

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 27/10/2025 [insert date]. Some of the information included may not apply to existing site agreements.

Park owner signature Anthony Demiris Date 27/10/2025

Residential park details

Park name Vantage Logan Village Green

Phone 0409974460

Park address 1 Manuka Road

Suburb Logan Village Green State QLD Postcode 4207

Website https://avid.com.au/communities/residential/vantage-logan-village-green/ Number of current manufactured home sites 231

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

Total number of sites (including other dwelling types) currently in park 231

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.....

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

\$240.00 per week

01-Jul-25

This applies to site agreements entered from 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).

10-Nov-2026

General increase day (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 Owners must seek approval for any works which involve the solar units, supply changes, batteries etc

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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)

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11 Park Manager and staff

Please provide details about the availability of park management.

Is an on-site manager (or representative) available to home owners?

Yes No

Details of on-site availability:

The 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 0409974460

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 Caretaker

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: Resort Clubhouse, Games Room, Library, Meeting Room, Movie Theatre, Bowling, Music Rooms, Arts and Crafts Room, Lawn Bowls, Pickleball Court

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

BBQ area outdoors

Details: Outdoor BBQ area

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Bowling green

Indoor Outdoor

Details: Outdoor Bowling Green, including Bocce Court

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Club House

Details: Resort Clubhouse, Games Room, Library, Meeting Room, Movie Theatre, Bowling, Music Rooms, Arts and Crafts Room, Lawn Bowls, Pickleball Court

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details Available throughout the community free of charge
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Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Gym

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

Available to: Home owners Guests / Visitors Public

Library

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

Available to: Home owners Guests / Visitors Public

Restaurant / Cafe

Details Bar at Clubhouse
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Cost: Included in site rent Additional fee (specify)

There is a bar at Clubhouse and drinks are available for purchase

Available to: Home owners Guests / Visitors Public

Shops

Details.....
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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)

Community Bus & Community Camper Van

Cost: Included in site rent Additional fee (specify)

Frequency: Upon booking schedule

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size: 370,000L

Details

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Tennis court / Pickleball

Details: Pickleball Court

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Changing rooms and showers at sports facilities

Details: Male, Female and disabled toilets

Kitchens in communal facilities

Details: Kitchen is 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)

Golf Simulator, Workshop, Sauna, Off-Leash Dog Area, Main Function Room Hall. All of the mentioned are a part of the site rent fees.

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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:

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

Yes No

If yes, specify number of spaces and any conditions

At discretion of spaces availalbe, residents have the option to apply for extra parking

Is there additional parking available for visitor use?

Yes No

If yes, specify number of spaces ⁵⁵

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

4 long spaces based upon availability

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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

\$175 per month

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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?

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

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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

Vantage by AVID 1 Pty Ltd ATF Vantage Logan Village Trust

Australian Company Number (ACN)

Australian Business Number (ABN) 48 662 125 712

Business address

Level 5, 7 Macquarie Place

Suburb Sydney State NSW Post code 2000

Phone number 0409944460

Email address loganvillagegreen@vantage.com.au

25 Park contact

Please provide contact details for the residential park for information and enquiries if different from above.

Contact name Roger Chau

Park phone 0409974460

Park email loganvillagegreen@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 Logan Village Green

07 August 2020



VANTAGE LOGAN VILLAGE GREEN ["the Park"] PARK RULES

Please refer to a Site Agreement to view a dictionary of the terms in these Park Rules commencing with capitalised letters. Some additional terms are also defined within these Park Rules. These Park Rules address Section 77 of the Manufactured Homes (Residential Parks) Act 2003 (Qld) [**'the Act'**].

1. Ownership of all Sites, the Common Areas, the communal facilities and all infrastructure at the Park will remain vested in the Park Owner.
2. To the extent that any of these Park Rules are inconsistent with the Special Terms of any Site Agreement, the Special Terms shall prevail.
3. Home Owners [**'Resident Persons'**] and their guests and visitors [**'Non-Resident Persons'**] [together defined as 'Person/s' as the context may imply] must comply with these Park Rules.
4. **The use and operation of the communal facilities (as per Section 77(2)(a) of the Act):**
 - 4.1. The Park Owner is entitled to use the communal facilities for special events, provided that such events are pre-booked in the relevant booking diary.
 - 4.2. No part of any communal facility or communal area is able to be used for religious or political gatherings.
 - 4.3. No Person is permitted to deal with any communal facility in a manner that willfully, negligently or recklessly causes damage or breakage to such communal facility.
 - 4.4. Notwithstanding the above, the rights of Resident Persons take precedence over the rights of Non-Resident Persons insofar as usage of the communal facilities is concerned.
 - 4.5. Non-Resident Persons visiting the Park must be accompanied by their host Resident Person at **all** times during their visit.
 - 4.6. Non-Resident persons are not permitted to access or use any communal facility unless they are permitted to do so by these Park Rules.
 - 4.7. No Person is permitted to use the communal facilities outside of the hours that are approved by the Park Owner.

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- 4.8. No Person is permitted to use any part of the communal facilities for any purpose which may be illegal or injurious to the reputation of the Park Owner, the Park or any other Person or which may interfere with the peaceful enjoyment of the communal facilities or which may interfere with the general management of the Park.
- 4.9. Unless otherwise authorised by the Act, no Person is permitted to paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter onto, or at, any part of any communal facility.
- 4.10. No Person is permitted to conduct any auction sale or any other business or commercial enterprise at any communal facility.
- 4.11. No Person is permitted to bring to, do, or keep anything at the communal facilities which shall increase the rate (being the real risk, increased premiums or voidable insurance claims) of fire insurance or any other insurance type at the Park or any property at the communal facilities which may conflict with relevant laws and or regulations relating to such insurance types or any insurance policy applying to the Park or any property at the Park or the ordinances of any public authority for the time being in force.
- 4.12. No Person is permitted to distribute flyers, brochures, circulars, pamphlets, or notices about any communal facility or the Park.
- 4.13. No Person is permitted to intentionally damage or remove flowers, shrubs, trees, lawns or gardens at the Park or cause any damage anywhere within or around the communal facilities.
- 4.14. No Person is permitted to contravene the rules and laws relating to smoking at the communal facilities as prescribed by the relevant authorities from time to time.
- 4.15. Except for barbeques, no Person is permitted to use any form of light, power or heat (nor use any type of exposed flame) other than electricity or gas supplied through meters (if applicable) at any communal facility.
- 4.16. No Person is permitted to use any chemical, burning fluids, oil, acetylene or alcohol in lighting any communal facility.
- 4.17. No Person is permitted to break any seal or tamper with a meter or any utility connections at the communal facilities.
- 4.18. No Person is permitted to hang clothing, bedding or other articles at or on the windows, decks, verandahs or otherwise at any part of the communal facilities.
- 4.19. No Person is permitted to dig any holes at the communal facilities.



- 4.20. No Person is permitted to cause annoyance to another Person or the Park Owner at the communal facilities. For clarity, both Non- Resident Persons and Resident Persons must always treat the Park Owner and Resident Persons with respect and courtesy.
 - 4.21. With the exception of bicycles, wheelchairs and mobility scooters, no Person is permitted to ride any device or play on or around Park thoroughfares, without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
 - 4.22. For clarity, riding of skateboards, non-motorised scooters, roller blades and other similar conveyances at the Park is prohibited.
 - 4.23. All Park Owner-approved motorised transportation devices at the Park must be registered and insured for a sum and on terms and conditions that are satisfactory to the Park Owner. Failure to comply with this rule will result in the motorised transportation device being banned.
 - 4.24. All Persons must comply with lawful notices that are issued from time to time by either the Park Owner or any authority in relation to the communal facilities and the Park.
 - 4.25. Aside from wheelchairs, no Person is permitted to bring any conveyance or any transportation device onto any timber floors at the communal facilities.
- 5. The making and abatement of noise (as per Section 77(2)(b) of the Act):**
- 5.1. No Person is permitted to make, or permit to be made, any objectionable noises, use bad language or cause interference in any way with the reasonable peace, comfort, privacy or quiet enjoyment of other Persons at the Park.
 - 5.2. All power tools, musical instruments, radios, stereos, television sets, barking dogs, birds and the like shall be controlled so that the sound from them is minimal and does not cause annoyance to anyone.
 - 5.3. No Person can hold, or permit to be held, any social gathering or meeting at the Park that produces any noise which interferes with the reasonable peace, comfort, privacy or quiet enjoyment of other Persons at the Park.
 - 5.4. Persons leaving or entering the Park late at night or in the early morning hours must do so quietly, so as not to disturb the reasonable peace, comfort, privacy or quiet enjoyment of other Persons at the Park.
 - 5.5. No Person is permitted to carry on, in or about the Park any annoying, noxious, offensive, illegal business, occupation or practice or otherwise that may grow to be an annoyance within the Park.



- 5.6. No Person is permitted to operate any plant or equipment outside the hours designated by the local authority, and further that through noise, odour, vibrations or otherwise may or grow to be an annoyance within the Park.
6. **The carrying on of sporting and other recreational activities (as per Section 77(2)(c) of the Act):**

General Rules of Use of Communal Facilities

- 6.1. All Persons must always strictly adhere to the requirements and conditions of any liquor or food licenses that may be in place at the Park from time to time.
- 6.2. All Persons must ensure they are medically fit to use any particular communal facility.
- 6.3. All Persons agree to use the communal facilities at their own risk. All Persons are aware that injuries can occur when using the communal facilities and they understand that risks exist. Therefore, all Persons shall act in a way that minimizes the risks to themselves and others.
- 6.4. All Persons must wear appropriate clothing and footwear whenever using a particular communal facility.
- 6.5. If there is a communal facility booking diary in place for the use of a particular communal facility, then Persons may only use that particular communal facility after making a booking in the said diary, subject to these Park Rules at all times. Only Resident Persons are permitted to make diary bookings. Communal facility booking diaries are to be maintained by the home owners committee. In the event of double-bookings or booking diary conflict, the Park Manager will, at their absolute discretion, decide who can use the relevant communal facility during any time- conflicting period or unilaterally cancel a communal facility event if there is a conflicting booking or particular Persons appear to be dominating any communal facility to the exclusion of Resident Persons.
- 6.6. No food or beverages, other than water, are permitted to be taken into any communal facility areas, excepting the Kitchen, the Bar Area, the Games Room, the main function/hall/area and the Alfresco Area - or as otherwise permitted by the Park Owner at its sole and absolute discretion.
- 6.7. Communal facilities are only to be used for their intended purposes. No Person is permitted to abuse, mistreat, damage or generally misuse any communal facility. The Park Owner may seek rectification costs from Persons who are known to have contravened this rule.
- 6.8. Persons must promptly report any breakages, damage, faults or leaks at the

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communal facilities to the Park Manager as soon as same are known.

- 6.9. Pets, except for service animals, are not permitted inside of any communal facility. This includes the surrounds of the Swimming Pool and Spa, Bowls Green and Alfresco Area.
- 6.10. No Person is permitted to interfere with any circuitry, plumbing, motors or mechanical plant and equipment at any communal facility without first receiving permission from the Park Owner.
- 6.11. Persons who use any communal facility must ensure that such areas are left clean and tidy at the end of each use. Resident Persons are responsible for ensuring that any communal facility that is used by their Non-Resident Person visitors and guests is left clean and tidy at the end of each use.
- 6.12. Resident Persons are always responsible for the actions and conduct of their Non-Resident Persons and must actively supervise such Persons whilst they are visiting.
- 6.13. Any items used in the communal facilities must be returned to their storage location (for example, bowls mats) after use. No equipment located in any part of the Country Club or surrounding communal facilities is to be removed from the Country Club or surrounding communal facilities.
- 6.14. The Park Owner may restrict or prohibit Persons from entering the communal facilities if they do not comply with these Park Rules.
- 6.15. Detailed below are some of the Park's communal facilities and the rules that apply to such communal facilities.

Country Club

- 6.16. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.17. If Resident Persons wish to use the Country Club outside of the abovementioned hours, then they need to seek prior permission from the Park Manager. Permissions may be withheld or issued conditionally from time to time. Subject to permission being granted, the Park Manager will arrange for those Resident Persons to have access to the building. Those Resident Persons will then be responsible for cleaning and securing the building and activating the alarm system after they have finished using any part of the Country Club.
- 6.18. All Persons must keep in mind any noise regulations in place when accessing, using and leaving the communal facilities.



- 6.19. Resident Persons who exit the Country Club at the end of the day must ensure all air conditioning, lights and other technological devices are switched off. The last Resident Person to exit the Country Club prior to the end of the day must ensure that all doors and windows are locked. Those organising a function in the Country Club are responsible for locking the building and activating the alarm system when they have finished using any part of the Country Club.

Main Function Room - Hall - Area

- 6.20. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.21. All Persons must abide by the prevailing dress code for any event or function as directed by the home owners committee from time to time. At all other times, Persons must present in appropriate and respectful attire.
- 6.22. Subject to liquor licencing requirements, Resident Persons must sign in their Non-Resident Person guests into the Guest Register located at the main foyer prior to entering the Main Function Room or any other part of the Country Club.
- 6.23. Subject to liquor licencing requirements, Persons are permitted to bring their own drinks into the Country Club or any other licenced area outside of the prescribed liquor licence hours.
- 6.24. Subject to these Park Rules, Persons who wish to hold functions in the Country Club (including the main Function Room/Hall/Area or any other area in which functions are permitted) must ensure the function is concluded by no later than 10.30pm, excluding New Year's Eve - in which case the hours can be extended by mutual agreement between the home owners committee and the Park Owner. The granting of such permission will be at the absolute discretion of the Park Owner and may be withheld or issued conditionally from time to time.
- 6.25. Persons who wish to use the Country Club for private functions must pay a cleaning bond to the Park Manager no later than 48 hours prior to the staging of their private function. The bond or any part thereof may be used by the Park Manager at their absolute discretion to clean the communal facilities following the conclusion of the private function. The quantum of the bond will be determined by the Park Owner from time to time. The Park Manager will refund any unused bond monies to the relevant Person as soon as practicably possible following the conclusion of the private function.

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Bocce Court

- 6.26. Hours of access and permitted users are as detailed in the Community Facility Schedule attached.
- 6.27. The Bocce Court is to be used for Bocce only.
- 6.28. Persons must wear non-marking shoes whilst using the Bocce Court.

Kitchen, Bar and BBQ Areas

- 6.29. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.30. Persons must wear enclosed footwear in the communal kitchen at all times. Aprons and gloves must be worn at all times when preparing and cooking food. Persons must ensure that food preparation surfaces, equipment and utensils are cleaned and sanitised before and after use. Persons must ensure hands are thoroughly cleaned before and after touching food.
- 6.31. The Bar will be operated by the relevant home owners committee, subcommittee or other Licensee on behalf of Resident Persons. The Bar plus all tills and relevant refrigerators that are used to store beverages and food will remain locked when not in use.

Bowls Green

- 6.32. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.33. The Bowls Green is to be used for Bowls only.
- 6.34. Persons who use the Bowls Green are referred to as Bowlers in this section.
- 6.35. Bowlers must follow the Bowls Queensland Player Code of Conduct or the like.
- 6.36. Bowlers must wear correct lawn bowls approved footwear, being flat soled shoes or bare feet, subject to bowling green manufacturer's specifications or as otherwise directed by the Park Owner at its sole and absolute discretion.
- 6.37. If the Bowls Green is square in dimension - in order to preserve the life of the Bowls Green, Bowls must periodically be played in north-south and east-west directions.
- 6.38. To preserve the life of the Bowls Green, for practice or single games, Bowlers must use the centre section of the Bowls Green.
- 6.39. Bowlers must not dump bowls on the Bowls Green. Bowlers must adhere to the



height rules prescribed by Bowls Queensland, being a height no greater than ankle height.

Bowling Alley

- 6.40. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.41. Neither Non-Resident Persons nor Resident Persons are permitted to enter any mechanical room associated with the Bowling Alley for any purpose unless permitted by the Park Owner.
- 6.42. Resident Persons can only book and use one lane at a time. Spectators must view from the side chair/s and lounge/s.
- 6.43. Only one Person is permitted to bowl at any given time on any given lane.
- 6.44. Walking down the bowling lanes is strictly prohibited.
- 6.45. Any malfunction at the Bowling Alley must be reported to the Park Manager immediately and the relevant lane/s must be closed until the malfunction is resolved. A Person must not attempt to rectify malfunctions themselves or to retrieve stuck bowling balls, unless such Person has been trained and is authorised to do so by the Park Owner or its authorised representative.
- 6.46. Users of the Bowling Alley must not dump bowling balls on the Bowling Alley lanes at any time.
- 6.47. Participants in Bowling Alley activities must wear the appropriate Park Owner-supplied bowling footwear with socks at all times. Park Owner-supplied bowling footwear is not to be worn outside of the Bowling Alley room. Further, Persons who wear Park Owner supplied bowling footwear must spray same with Park Owner-supplied disinfectant at the end of each session. Persons may use their own regulation bowling shoes.
- 6.48. The Bowling Alley Communal facility cannot be booked for a private function.

Bus

- 6.49. Only Resident Persons are permitted to use the communal Bus.
- 6.50. Resident Persons who use the Bus must ensure the Bus fuel tank is fully refueled and that the Bus is left clean and tidy at the end of each use. For clarity, the Bus must be fully fueled whenever it is parked at the Park.
- 6.51. Notwithstanding anything else in these Park Rules, the Park Manager will be responsible for controlling the Bus booking diary, which will be kept at the Park

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Manager's office.

- 6.52. Resident Persons who wish to use the communal Bus must comply with the attached Communal Bus Rules.

Motorhome

- 6.53. Only Resident Persons are permitted to use the communal Motorhome.
- 6.54. Resident Persons who use the Motorhome must ensure the Motorhome fuel tank is fully refueled and that the Motorhome is left clean and tidy at the end of each use. For clarity, the Motorhome must be fully fueled whenever it is parked at the Park.
- 6.55. Notwithstanding anything else in these Park Rules, the Park Manager will be responsible for controlling the Motorhome booking diary, which will be kept at the Park Manager's office.
- 6.56. Resident Persons who wish to use the communal Motorhome must comply with the attached Communal Motorhome Rules.

Cinema

- 6.57. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.58. Persons are not permitted to operate or interfere with any of the Cinema equipment unless they have received the appropriate training and are competent to do so.
- 6.59. Food or drink (except water) are not permitted in the Cinema.

Community Garden

- 6.60. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.61. Resident Persons are able to use the Community Garden.
- 6.62. The relevant committee will co-ordinate use of the Community Garden. This rule is included due to the limited size of the Community Garden.

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Craft Room

- 6.63. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.64. Only Resident Persons and invited Non-Resident Persons are permitted to use the craft room.
- 6.65. Only Resident Persons who are properly trained and are competent are permitted to use the sewing machine and/or overlockers in the craft room. Upon application to the Park Owner, permission may be given for Non-Resident Persons, who must also be properly trained and are competent, to use the aforementioned equipment and facility.
- 6.66. Home Owners must ensure that all equipment is turned off at the wall power switch after use.

Games Room

- 6.67. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.68. Persons must brush the felt pool table tops and cover the pool tables after use.
- 6.69. Persons must ensure darts are stored appropriately and that the dart board cabinet is closed at the end of each session.
- 6.70. The Games Room communal facility cannot be booked for a private function.
- 6.71. No food or drink is permitted within 1 metre of the pool tables.

Golf Simulator

- 6.72. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.73. Only Resident Persons are permitted to use the Golf Simulator.
- 6.74. Resident Persons are not permitted to operate the Golf Simulator unless they have received the appropriate training and are competent to do so.
- 6.75. Only four (4) Persons are permitted in the Golf Simulator room at any one time.
- 6.76. Resident Persons using the Golf Simulator must wear covered footwear.
- 6.77. Resident Persons using the Golf Simulator must first sign the booking diary that is located outside of the Golf Simulator room.
- 6.78. Resident Persons using the Golf Simulator may supply their own golf clubs and

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golf balls or use the community-supplied equipment. Only new or clean golf balls are to be used at any time.

- 6.79. Prior to leaving the Golf Simulator room, Resident Persons must ensure the Golf Simulator equipment is properly shut down.
- 6.80. No Resident Person is permitted to interfere with any of the equipment in the Golf Simulator facility.

Gymnasium

- 6.81. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.82. Only Resident Persons are permitted to use the Gymnasium.
- 6.83. If Resident Persons engage a qualified person to provide health and well-being services or guidance in the Gymnasium, pool areas and other recreational areas, then such persons must be appropriately qualified and insured.
- 6.84. Resident Persons must always wear appropriate footwear whilst in the Gymnasium.
- 6.85. Resident Persons must place a towel on the working surface of any equipment they are using. Persons must also wipe down equipment with towels and cleaning agents after use.

Workshop

- 6.86. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.87. Only Resident Persons are permitted to use the Workshop.
- 6.88. Resident Persons who wish to use the communal Workshop comply with the attached Workshop Rules.

Pickleball Court

- 6.89. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.90. Persons must wear non-marking shoes whilst using the Pickleball Court.
- 6.91. Persons must ensure that no equipment is removed from the Pickleball Court.
- 6.92. Persons must not adjust the net height.

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6.93. The Pickleball Court is to be used for Pickleball only.

Sauna

6.94. Hours of access and permitted users are as detailed in the Community Facility Schedule attached.

6.95. Only Resident Persons are permitted to use the Sauna.

6.96. Resident Persons must obtain medical clearance prior to using the Sauna.

Outdoor Swimming Pool and Spa

6.97. Hours of access and permitted users are as detailed in the Community Facility Schedule attached.

6.98. Non-Resident Persons must always be actively supervised by the Resident Person whom they are visiting whilst using the Outdoor Swimming Pool and Spa.

6.99. There is to be no jumping, diving or running at the Outdoor Swimming Pool and Spa area.

6.100. No glass/ceramic vessels of any description are permitted in the Outdoor Swimming Pool and Spa area.

6.101. Persons are not permitted to use the Outdoor Swimming Pool and Spa when the cleaning sign is displayed.

6.102. Persons must always ensure any safety gates at the Outdoor Swimming Pool and Spa area remain closed.

6.103. Persons must ensure that furniture is not removed from within the Outdoor Swimming Pool and Spa area.

6.104. Persons who use the Gymnasium prior to using the Outdoor Swimming Pool and Spa must shower prior to such use.

6.105. Persons must ensure they are as dry as possible before leaving the Outdoor Swimming Pool and Spa area.

6.106. Library and any Meeting, Conference or Consultation rooms

6.107. Hours of access and permitted users are as detailed in the

6.108. Community Facility Schedule attached.

6.109. All books, discs, CD's, DVD's and puzzles at the Library have been donated to the community and are available for free to all Resident Persons either in the Library or to take away. Resident Persons must ensure such items are returned in good order or the relevant person will be required to replace or to pay for replacement

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items.

- 6.110. Resident Persons who wish to use the Library and computers and/or printer within the Library must ensure material they are accessing is lawful.
- 6.111. Costs of consumables with respect to ink, toner, printing paper and the like will be borne by the home owners committee.

Music Room

- 6.112. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
- 6.113. Persons must not borrow equipment from the Music Room.
- 6.114. Persons must not store their personal property in the Music Room.
- 6.115. Notice Board
- 6.116. Only Resident Persons are permitted to advertise social activities
- 6.117. on any notice board, provided that such advertisements are first approved by the Park Manager.
- 6.118. Resident Persons must ensure that the advertised notice is no bigger than A5 in size. The notice must be removed after the event.

Off-Leash Dog Area

- 6.119. Hours of access and permitted users are as detailed in the *Community Facility Schedule* attached.
7. **The speed limits for motor vehicles** (as per Section 77(2)(d) of the Act):
 - 7.1. The speed limit at the Park is strictly 10 kilometres per hour.
 8. **The parking of motor vehicles** (as per Section 77(2)(e) of the Act):
 - 8.1. All motor vehicles and trailers kept at the Park on a permanent basis must be registered with the Park Owner.
 - 8.2. Only vehicles with current registration and compulsory third-party insurance may be driven and parked within the Park. Owners of vehicles with noisy or polluting exhausts will be required to remove such motor vehicles from the Park.
 - 8.3. Parking of no more than two (2) vehicles is permissible at any manufactured home site, provided that such vehicles are enclosed in the garage of the relevant site.
 - 8.4. Resident Persons who own homes that are able to accommodate additional

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vehicles are permitted to store additional vehicles at their site provided that such vehicles are always stored or parked in an enclosed garage at their site.

- 8.5. Parking on driveways is not permitted any time.
- 8.6. Non-Resident Persons are not permitted to bring into the Resort any vehicles, trailers, boats, motorhomes, motorbikes or the like other than their motor vehicle. Non-Resident Persons who are visiting a Resident Person at the Park can park their motor vehicle in an allocated visitor car parking bay for a period that does not exceed more than 48 hours, subject to such parking spaces being available.
- 8.7. Except for those displaying a disability parking permit, a Non- Resident Person who is attending a function at a communal facility at the Park must park their vehicle outside of the Park. Non- Resident Persons displaying a disability parking permit may park their vehicle within the Park's designated disabled parking spaces, subject to such parking spaces being available.
- 8.8. No motor vehicle, caravan, boat, trailer or other vehicle is to be parked or stored at any Site or any communal area in a manner which impedes the safe passage of other vehicles or people or otherwise causes the Park Owner to breach legislation relating to its health and safety obligations or the requirements of the Park Owner's town planning approvals or any requirements laid out by the Park Owner's insurers.
- 8.9. Notwithstanding any other Park Rule, caravans and motorhomes can only be parked outside of a manufactured home for a maximum period of 24 hours and for loading, unloading and vehicle cleaning purposes only.
- 8.10. Persons are not permitted to park their vehicles in guest parking bays throughout the Park without the prior consent of the Park Owner.
- 8.11. Non-Resident Persons are not permitted to bring their recreational vehicles or any second vehicle into the Park at any time.
- 8.12. Except for visiting delivery and courier vehicles, no trucks or large commercial-type vehicles (even if they belong to a Resident Person) will be permitted access to the Park.
9. **The disposal of refuse** (as per Section 77(2)(f) of the Act):
 - 9.1. The water closets, conveniences and other waste apparatus, including waste pipes and drains must not be used for any purposes other than those for which they were constructed, and no sweeping of rubbish or other unsuitable substance shall be deposited within.
 - 9.2. Carports, garages and Sites generally must be kept clean and free from all litter and



weeds. All practical steps must be taken to prevent infestation by vermin and or insects.

- 9.3. Resident Persons must place all their household rubbish into bins at their Site or at bin collection points for periodic collection and disposal by the relevant service provider or Park Manager (as and when directed by the Park Manager).

10. The keeping of pets (as per Section 77(2)(g) of the Act):

- 10.1. The allowable number, and the keeping of pets generally by Resident Persons must be in accordance with local authority requirements. Further, no pets are permitted to be kept at the Park without the consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- 10.2. Non-Resident Persons are not permitted to bring their pets into the Park without the consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- 10.3. Resident Persons must ensure their pets are securely confined within their Site area unless their pets are being walked around the Park's thoroughfares. Pets being walked around the Park's thoroughfares must be leashed and under the control of the Person handling the animal. Under no circumstance are pets permitted to roam about the Park without being leashed and under the control of a Person.
- 10.4. When not being walked, pets must be kept within the confines of a manufactured home or Site area or otherwise appropriately confined and secured so they do not nuisance.
- 10.5. Resident Persons are not permitted to allow their pets to access the manufactured home site of another Resident Person without first obtaining permission from the relevant Resident Person.
- 10.6. Pet owners are responsible for disposing of waste belonging to their pet in their own rubbish bin irrespective of where such waste may occur.
- 10.7. Resident Persons must take measures to ensure their pets do not make any unreasonable noises such that might interfere with the reasonable peace, comfort, privacy or quiet enjoyment of other Persons within the Park.
- 10.8. Pets, except for service animals, are not permitted inside of any communal facility.
- 10.9. Residents are responsible for ensuring that facilities cleaned after their Non-Resident visitor has used any facility.



COMMUNAL FACILITY SCHEDULE

Country Club	7.00am - 9.00pm* 7 days a week* The Park Manager may lock or arrange to have the building locked prior to 9.00pm if the Country Club is not being used.	Resident Persons and accompanied Non-Resident Persons
Kitchen, Bar and BBQ	7.00am - 9.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Main Function Hall/Room	7.00am - 9.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Cinema	7.00am - 9.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Games Room	7.00am - 9.00pm 7 days a week	Resident Persons over the age of 16 years and accompanied Non-Resident Persons over the age of 16 years
Golf Simulator	7.00am - 9.00pm 7 days a week	Resident Persons over the age of 12 years and Non-Resident Persons over the age of 12 years
Sauna	7.00am - 7.00pm 7 days a week	Resident Persons
Outdoor Swimming Pool and Spa	7.00am - 8.00pm 7 days a week for Resident Persons	Resident Persons over the age of 5 years and accompanied Non-Resident Persons over the age of 5 years All Persons under the age of 16 years are not permitted to use the spa at any time
Bowls Green	7.00am - 8.00pm 7 days a week	Resident Persons over the age of 16 years and accompanied Non-Resident Persons over the age of 16 years
Bowling Alley	7.00am - 9.00pm 7 days a week	Resident Persons over the age of ten (10) years and accompanied Non-Resident Persons over the age of ten (10) years
Workshop	8.00am - 3.00pm 5 days a week (Monday to Friday) See attached rules relating to the Workshop	Resident Persons over the age of 18 years

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Pickleball Court	7.00am - 8.00pm 7 days a week	Resident Persons over the age of five (5) years and accompanied Non-Resident Persons over the age of five (5) years
Library and any Meeting, Conference or Consultation rooms	7.00am - 9.00pm 7 days a week	Resident Persons
Craft Room	7.00am - 9.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Music Room	7.00am - 9.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Gymnasium	7.00am - 9.00pm 7 days a week	Resident Persons over the age of 18 years and accompanied Non-Resident Persons over the age of 18 years
BBQ Area and Alfresco	7.00am - 8.00pm 7 days a week	Resident Persons and accompanied Non-Resident Persons
Bus	Reservation required	Resident Persons
Motorhome	Reservation required	Resident Persons
Bocce Court	7.00am - 8.00pm 7 days a week	Resident Persons over the age of five (5) years and accompanied Non-Resident Persons over the age of five (5) years
Off-Leash Dog Area	7.00am - 8.00pm 7 days a week	Resident Persons
Community Gardens	7.00am - 8.00pm 7 days a week	Resident Persons



COMMUNAL BUS RULES

The Park Owner has provided Resident Persons with a Communal Bus [**'Bus'**] so that Resident Persons may transport themselves inside and outside of the Park for approved purposes. Resident Persons who use the Bus may do so subject to the following rules:

1. Only Resident Persons may use the Bus [**'User/s'**].
2. Only qualified and approved Resident Persons may drive the Bus [**'Driver/s'**].
3. The Park Manager is the ultimate controller of the Bus and will make decisions about where the Bus is permitted to travel.
4. Intending Users of the Bus must register their proposed travels in the booking diary at least 24 hours ahead of their proposed travel. Intending Users of the Bus must also nominate their Driver at the time of making their booking. The Bus booking diary and the Bus key will be stored at the Park Manager's office.
5. The Park Manager may modify or cancel Bus bookings at their absolute discretion in order to promote fair access to the Bus by all Resident Persons.
6. The Park Manager will, at their sole and absolute discretion, determine which Resident Persons are permitted to become a Driver.
7. Resident Persons who wish to become Drivers must -
 - 7.1. satisfy the Park Manager that they are fit to do so;
 - 7.2. demonstrate a driving history that is to the complete satisfaction of the Park Manager; and
 - 7.3. have a current unrestricted licence issued by the relevant local authority.
8. Drivers and Users of the Bus must comply with all laws of the road as prescribed by the relevant local authority. The Bus may only be used for lawful purposes.
9. Drivers and Users of the Bus must comply with any Bus-related directive that is issued by the Park Owner from time to time.
10. The Bus is limited to carry only a certain number of persons. Users and Drivers must ensure such limits are not exceeded at any time.
11. Only Drivers will be issued with a key to the Bus.
12. If a Driver wishes to drive the Bus in accordance with the abovementioned pre-arranged booking, then the following process will happen:
 - 12.1. The Driver will attend the Park Manager's office and sign out the Bus key from the relevant register.

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- 12.2. The Driver will sign a declaration to the effect that the Driver is fit to drive the Bus and that they agree to be bound by these Communal Bus Rules.
- 12.3. The Driver will then take the key and drive the Bus as scheduled.
13. Drivers are absolutely responsible for the Bus whilst they are in possession of the Bus key.
14. Drivers are responsible for completing a travel log (which will be stored in the Bus) at the end of every journey prior to returning the Bus key to the Park Manager.
15. After completing the travel log, Drivers must return the Bus key to the Park Manager immediately. The Driver will be required to sign the Bus key back in the above-mentioned register. Drivers will be considered to remain in control and personally responsible for the Bus until such key-return process is completed.
16. Drivers will be personally responsible for paying any out-of-pocket parking costs, toll costs, parking fines, infringement notices or any fine or other cost that is incurred from the moment the Driver signs out the Bus key until the Driver signs the Bus key back in. The Park Owner will not reimburse Users and Drivers for such expenses.
17. Drivers are responsible for and are required to conduct a visual inspection and verbal check to ensure that all Users are within the confines of the Bus prior to setting the Bus in motion.
18. Drivers will be personally responsible for ensuring the Bus is fully refuelled at the end of every trip prior to signing the Bus key back in. The Park Owner will not reimburse Users and Drivers for such expenses.
19. Drivers and Users must ensure they take care when entering, exiting, sitting and standing on the Bus and at all other times.
20. When travelling in the Bus, Drivers and Users must wear the seat belts supplied.
21. When travelling in the Bus, Drivers and Users must ensure they are completely inside of the Bus and that no part of their body or clothing is protruding outside of the Bus.
22. Reckless and irresponsible use of the Bus is prohibited at all times.
23. The Park Owner has a zero-tolerance approach with respect to driving under the influence of alcohol and/or any other illicit substance. The Driver must ensure they have zero alcohol and/or illicit substance in their system when using the Bus.
24. The Driver must not operate the Bus if they are on any medication that may impede their ability to operate the Bus or have a physical ailment that otherwise impedes their ability to operate the Bus.
25. The Bus must not be used to tow or pull any object.

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26. The Driver must immediately report safety-related incidents and/or accidents that involve the Bus to the Park Manager.
27. The Driver must immediately report any defects, breakages or damage that involve the Bus to the Park Manager.
28. The Driver must -
 - 28.1. ensure that all rubbish is removed from the Bus after use;
 - 28.2. that, in the reasonable opinion of the Park Manager, the Bus is washed after use;
 - 28.3. return the Bus to the nominated parking area;
 - 28.4. ensure that the Bus is locked, and that the Bus key is properly returned; and
 - 28.5. generally ensure that the Bus is left ready for use by others.
29. Users and/or Drivers who fail to comply with these Bus Rules may be prohibited from using the Bus.
30. Drivers and Users release, indemnify and hold harmless the Park Owner, its servants and agents from and against all and any actions or claims which may be made by a Driver or a User or by others on behalf of a Driver or a User for or in respect of or arising out of any injury, loss, damage, or death caused to a Driver or User or their property whether, by negligence, breach of contract or in any way whatsoever.

MOTORHOME RULES

The Park Owner has provided Resident Persons with a Communal Motorhome **['Motorhome']** so that Resident Persons may transport themselves inside and outside of the Park for approved purposes. Resident Persons who use the Motorhome may do so subject to the following rules:

1. Only Resident Persons may use the Motorhome **['User/s']**.
2. Only qualified and approved Resident Persons may drive the Motorhome **['Driver/s']**.
3. The Park Manager is the ultimate controller of the Motorhome and will make decisions about where the Motorhome is permitted to travel. The Motorhome will not be permitted to travel beyond a range of 250km from the Park.
4. Intending Users of the Motorhome must register their proposed travels in the booking diary at least two (2) weeks ahead of their proposed travel. Intending Users of the Motorhome must also nominate their Driver at the time of making their booking. The Motorhome booking diary and the Motorhome key will be stored at the Park Manager's office.



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5. The Park Manager may modify or cancel Motorhome bookings at their absolute discretion in order to promote fair access to the Bus by all Resident Persons.
6. The Park Manager will, at their sole and absolute discretion, determine which Resident Persons are permitted to become a Driver.
7. Resident Persons who wish to become Drivers must -
 - 7.1. satisfy the Park Manager that they are fit to do so;
 - 7.2. demonstrate a driving history that is to the complete satisfaction of the Park Manager; and
 - 7.3. have a current unrestricted licence issued by the relevant local authority.
8. Drivers and Users of the Motorhome must comply with all laws of the road as prescribed by the relevant local authority. The Motorhome may only be used for lawful purposes.
9. Users of the Motorhome will, amongst other things, be required to do the following:
 - 9.1. Provide their own bed linen, towels, washing detergents and any other consumables, which they shall remove at their own cost at the conclusion of their travels.
 - 9.2. Pay to the Park Manager a cleaning bond in the sum of \$500.00, which the Park Manager may use to have the Motorhome professionally cleaned if, at the Park Manager's sole and absolute discretion, the Park Manager considers the Motorhome has not been returned in the requisite state. The Park Manager will refund to the User any unspent portions of such bond monies.
10. Drivers and Users of the Motorhome must comply with any Motorhome- related directive that is issued by the Park Owner from time to time.
11. The Motorhome is limited to carry only a certain number of persons. Users and Drivers must ensure such limits are not exceeded at any time.
12. Only Drivers will be issued with a key to the Motorhome.
13. If a Driver wishes to drive the Motorhome in accordance with the abovementioned pre-arranged booking, then the following process will happen:
 - 13.1. The Driver will attend the Park Manager's office and sign out the Motorhome key from the relevant register.
 - 13.2. The Driver will sign a declaration to the effect that the Driver is fit to drive the Motorhome and that they agree to be bound by these Communal Bus Rules.

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- 13.3. The Driver will then take the key and drive the Motorhome as scheduled.
14. Drivers are absolutely responsible for the Motorhome whilst they are in possession of the Motorhome key.
15. Drivers are responsible for completing a travel log (which will be stored in the Motorhome) at the end of every journey prior to returning the Motorhome key to the Park Manager.
16. After completing the travel log, Drivers must return the Motorhome key to the Park Manager immediately. The Driver will be required to sign the Motorhome key back in the above-mentioned register. Drivers will be considered to remain in control and personally responsible for the Motorhome until such key-return process is completed.
17. Drivers will be personally responsible for paying any out-of-pocket parking costs, toll costs, parking fines, infringement notices or any fine or other cost that is incurred from the moment the Driver signs out the Motorhome key until the Driver signs the Motorhome key back in. The Park Owner will not reimburse Users and Drivers for such expenses.
18. Drivers are responsible for and are required to conduct a visual inspection and verbal check to ensure that all Users are within the confines of the Motorhome prior to setting the Motorhome in motion.
19. Drivers will be personally responsible for ensuring the Motorhome is fully refuelled at the end of every trip prior to signing the Motorhome key back in. The Park Owner will not reimburse Users and Drivers for such expenses.
20. Drivers and Users must ensure they take care when entering, exiting, sitting and standing on the Motorhome and at all other times.
21. When travelling in the Motorhome, Drivers and Users must wear the seat belts supplied.
22. When travelling in the Motorhome, Drivers and Users must ensure they are completely inside of the Motorhome and that no part of their body or clothing is protruding outside of the Motorhome.
23. Reckless and irresponsible use of the Motorhome is prohibited at all times.
24. The Park Owner has a zero-tolerance approach with respect to driving under the influence of alcohol and/or any other illicit substance. The Driver must ensure they have zero alcohol and/or illicit substance in their system when using the Motorhome.
25. The Driver must not operate the Motorhome if they are on any medication that may impede their ability to operate the Motorhome or have a physical ailment that otherwise impedes their ability to operate the Motorhome.
26. The Motorhome must not be used to tow or pull any object.

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27. The Driver must immediately report safety-related incidents and/or accidents that involve the Motorhome to the Park Manager.
28. The Driver must immediately report any defects, breakages or damage that involve the Motorhome to the Park Manager.
29. The Driver must -
 - 29.1. ensure that all rubbish is removed from the Motorhome after use;
 - 29.2. that, in the reasonable opinion of the Park Manager, the Motorhome is washed after use;
 - 29.3. return the Motorhome to the nominated parking area;
 - 29.4. ensure that the Motorhome is locked, and that the Motorhome key is properly returned; and
 - 29.5. generally ensure that the Motorhome is left ready for use by others.
30. Users and/or Drivers who fail to comply with these Motorhome Rules may be prohibited from using the Motorhome.
31. Drivers and Users release, indemnify and hold harmless the Park Owner, its servants and agents from and against all and any actions or claims which may be made by a Driver or a User or by others on behalf of a Driver or a User for or in respect of or arising out of any injury, loss, damage, or death caused to a Driver or User or their property whether, by negligence, breach of contract or in any way whatsoever.

WORKSHOP RULES

The following rules apply to Resident Persons who use the Park's Workshop and the equipment within **['Workshop']**:

1. Tools and other chattels within the Workshop are the property of the home owners committee. By extension, the home owners committee is responsible for ensuring that all equipment in the Workshop is electrically tested, tagged as and when required and insured at their cost. Furthermore, Resident Persons using the Workshop must ensure that all items of equipment are used in accordance with the manufacturer's recommendations. The use of Personal Protection Equipment is mandatory.
2. Tools, machines, equipment and consumable items in the Workshop are the property of the home owners committee. To this end, the home owners committee is responsible for complying with all health and safety requirements that apply to such tools, machines, equipment and consumable items.
3. All fixtures in the workshop such as plumbing and electricity power points I walls, floors and ceilings are the property and responsibility of the Park Owner.

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4. Only Resident Persons are permitted to use the workshop and they do so at their own risk and are responsible for any injuries or accidents that may occur. However, from time to time, Non-Resident Persons with specialist knowledge may be invited by the workshop committee to demonstrate or train Resident Persons with the use of the workshop equipment and techniques.
5. A minimum of two (2) Resident Persons must be in the Workshop at all times during use. For clarity, a single Resident Person cannot use the Workshop alone.
6. When using machinery or electric hand tools, a minimum of two (2) Resident Persons must be in attendance in the Workshop at any given time, with at least one (1) of the Resident Persons being competent and having completed the Workshop Induction process delivered by a Resident Person authorised by the Workshop Group.
7. Resident Persons accessing the Workshop must wear covered footwear. Resident Persons using Workshop equipment must wear appropriate Personal Protective Equipment, which may include, protective eyewear and hearing protection. All protective personal equipment, including hearing protection, safety glasses and aprons are to be supplied by the Resident Person. Resident Persons should be mindful of personal safety and not wear loose fitting clothing or jewellery when using workshop equipment.
8. Prior to using the Workshop, Resident Persons must first undergo a safety induction course that has been approved by the Park Owner that has been arranged and funded by the home owners committee.
9. Resident Persons must not store their personal property in the Workshop.
10. No tools or equipment are permitted to be removed from the Workshop.
11. Resident Persons must be competent and familiar in the safe use of the plant and/or equipment involved.
12. Prior to leaving the Workshop, Resident Persons must clean tools, switch power points off, release the air compressor, sweep the floor and secure the room.
13. Resident Persons agree to comply with these rules and agree to follow any directions stated within them regarding safety.
14. Resident Persons shall at all times use manufacturers' recommended personal protective equipment for each piece of equipment that has been provided for use at the Workshop, or alternatively, shall supply and use their own compliant personal protective equipment.
15. Resident Persons shall use only tools and equipment in the Workshop that they are familiar with and competent to use/operate.



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16. Resident Persons shall use all safety devices (for example, guards) on tools and equipment and will not remove or modify any safety devices.
17. Resident Persons shall, as soon as is reasonably practicable, report any safety concerns, near-hits or incidents to the Park Manager and shall assist with any investigation regarding those types of incidents.
18. Resident Persons shall not smoke or consume alcohol in the Workshop.
19. Resident Persons shall not enter the Workshop whilst under the influence of alcohol or any illicit substance.
20. Before using any Workshop tools or equipment, Resident Persons shall, to the extent reasonably necessary, undertake a physical inspection of the machine or tools to ensure they are safe for use. Should any damage or defect be identified, the Resident Person shall tag-out the equipment and immediately inform the Park Manager of the defect.
21. Resident Persons agree their access to the Workshop may be restricted, suspended or cancelled at any time if the Park Owner forms a view that any given Resident Person is failing to comply with these rules.
22. Resident Persons release, indemnify and hold harmless the Park Owner, its servants and agents from and against all and any actions or claims which may be made by a Resident Persons or by others on behalf of the Resident Persons for or in respect of or arising out of any injury, loss, damage, or death caused to a Resident Persons or their property whether, by negligence, breach of contract or in any way whatsoever.

