



An Overview for Members of the Manufactured Homes (Residential Parks) Amendment Bill, 2024

The Manufactured Homes (Residential Parks) Amendments Bill, 2024, designed to amend The Manufactured Homes (Residential Parks) Act 2003 in certain particulars was introduced in Parliament by Minister Scanlan on Thursday 20th March 2024. This Bill was at that time referred to the appropriate Parliamentary Committee for consideration.

The Committee delivered a report to Parliament on 10th May 2024 recommending the Bill be passed with no amendments.

In accordance with procedure the Bill was read a second and third time and passed by Parliament on 23rd May 2024. It should be noted that the Opposition LNP did not oppose the Bill.

Measures introduced in the Bill will come into force in three stages. Some matters will become law immediately whilst others will be staged.

Firstly, will be those matters which have been enacted and are effective from the 6th June 2024. These include:

- Changes to the Objects of the Act
- Prohibition of market rent reviews
- Site rent increases to be capped/limited
- New definition of Consumer Price Index (CPI)
- A limited Buy Back Scheme for unsold homes and rent reduction in certain instances.
- A new framework will apply following termination of a site agreement by QCAT.

Secondly, one matter will be enacted 6 months after assent i.e.

- Park owners must provide multiple methods for payment of site rent.

Finally other amendments will require proclamation by Government within 12 months. These include:

- Changes to the sale of home procedures and assignment of site agreements.
- Park owners to publish Comparison Documents for their parks.
- Park owners to produce and implement Maintenance and Capital Replacement Plans
- A new registration system for parks.

We will provide detailed information on each of the above in separate sheets.

Questions on the above should be emailed to secretary@qmhoa.org.au

Note: This summary is QMHOA's understanding of the Manufactured Homes (Residential Parks) Amendment Bill, 2024, the Explanatory Notes that accompanied it and briefings from the Department of Housing, Local Government, Planning and Public Works.