



INFORMATION SHEET No 4

Manufactured Homes (Residential Parks) Amendment Bill, 2024

DEFINITION OF CONSUMER PRICE INDEX (CPI)

This amendment clarifies which CPI number is used to calculate site rent increases and is effective from 6 June 2024 and is in effect now.

Wherever CPI (Consumer Price Index) is mentioned in site agreements as a basis for increasing site rents, the appropriate index shall be that provided by the Australian Bureau of Statistics as being the weighted average of the 8 capital cities. The CPI for Brisbane can no longer be used.

As this all-capitals CPI is that which the Federal Government use in calculating increases in the aged pension, its use will more closely align site rent increases with increases in the aged pension.

In addition, the CPI used must be that which has been published and applies to the quarter immediately preceding the last date for issuing a notice of site rent increase.

For example:

A site rent increase is due on the 16th November 2024.

Notice of increase must be issued by the 12th October (35 days prior).

Though the 12th October is after the end of the September quarter, in 2024 the CPI for that quarter will not be published until 29th October, so the CPI used will be that for the June quarter.

This definition of CPI applies to all current and new site agreements.

There is no requirement for site agreements to be rewritten as the Amendment Bill will prevail over the site agreement.

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

Note: This information 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.