



Factsheet 4.

Park Rules

Queensland Manufactured Home Owners Association Inc.

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Management of a Residential Park

A park owner may make rules about the use, enjoyment, control and management of the park, however there are strict limits.

Additionally, there is a mandatory process for the making and changing of park rules

What rules are permitted?

Park rules can only be made about the following:

- The Use of communal facilities
- Noise
- Sporting and recreational activities
- Speed limits and parking
- Disposal of rubbish and refuse
- Pets

What rules are not permitted?

Park rules and park owners have no authority to restrict the access, number, frequency or length of stay of visitors (including house sitters) and no legal authority to charge additional fees for visitors unless this is set out in your site agreement - the contract you have with the park owner granting you the right to lease the land your home is on.

Changing Park Rules

Park rules may be amended as long as the

process for changing park rules is strictly followed. This process is designed to allow home owners input into proposed rule changes and the ability to object to changes they consider unreasonable.

Mandatory process for rule change

If at least five home owners object to a proposed rule change, then a Park Liaison Committee must be established to resolve the issue. If they cannot, either the park owner or a home owner can apply to the Queensland Civil and Administrative Tribunal (QCAT) for a ruling.

If the mandatory process is not followed, proposed changes have no effect and cannot be enforced by the park owner.

Park owners cannot change rules unilaterally.

Legal Precedent

If a park rule goes against the provisions of the Manufactured Homes (Residential Parks) Act 2003 or seeks to undermine the rights and protections of home owners, the park rule is considered to have no effect and therefore cannot be enforced by the park owner.

Display of Park Rules

A park owner is required to display the current park rules on the park notice board or indicate how a copy can be obtained.

