



Factsheet 8.

Rights and Obligations

Queensland Manufactured Home Owners Association Inc.

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- QMHOA RIGHT WHERE YOU LIVE FACT SHEET SERIES

Rights And Obligations

When you sign a site agreement to occupy land in a residential park, both you and the park owner are granted a number of rights and commit to certain obligations.

Home Owners

Home owners are required to:

- Comply with the behavioural standards as outlined in the Manufactured Homes (Residential Parks) Act 2003 (the Act) - see 'Fact Sheet 6: New Behavioural Standards' for more information.
- Maintain their own home and not make any alteration/ addition to the home visible from the outside without the park owner's consent.
- Not rent their home to a tenant unless this is allowed under the site agreement and if allowed, they must give the park owner notice.
- Only use the site as a home (place of residence).
- Not use site or common areas for illegal purposes, or allow guests or tenants to do so.
- Not interfere with the peace, comfort or privacy of other residents, or allow guests or tenants to do so.
- Not damage or destroy communal facilities, or allow guests or tenants to do so.
- Pay site rent when it is due (otherwise it is in breach of the site agreement).
- Pay the site rent in an approved or existing way contained in the site agreement.

Park Owners

Park owners are required to:

- Comply with the behavioural standards as outlined in the Act.
- Ensure that home owners (or their tenants) have reasonable access to the site and common areas.
- Keep the common areas and communal facilities in a reasonable state of cleanliness and repair.
- Ensure the park owner /manager is available to be contacted at reasonable times.
- Ensure the continued supply of utilities to the park and site (to the extent it is within their control).
- Not threaten, intimidate or coerce home owners to agree to a site rent increase.
- Ensure there is reasonable emergency access to the park.
- Develop and maintain emergency evacuation plan for the park (from mid-2019).
- Not interfere with owners' participation in a Home Owners' Committee.
- Maintain a noticeboard for the park.
- Maintain trees in the common areas.
- Establish reasonable, accessible mail facilities.
- Not enter a home site unless the home owner consents or there are special circumstances (e.g. in an emergency, to read utility meters, or to inspect the site if they have given notice).



Right where you live

Better rights for home owners in residential parks

