

Changes to the Manufactured Homes (Residential Parks) Act 2003

Buyback and Rent Reduction Scheme

Changes to the *Manufactured Homes (Residential Parks) Act 2003* introduces a new opt-in scheme for owners of unsold manufactured homes that may result in a site rent decrease, and an obligation for the park owner to purchase the unsold home from the home owner.

How does a home owner become eligible to join the scheme?

The first step of the process is for the home owner to give the park owner a [Notice of Intention to Sell](#) and engage the park owner as the seller of the manufactured home if the park owner offers such a service.

Within 7 days of being given notice, the park owner is required to give the eligible home owner a notice stating the site rent that will be payable by a new home owner after they have purchased the home.

The home owner becomes eligible to join the scheme if:

1. 6 months have passed since the Notice of Intention to Sell was given to the park owner; and
2. the home owner has ceased to reside in the Manufactured Home; and
3. the home owner has given an opt-in notice to the park owner.

When do I get a reduction in my site rent?

If the manufactured home remains unsold 6 months after the opt-in notice has been given to the park owner, the park owner must reduce the site rent by 25% unless they have a reasonable excuse.

When is the park owner obliged to buyback the unsold manufactured home?

The park owner must buy back the manufactured home if it remains unsold 12 months after the opt-in notice was given to the park owner, unless the park owner has a reasonable excuse.



How is the sale price of the manufactured home determined?

The home owner and the park owner are required to agree on the resale value of Manufactured Home on 3 occasions during the buyback period:

1. within 7 days of the home owner giving the park owner the Opt-In Notice; and
2. 6 months after the home owner giving the park owner the Opt-In Notice; and
3. 9 months after the home owner giving the park owner the Opt-In Notice.

If the home owner and the park owner cannot agree on the resale value of the manufactured home then the home owner and the park owner are required to appoint a valuer to determine the resale value.

Are all manufactured home owners eligible to join the Buyback and Rent Reduction Scheme?

No, the park owner is not obliged to buy back a manufactured home that was brought onto the residential park by the home owner, or a former owner.

More information

Changes to the *Manufactured Homes (Residential Parks) Act 2003* - www.housing.qld.gov.au/news-publications/legislation/manufactured-homes

Homes for Queenslanders plan – www.qld.gov.au/homesforqueenslanders