



Queensland Manufactured QMHOA Home Owners Association Inc.

Info@qmhoa.org.au | phone 07 3040 2344 | www.qmhoa.org.au

BULLETIN March 2023

Dear Members,

This is effectively the third monthly news bulletin from the QMHOA (Queensland Manufactured Home Owners Association Inc.) following the amalgamation of MHOA and ARPQ at the start of this year. We trust that you will find the information about the current work being undertaken by our Association both interesting and of value.

PROGRESS OF THE REVIEW & REFORM OF THE MANUFACTURED HOMES ACT:

As members will be aware the Queensland Housing and Homelessness Plan 2021-25 included commitment to try to address the concerns of home owners in manufactured home residential parks about site rent increases and the sale of homes. In July/August last year the Department of Housing gathered information on the nature of the concerns and problems that need to be addressed through the responses to a Residents Survey and feedback on an Issues Paper on the topics they published.

The next step in the review and reform process will be the publication of what is called a Consultation Regulatory Impact Statement (C-RIS) in which the Department will outline different options for dealing with the problems that have been identified, including possible ways in which the Manufactured Homes Act could be changed. We at QMHOA see this as an extremely important point in the review and reform process. We expect that it will be a time at which we ask you, our members, to be active in giving strong support to our advocacy on behalf of home owners.

We are waiting anxiously to see whether the options outlined in the C-RIS include the kinds of change to the Act that we called for in our submissions to the Government since the last set of amendments in 2017 which have proved to be inadequate in protecting the interests of home owners. Details of the changes we advocate can be found in the response to the 2022 Issue Paper on the ARPQ website at <https://arpq.org.au/blog/bulletin-august-2022-arpq-final-response-to-the-issues-paper/>

If the options in the C-RIS include something similar to what we have advocated, then we will be asking our individual and HOC/Association members to give feedback to the Department favouring those options over others that might be put forward. If the options put forward in the C-RIS do not include things similar to what we have asked for then we will need to ask members to join us in mounting a major protest campaign with the Department, MPs, and the Government.

In the past few weeks, representatives of QMHOA have met with the Associate Director General of the Department of Housing and Homelessness and the Executive Manager of the



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Strategic Policy & Legislation Unit of the Department to discuss arrangements for distributing and getting feedback on the C-RIS about Increases in Site Rents and Sale of Homes. Progress on it is well advanced and it should be released in the near future. We will make sure we keep you, our members, informed about both its release, what it contains and how you can have a say on it in the weeks ahead.

INAUGURAL ANNUAL GENERAL MEETING

At the meeting of the Interim QMHOA Committee on 28th February 2023 it was decided that the first general meeting of QMHOA members will be our AGM. This will be held as soon as possible after the end of our financial year on 30th June 2023, probably in late July or early August to allow time for our accounts for the year to be audited. As always at AGMs a main item on the agenda will be the election of the new executive officers (President, Vice-President, Secretary and Treasurer) and 7 Committee Members. Until then the Association will continue to be governed by the interim committee appointed by special resolutions passed by general meetings of MHOA and ARPQ in December 2022.

ADJUSTMENT OF MEMBERSHIP FEES

MHOA and ARPQ had different membership fee structures. At the first QMHOA AGM the interim committee will put forward proposals for new fees for Individual and Association (HOC) memberships to apply to all members. Members will have the opportunity to accept or amend the proposal at the meeting. As was stated in the February Bulletin, the fees of former MHOA members fell due on 31st March 2023. Those members were asked to renew their membership, now of QMHOA, at the old MHOA rates before or as soon as possible after that due date. Former ARPQ members' fees do not fall due until 30th September 2023. The rates that they will be asked to pay will be decided at the QMHOA- AGM in July/August as is required in our QMHOA Constitution.

Though the Constitution requires members to vote upon and set what the fees are, it also allows the Committee to make decisions on the timing of when fees should be paid. At its meeting at the end of February the Committee decided to make a significant change to the timing of fees adopted in the past by both MHOA and ARPQ.

Instead of the fees for all members becoming due on the same date each year, for QMHOA membership fees will be due for a member 12 months after their last membership expired or after they joined the Association. The effect of this decision is that the next due date for former MHOA members will be 31st March 2024, 12 months after their fees were last due/paid; and in 2024 the fees for all former ARPQ members will be due on 30th September, 12 months after they fell due in 2023. For new members joining QMHOA from now on, their fees will be due on the same date each year on which they initially joined.