

# Fact Sheet 8: Rights and Obligations



**Right where you live**

Better rights for home owners in residential parks

## Rights And Obligations

When you sign a site agreement to occupy land in a residential park, both you and the park owner are granted a number of rights, and commit to certain obligations.

## Home Owners

Home owners are required to:

- Comply with the behavioural standards as outlined in the *Manufactured Homes (Residential Parks) Act 2003 (the Act)* – see 'Fact Sheet 6: New Behavioural Standards' for more information
- Maintain their own home and not make any alteration/addition to the home visible from the outside without the park owner's consent
- Not rent their home to a tenant unless this is allowed under the site agreement and if allowed, they must give the park owner notice
- Only use the site as a home (place of residence)
- Not use site or common areas for illegal purposes, or allow guests or tenants to do so
- Not interfere with the peace, comfort or privacy of other residents, or allow guests or tenants to do so
- Not damage or destroy communal facilities, or allow guests or tenants to do so
- Pay site rent when it is due (otherwise it is in breach of the site agreement)
- If the agreement states a specific way that rent must be paid (e.g. by cash at the park manager's office), it must be paid in that manner

Amendments to the *Manufactured Homes (Residential Parks) Act 2003 (Qld)*

In 2017 there were some changes to the *Manufactured Homes (Residential Parks) Act 2003*, (the Act)

You may be affected by these amendments.



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## Park Owners

Park owners are required to:

- Comply with the behavioural standards as outlined in the Act
- Ensure that home owners (or their tenants) have reasonable access to the site and common areas
- Keep the common areas and communal facilities in a reasonable state of cleanliness and repair
- Ensure the park owner /manager is available to be contacted at reasonable times
- Ensure the continued supply of utilities to the park and site (to the extent it is within their control)
- Not threaten, intimidate or coerce home owners to agree to a site rent increase
- Ensure there is reasonable emergency access to the park
- Develop and maintain an emergency evacuation plan for the park (from mid-2019)
- Not interfere with owners' participation in a Home Owners' Committee
- Maintain a noticeboard for the park
- Maintain trees in the common areas
- Establish reasonable, accessible mail facilities
- Not enter a home site unless the home owner consents or there are special circumstances (e.g. in an emergency, to read utility meters, or to inspect the site if they have given notice)

*Please contact Queensland Manufactured Home Owners Association Inc. (QMHOA) for more information* Phone: (07) 3040 2344

[www.arpq.org.au](http://www.arpq.org.au)

*Queensland Retirement Village and Parks Advice Service*

QRVPAS (formerly PAVIL), situated at Caxton Legal Centre, provides information, advice and assistance on the law relating to manufactured homes

Phone: 07 3214 6333

*Do you have a hearing or speech impairment?*

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service. For more information, visit:

[www.relayservice.gov.au](http://www.relayservice.gov.au)

*Do you speak a language other than English?*

If you need an interpreter, please contact the Translating and Interpreting Service (TIS) on 131 450 and provide them with the number you want to call

*Disclaimer: This fact sheet provides information only and is not purported to provide legal advice*