



AMHO'S AGENDA – 2023

The Alliance's priority is immediate amendments to The Manufactured Homes (Residential Parks) Act while it is being rewritten, as in its current form the Act offers very limited protection for Home Owners.

1. **Removal of the Market Rent Review** as a basis for site fee rental increases.
2. **Removal of CPI "ALL GROUPS BRISBANE"** in the dictionary as a basis point to raise rents due to the extreme volatility. The Government Statistician has confirmed that rents do **NOT** belong in this category and questions why it was legislated into the Act in 2003? Homeowners subjected to this increase have NO ability to question in QCAT!
3. **Removal of Special Costs Raising Rents Section 71** – Park Owners own the land, infrastructure, and communal facilities. Homeowners rent the land on which their home sits and have the use of the communal facilities. The Park Owner's business model while enjoying between 65% and 85% profit margin, should not require homeowners to contribute to running costs for the land, infrastructure or communal facilities.
4. **More transparency** in respect of the park owners' financials and costs, they need to be more accountable when raising site fees and produce these financials to the homeowners.
5. **The Annual Site Fee increase a cap or ceiling written into the Provisions of the Act.** . Annual increases in rent should be applied at flat 1% and no greater to ensure affordability so that it does not outstrip the fixed incomes of residents and to protect the long-term viability of this housing market sector. Pensions have only risen by more than 2% annually once in the last decade (in 2022 because of inflation increases pensions rose by 4%).
 - a. **Increases under Section 69B be restricted to once per year** and not increased during that year when a new contract is signed.
6. **Increased power for the Regulatory Services Unit** to enforce compliance of Park Owners. Fines are small and the cost of prosecuting high, such a system does not encourage compliance.
7. **A more efficient and effective dispute mechanism**
 - a. **Appointment of an independent Ombudsman** - QCAT is not fit for purpose and is taking 2-3 years to hear disputes and has no power to enforce their rulings, hence many park owners just ignore them or appeal decisions when residents have a win, with the full might of their legal resources. An Ombudsman who specialises in disputes under the MHRP Act can give binding rulings on all matters relevant to residential parks.
 - b. **Site Rental Fee Increase clause 69E(4)** - where there is a disputed site rental fee increase, the increase should not commence until the dispute is resolved. At the present time the increased fee must be paid until the dispute is settled.



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