



INFORMATION SHEET No 8

Manufactured Homes (Residential Parks) Amendment Bill, 2024

NEW REQUIREMENTS FOR MANUFACTURED HOME SALE CONTRACTS

These changes take effect from 6 December 2025. They are in effect now.

From 6 December 2025 if the owner of a manufactured home wishes to sell it they must now ensure the contract they sign with the buyer includes the information as outlined below which is required by a government regulation.

Information required for sale agreement

1 Contact details

The name, address, phone number and email address of the following persons—

- (a) the seller;
- (b) if the seller has a solicitor in relation to the sale of the manufactured home—the seller’s solicitor;
- (c) if the seller has an agent, other than a solicitor, for the sale of the manufactured home—the seller’s agent;
- (d) the buyer;
- (e) if the buyer has a solicitor in relation to the purchase of the manufactured home—the buyer’s solicitor;
- (f) if the buyer has an agent, other than a solicitor, for the purchase of the manufactured home—the buyer’s agent.

2 Residential park

The following information about the residential park—

- (a) the name and address of the residential park containing the site on which the manufactured home is positioned;
- (b) the location within the residential park of the site on which the manufactured home is positioned;
- (c) the park owner’s name, address, phone number and email address.

3 Manufactured home

The following information about the manufactured home—

- (a) the number of bedrooms in the manufactured home;

- (b) the number of bathrooms in the manufactured home;
- (c) any unique identifying number or feature of the manufactured home, if known by the seller *Example*— a serial number
- (d) any items attached or affixed to the manufactured home that are not included as part of the sale of the home;
- (e) details of any alterations or additions made to the manufactured home, if made by the seller or otherwise known by the seller;
- (f) details of any application lodged, or approval or consent given, in relation to an alteration or addition to the manufactured home, or a proposed alteration or addition to the manufactured home, if the application was made by the seller or the details are otherwise known by the seller.

4 Sale of manufactured home

The following information about the sale of the manufactured home—

- (a) the sale price of the manufactured home;
- (b) how and when payment for the manufactured home is to be made;
- (c) the day ownership of the manufactured home is transferred to the buyer;
- (d) if there is more than 1 buyer—whether the home is held by the buyers as joint tenants or tenants in common;
- (e) the rights of the buyer under section 33 of the Act to terminate the site agreement within the cooling-off period, and the circumstances in which the termination of the site agreement will automatically end the sale agreement under section 34 of the Act.

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

Note: The Dept. of Housing & Public Works have indicated that from 6 June 2026, further changes are likely to be made and may involve having to use a mandatory template for the sale agreement. This is a requirement of the 2024 Amendment Bill.