



INFORMATION SHEET No 9

Manufactured Homes (Residential Parks) Amendment Bill, 2024 NEW MANDATED SITE AGREEMENT FORM AND RULES REGARDING THE CONTENT

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

Site Agreement Form

From **6 December 2025**, all new site agreements in Queensland must use the **prescribed Form 2**, which standardises the information that must appear in every agreement.

You can view the new **prescribed Form 2 – Site agreement** on either:

- The QMHOA website: [Manufactured Homes Form 2 Site Agreement \(QMHOA\)](#)
- The Queensland Government website: [Manufactured Homes Form 2 Site Agreement \(QLD Government\)](#)

Rules regarding the content of a new site agreement

Where a home has been lived in before, and therefore an earlier site agreement already exists, the following rules apply:

- a) The former option of a seller **assigning their site agreement** to a buyer no longer exists, except when a person is transferring their interest to a **family member**.
- b) Certain terms — including those relating to **utilities, communal facilities, services and amenities** — must remain **the same** in the new agreement as in the seller's previous agreement.

The buyer and park owner may agree to vary these terms only if they both sign a notice showing:

- what the previous agreement said; and
- what the new terms will be.

Home owners are **under no obligation** to agree to variations and must **not be pressured** to sign.

Note: The site rent to be paid is not one of the conditions that have to remain the same in the new site agreement as it was in the old one.

- c) The method used to calculate **annual site rent increases** must be one of the approved methods in the Regulation. These are:
 - An amount worked out by applying the **Consumer Price Index (CPI)**.
 - A stated **percentage increase** (for example, 3%).

- A stated **dollar amount** (for example, \$6 per year).
- An amount calculated by **apportioning the relevant rates increase** for the residential park among home owners.
- The **higher** of any two of the above methods (for example, the higher of CPI or 3.5%).
- The **lower** of any two of the above methods.
- The **sum** of any two of the above methods (for example, CPI + 1%).

These work alongside the **capping rules** introduced in June 2024. If a rent increase calculated by an approved method is higher than the yearly cap (the greater of CPI or 3.5%), it must be **reduced to the cap**.

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