



New Rules for Queensland Residential Parks from 7 June 2026

Public information update
Queensland Manufactured Home Owners Association Inc.

New rules for Queensland residential parks will commence on **7 June 2026**.

These changes form part of the ongoing reforms to the **Manufactured Homes (Residential Parks) Act 2003** and will affect park owners, home owners selling a manufactured home, and people buying into a residential park.

The changes focus on three key areas:

1. **Maintenance and capital replacement plans**
2. **A mandatory approved sale agreement form**
3. **A limit on some buyer disclosure fees**

Maintenance and capital replacement plans

From **7 June 2026**, most residential parks will be required to have a **maintenance and capital replacement plan**.

These plans are intended to improve transparency about how common areas and communal facilities are maintained, and how longer-term maintenance and replacement priorities are planned.

Park owners who are required to have a plan must prepare an **interim plan by 7 June 2026**. A longer-term plan will then be required by **31 December 2027**.

Some parks will be exempt, including smaller parks with **15 or fewer manufactured home sites** and some mixed-use parks where manufactured homes make up less than **30% of relevant sites**.

Approved sale agreement form

From **7 June 2026**, sale agreements for manufactured homes in residential parks must be in the **approved Form 19 sale agreement**.

The approved form is designed to highlight key information for buyers, improve consistency, and assist sellers to meet the requirements for sales contracts.

The approved form is **not a complete contract on its own**. Additional terms may need to be added by the parties.

Buyer disclosure fee limit

The new rules also set a limit on the fee that may be charged for providing precontractual disclosure documents to a prospective buyer, where a fee is permitted under the Act.

From **7 June 2026**, the maximum fee will be:

\$0.70 per page, up to a total of \$100.

Further information

Further information is available from the Queensland Government:

Manufactured homes legislation changes

<https://www.housing.qld.gov.au/news-publications/legislation/manufactured-homes>

Maintenance and capital replacement plans in residential parks

<https://www.business.qld.gov.au/industries/housing-accommodation/managing-manufactured-homes/mcrp>

Responsibilities during sales transactions

<https://www.business.qld.gov.au/industries/housing-accommodation/managing-manufactured-homes/sales-transaction-responsibilities>

Forms for residential park managers, including Form 19

<https://www.business.qld.gov.au/industries/housing-accommodation/managing-manufactured-homes/forms-residential-park>

QMHOA encourages home owners, prospective buyers and park communities to familiarise themselves with the new rules and to refer to the Queensland Government guidance as implementation approaches.

Queensland Manufactured Home Owners Association Inc.

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This post provides general information only and is not legal advice.

Join QMHOA and stay informed

Queensland Manufactured Home Owners Association Inc. is a leading voice for manufactured home owners living in residential parks across Queensland.

We support our members through education, information, assistance and advocacy. We also keep members informed through regular email bulletins about changes that may affect their rights, responsibilities and day-to-day life in residential parks.

Every member helps strengthen QMHOA's voice when we engage with government and advocate for fairer, clearer laws and better outcomes for home owners.

For **\$20 per year**, individual membership is an affordable way to stay informed and support the work QMHOA does on behalf of manufactured home owners.

Join or register as a QMHOA member here:

<https://qmhoa.org.au/register/>

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