

# Changes to the Manufactured Homes (Residential Parks) Act 2003

## What is the Manufactured Homes (Residential Parks) Amendment Bill 2024?

The Manufactured Homes (Residential Parks) Amendment Bill 2024 changes how the residential park industry operates in Queensland to provide greater protections and cost-of-living certainty for home owners.

## When are the changes occurring?

The changes are occurring in three stages – some commence immediately, some commence in six months time, and the remainder commence at a later date.

## What is changing now?

Five key changes commenced on 6 June 2024:

1. Residential Park operators are no longer able to increase site rent based on a market rent review. Some transitional provisions apply to market rent reviews that are currently in progress.
2. Site rent increases are limited to CPI or 3.5 percent, whichever is higher.
3. Commencement of an opt-in buyback and site reduction scheme for homes for sale for more than 18 months.
4. Fairer processes for terminating site agreements and compensating home owners.
5. Changes to the definition of CPI to align more closely with increases in the age pension.

## What is changing next?

On 6 December 2024, further reforms will come into effect requiring multiple site rent payment options on new site agreements, making it easier and more convenient to pay rent.



## What is changing in the future?

Further reforms will come into effect later that will:

1. change how “Assignment” of site agreements occur
2. require particular terms included in an existing site agreement to be carried forward into a new agreement being signed by a new purchaser
3. introduce the requirement for residential parks to be registered with the Queensland Government.
4. create an accessible residential park register
5. introduce the requirement for park operators to produce and publish a comparison document
6. limit the site rent charged in new site agreements to those published in the comparison document
7. require the park owner to prepare, and take reasonable steps to comply with, a maintenance and capital replacement plan for the residential park
8. grant the right to seek internal and external review of decisions made by the Queensland Government.

## Why are these reforms not being introduced now?

Further work, such as the development of additional regulations are required to support the implementation of future changes.

These changes will commence by Proclamation, which requires an Executive Council order and is published in the State Government Gazette.

## How will we know that the changes have provided greater protections and cost-of-living certainty for home owners?

The Manufactured Homes (Residential Parks) Amendment Bill 2024 includes a requirement for the Minister of the day to commence a review of the effect of the changes within 3 years.

## More information

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

*Homes for Queenslanders plan* – [www.qld.gov.au/homesforqueenslanders](http://www.qld.gov.au/homesforqueenslanders)