other articles on windows, decks or other parts of the Home or any other part of the Site

Area save and except in areas designated for the hanging of clothing that has been washed and is drying in accordance with 5.2(f) below.

- (f) A Home Owner will not hang any washing in areas where it is visible from the Common Areas or from any areas outside of the Site Area.
- (g) A Home Owner will not erect or permit to be erected or maintained any clothes line, garden shed or other structure without the prior written consent of Seachange Management and only from time to time in areas designated by Seachange Management and any such structures so permitted must be kept in good order and condition consistent with community standards.
- (h) Hard rubbish or garden refuse is not to be left outside the Home or the Site Area under any circumstances.

THE COUNTRY CLUB AND COMMON FACILITIES

CR6 General Rules

- 6.1 Home Owners may use the Amenities only during hours and on terms that Seachange Management may nominate from time to time.
- 6.2 The Country Club and the Amenities opening hours will be 7am to 10pm on 7 days. These hours may be varied at any time at Seachange Management's sole discretion and/or for special events.
- 6.3 The Country Club and the Amenities are for the use of all Home Owners in Seachange and their Authorised Visitors and Occasional Guests.
- 6.4 It is the responsibility of Home Owners to:
 - (a) Leave these areas in a neat and tidy fashion; and
 - (b) Return items to their original location;
 - (c) Wash all dishes, glasses and utensils in the dishwashers provided;
 - (d) Clean and clear away any mess and rubbish; and
 - (e) Ensure that their Authorised Visitors and Occasional Guests comply with these requirements and the park rules generally,upon completion of using and before leaving the Country Club or the Amenities.
- 6.5 Home Owners are expected to treat the Country Club and the Amenities as an extension of their Home. Any damage or breakages caused by reckless or careless actions of a Home Owner (or their Authorised Visitors or Occasional Guests) are to be paid for by the responsible Home Owner.
- 6.6 Use of the Amenities may be withdrawn by Seachange Management in respect of any Home Owner (or their Authorised Visitors or Occasional Guests) that uses an Amenity recklessly or without regard to the proper enjoyment of other Home Owners' use of the same.
- 6.7 Offensive or threatening behaviour (including physical or verbal assault, or theft of community or another Home Owner's property) will not be tolerated in any circumstance, and any Home Owners (or their Authorised Visitors or Occasional Guests) that breach this rule will be asked to leave the Country Club area immediately. Repeated breaches of this rule will result in a Home Owner (or their Authorised Visitors or Occasional Guests) being refused permission to access

and use the Amenities, and in serious situations, may result in the Home Owner being required to permanently leave Seachange.

6.8 Home Owners (and their Authorised Visitors or Occasional Guests) are required to wear appropriate clothing at all times in accordance with the following:

- (a) **Country Club Bars, Lounges, Meeting Room and Theatre:** shirt, shorts or pants and footwear required.
- (b) **Gymnasium** - shirt, shorts or pants and footwear required (plus towel).
- (c) **Tennis, Bowls, Golf Putting Green & Driving Net** - shirt, shorts or pants and specific approved footwear required.
- (d) **Woodworking Shop and Craft Room** – shirt, shorts or pants, enclosed shoes and appropriate protective gear when using equipment and machinery.
- (e) **Pools, Spa and Steam Room** - appropriate swimwear and towels.

CR 7 Use and Operation of the Amenities and Social Clubs

- 7.1 To ensure orderly operation, there will be a booking system located at the Seachange Management Office for all individual Amenities.
- 7.2 The booking system will be overseen by Seachange Management and granted on a “first come, first served” basis.
- 7.3 Bookings cannot be made that monopolise Amenities on a regular basis without the approval of Seachange Management.
- 7.4 For all private functions requiring the sole use of an Amenity, prior approval must be sought from Seachange Management and sufficient notice be given to all Home Owners and Seachange Management.
- 7.5 A Notice Board at the Country Club will be established to ensure that all Home Owners are aware of what activities are being arranged and also to allow Home Owners to form new activity groups.
- 7.6 Should a dispute arise between Home Owners in relation to the booking and use of the Country Club and the Amenities, this will be resolved by Seachange Management and in its sole discretion will determine a solution which the Home Owner agrees to observe.
- 7.7 Home Owners are free to utilise the dining, kitchen, bar and barbeque facilities at the Country Club. These areas must be cleaned after use and any crockery, cutlery, glassware and utensils used must be washed and stored away.
- 7.8 Home Owners are required to turn off all lights, fans etc. after use.
- 7.9 Smoking is not permitted within the Country Club, the outdoor pool area, bowling green, tennis court, BBQ areas or within 4 metres of an opening door. Management reserves the right to allocate or not, a specific area for smoking.

CR 8 The Swimming Pools and Spa

- 8.1 The rules for the use of the Pool areas and Spa are clearly displayed in the Pool area and are for the safety of all Home Owners and their Authorised Visitors and Occasional Guests.

- 8.2 As there are Homes situated close to the Pool, all noise must be kept to an acceptable level.
- 8.3 The rules of use are as follows:
- (a) Host Home Owners are responsible for their Authorised Visitors and Occasional Guests.
 - (b) Running, diving, or jumping is not permitted.
 - (c) No glass is to be brought into the Pool enclosure.
 - (d) The Pool hours will be 7am to 9 pm each day and can be varied by Seachange management.
 - (e) Visiting children must be supervised at all times by the Home Owner or Authorised Visitor.
 - (f) Children are not permitted in the indoor Spa or indoor Pool.
 - (g) Appropriate swimwear must be worn at all times.
 - (h) All Home Owners, Authorised Visitors and Occasional Guests are required to dry off and dress appropriately before entering the Country Club.

CR 9 Steam Room

- 9.1 Children are not permitted in the Steam Room.

CR10 Gymnasium

- 10.1 Children and Occasional Guests are not permitted in the Gymnasium.
- 10.2 Towels are to be used at all times.
- 10.3 All weights are to be put away after use.
- 10.4 All equipment must be wiped down with a towel after use.

CR11 Cinema / Theatre

- 11.1 Bookings for the Cinema / Theatre must be made in advance with Seachange Management.
- 11.2 The Cinema / Theatre area must be cleaned after use.
- 11.3 Care must be taken with food and beverages in this area.
- 11.4 The cinema equipment, lights and air conditioning must be turned off after use.

CR12 Wine Cellar Area

- 12.1 This area has been provided for home owners wishing to participate in a wine club.
- 12.2 If the Wine Cellar area is used for any wine tasting activities, it must be cleaned after use.

CR13 Woodwork Shop

- 13.1 Home Owners must take extreme care whilst in the Woodwork Shop as equipment in this room can cause injury if care is not taken.
- 13.2 Home Owners must not operate machinery or equipment whilst taking medication that may impair their ability to operate machinery or equipment.
- 13.3 Home Owners must take appropriate precautions when operating the equipment and wear appropriate clothing and safety equipment when using power tools.
- 13.4 All tools must be returned to their respective storage areas when not in use.
- 13.5 All incomplete work must be stored away and then removed on completion.
- 13.6 The Woodwork Shop must be swept and tidied after use and any loose timber returned to the storage rack if applicable.
- 13.7 No chemicals are to be stored in the Woodwork Shop.
- 13.8 Home Owners may only use the tools and equipment for their intended purpose.
- 13.9 Subject to availability, Home Owners may place larger pieces of equipment in the Woodwork Shop, subject to them providing any Home Owner who so wishes, an induction course on the use of the equipment for their personal use.
- 13.10 Home Owners are required to complete the Woodwork Shop Rules Form prior to being issued a key to the Woodwork Shop from the Manager. Home Owners are required to ensure the entry door is locked when the room is not in use.
- 13.11 Any disputes in regard to the use of the Woodwork Shop will be resolved by the Manager.

CR14 Art and Craft Studio

- 14.1.1 Any group activities to occur in the Art and Craft Studio are to be booked in advance with Seachange Management.
- 14.2 All incomplete work must be stored away.
- 14.3 The Art and Craft Studio must be swept and tidied after use.

CR15 Tennis Court

- 15.1 All persons using the Tennis Court must wear appropriate non-marking footwear.
- 15.2 All bookings for the Tennis Court must be made with Seachange Management.
- 15.3 Any occasional guests or children must be accompanied by the host Home Owner or Authorised Visitor at all times.
- 15.4 Food or drinks are not permitted on the Court in any circumstances.

CR16 Golf Putting Green

- 16.1 Children are permitted to use the putting green provided they are supervised by the Home Owner or Authorised Visitor.

CR17 Golf Driving Net

- 17.1 Home Owners must exercise caution to ensure that balls are only hit within the confines of the Golf Driving Net.
- 17.2 All bookings for the Golf Driving Net must be made in advance with Seachange Management.

CR18 Bowling Green

- 18.1 The Bowling Green is for the use of Home Owners and their Authorised Visitors and Occasional Guests only. Any Occasional Guests must be accompanied by the host Home Owner or Authorised Visitor at all times. No children are allowed on the bowling green.
- 18.2 Bowls shoes or similar must be worn on the Bowling Green.
- 18.3 All equipment, including mats and kitties, must be returned to the Bowls Club after use.
- 18.4 The Bowls Committee will oversee the Bowls Club, book events and competitions, and be responsible for the preparation of the Bowls Green prior to all activities taking place.
- 18.5 Food and drinks are not permitted on the Bowling Green.

CR19 Computers and Printers

- 19.1 Computers and a printer will be provided in the Clubhouse for use by Home Owners.
- 19.2 All technical issues experienced with such equipment must be directed immediately to Seachange Management.
- 19.3 Pay per use Broadband internet will be provided to the Business Centre.
- 19.4 Home Owners will be charged for the use of broadband over and above the download provided.
- 19.5 All meeting room bookings are to be made in advance with Seachange Management.

CR20 Library Area

- 20.1 The Library area and the reading area will be stocked with material provided by Home Owners. Home Owners are therefore encouraged to loan books to the Library if storage permits.
- 20.2 The Library is a “quiet” area and Home Owners and their Authorised Visitors and Occasional Guests are asked to keep noise to a minimum in this area at all times.

CR21 Barbeque Areas

- 21.1 All Barbeque Areas are for the enjoyment of all Home Owners and their Authorised Visitors and Occasional Guests. If a Home Owner intends to

entertain more than a few guests, the Home Owner is encouraged to use the Barbeque Areas

- 21.2 When using the Barbeque Areas, Home Owners must always leave them in the same condition that they found them. These areas must be cleaned after use and crockery, cutlery, glassware and utensils used must be washed in dishwashers provided and stored away.

OTHER

CR22 Home Resales

- 22.1 To preserve the integrity of the development and enhance Home Owners' investments, all resales should be conducted through Seachange in-house marketing team.
- 22.2 Private and Agent sales are permitted, however, Home Owner's must first notify the Park Owner of any intention to sell by providing the Park Owner with the appropriate forms under the legislation governing resale of Manufactured Homes.
- 22.3 Signboards must not be displayed outside Homes or on the property of Seachange or on the perimeter fencing of the Site Area or of Seachange.
- 22.4 Home Owners and real estate agents are not permitted to conduct Open homes within Seachange.

CR23 Refuse Disposal

- 23.1 A Home Owner will place all refuse only in designated rubbish containers. Placing of rubbish anywhere else on the site area or common areas is prohibited.

CR24 Alcohol

- 24.1 There will be a license to sell alcohol in the Seachange Country Club. The terms and conditions of any such license will not restrict the ability of the Home Owner from choosing to bring their own alcohol from home to consume whilst the Licensed Bar is operating.
- 24.2 In accordance with CR7 a Home Owner who books the Amenities for a private function in the immediate area of the bar, has the right to choose if the Licensed Bar is to open or remain closed during their private function.
- 24.3 All cleaning relating to the Licensed Bar activity must be done by the volunteer staff during the service times of the Licensed Bar.
- 24.4 All empty bottles, cans etc must be cleared away to council recycle bins at the closure of the Licensed Bar each day.
- 24.5 Any breakages are to be cleared away to ensure the safety of all who use the Country Club.

CR25 Pets

- 25.1 Home Owners may keep a pet at Seachange subject to the terms and conditions of the Park Owner's Pet Policy.
- 25.2 Home Owners must contact Seachange to apply prior to bringing a pet to Seachange.
- 25.3 Replacement of pets within Seachange is subject to The Home Owner making a new application under the Seachange Pet Policy.