



Factsheet 1.

Manufactured Homes in Manufactured Home Parks

Queensland Manufactured Home Owners Association Inc.

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• QMHOA RIGHT WHERE YOU LIVE FACT SHEET SERIES

Owning a Manufactured Home

Owning a Manufactured Home in a residential park is very different to owning a conventional house.

Manufactured homes are subject to their own unique legislation and there are substantial differences between the laws governing manufactured homes and normal real estate.

One major difference is that when you buy a manufactured home in a residential park, you do not own the land it stands on. You will be buying the house but renting the land from a park owner. Living in a residential park also involves communal living and there are a number of rules you need to comply with about how the park is operated and how you are expected to behave.

There are a number of areas where people might need support and advice before they buy a Manufactured Home, so they can make an informed decision, particularly as the law that governs these homes has had some recent amendments.

Queensland Manufactured Home Owners Assoc.

Queensland Manufactured Home Owners Association Inc. (QMHOA) is the peak organisation in Queensland representing the interests of home owners in residential parks.

By keeping abreast of legislative changes, we establish the rights and obligations of home owners and keep our members informed of the consequences of such changes.

We also provide a range of independent advisory and advocacy services to our members in their dealings with park owners or managers, and government agencies.

Our Fact Sheets

Our fact sheets cover the key aspects of the legislation:

Fact Sheets 2 & 3: Buying & Selling a Manufactured Home

Buying or selling your manufactured home is only one part of the process. You also require a site agreement detailing your site rent, your obligations and other details.

Fact Sheet 4: Park Rules

Park owners can set rules about the use of the park, but there are strict limits on what they can be made about.

Fact Sheet 5: Home Owners' Committees

You have a legal right to establish and participate in a Home Owner's Committee and have your say.

Fact Sheet 6: Behavioural Standards

There are legislated behavioural standards to ensure the peace, comfort or privacy of people living in the park.

Our Fact Sheets cont.

Fact Sheet 7: Prohibited Special Terms

There are 'special terms' in site-agreements that have been prohibited, such as unexplained additional charges or having to appoint the park owner as your attorney.

Fact Sheet 8: Rights and Obligations

Maintenance of common areas, communication and behaviour are requirements of living in a residential park.

Fact Sheet 9: Varying Site Rent

There are restrictions on how site rent is varied, whether a 'general increase' or 'special increase'. Only one general increase is allowed per year and only one basis for that increase can be used at a time.

Fact Sheet 10: Utility Charges

There are strict rules on utility charges, no additional fees can be charged by the park owner outside the cost they pay to the supplier.

Fact Sheet 11: Dispute Resolution

You can file a 'dispute negotiation notice' (Form 11) over disputes in your park, and after attempting mediation, can make an application to the Queensland Civil and Administrative Tribunal (QCAT).

Fact Sheet 12: Complaints Handling

There are obligations on park owners/managers which are legally enforceable and provisions for investigating potential breaches of those obligations.

Amendments to the Manufactured Homes (Residential Parks) Act 2003

In 2024 The Queensland Government amended the Manufactured Homes (Residential Parks) Act 2003 with significant reforms to a number of areas to improve protections for home owners.

These changes include:

- Capping of site rent increase and removal of market review
- Mandatory provision of 3 payment methods
- Stronger registration requirements for parks
- Park comparison documents for the park website
- Sales process and agreement requirements, including details of joint or common tenancy ownership of the home
- Buyback scheme for eligible home owners
- Maintenance and capital replacement plans for the park with home owner participation
- New compensation for terminated site agreements



Right where you live

Better rights for home owners in residential parks