

From:

Sent: Thursday, 18 July 2024 10:25 AM

To: Emma

Cc: ODDG Policy Performance and First Nations; OGM Strategic Policy &

Intergovernmental Relations

Subject: Manufactured homes documents

Attachments: Attachment 3. RPCD consultation draft.docx; Attachment 2. Residential Park

Registration Form consultation draft.docx; Email to stakeholders.docx; Attachment 1. Consultion paper on regulation requirements.docx; MH Reform - Reform timeline

ready reckoner_DPS.docx

Hi Emma

Further to our discussion at the MO meeting last week about proposed manufactured homes consultation, as requested, please find attached draft consultation documents including email to stakeholders. These documents are still going through approval processes and the DDG is discussing with DG in parallel with these documents going to you, but are close to final drafts.

Also attached is the Reform Timeline ready reckoner . This is the document you requested that sets out the reform measures and proposed commencement timeframes

Happy to discuss any of this material and welcome your feedback Cheers



General Manager Strategic Policy and Intergovernmental Relations Policy, Performance and First Nations Department of Housing, Local Government, Planning and Public Works



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I acknowledge the Traditional Custodians of the land on which we walk, work and live. I pay my respects to Elders past, present, and emerging.



MANUFACTURED HOMES REFORM

When will the Manufactured Homes Reforms be implemented?

Reforms that commenced on Assent (6 June 2024)

Site Rent Increases

- Limiting site rent increases to 3.5% or CPI, whichever is higher
- Prohibiting park owners from using market rent reviews to increase site rent, including in existing site agreements
- Providing that CPI based increases should use the All Groups Weighted Average of the Eight Capital Cities CPI

New Termination Provisions

 Providing QCAT with a wider range of orders (such as compensation) and considerations when deciding applications to terminate a site agreement

Buy Back and Site Rent Reduction Scheme

- Establishing a requirement for park owners to buyback eligible homes that have not sold after 18 months, where they have been given an opportunity to sell the home
- Requiring park owners to reduce rent where a home in the buyback scheme has not sold after 12 months

Reforms that commence 6 months from Assent (6 June 2024)

Payment Options

- Providing new home owners with a choice of payment options including one fee free option
- Within 12 months providing existing home owners with a choice of payment options including one fee free option

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Reforms proposed to commence December 2024

Comparison Documents

- Prescribing the requirements for comparison documents which must be published on a park website
- Exempting some parks from the requirement to publish comparison documents on a website.

Registration Requirements

• Prescribing the information requirements for an application to be registered to operate a residential park.

Regulation proposed to commence June 2025

Streamlined Sales Process

- Removing assignment of site agreements except in limited circumstances
- Allowing park owners to reset site rents on resale of a manufactured home, to provide a fairer way for site rents in parks to reflect market rates.
- Revised precontractual disclosure documents
- Standardised site rent agreement
- Standardised sales agreement

Prescribing allowable rent increase bases

• Establishing an approved list of bases for site rent increases in new agreements to make them more standardised, consistent and transparent

Reforms proposed to commence December 2025

Maintenance and Capital Replacement Plans

Prescribing requirements for Maintenance and Capital Replacement Plans



