

**From:** [REDACTED]  
**Sent:** Thursday, 18 July 2024 10:25 AM  
**To:** Emma [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** ODDG Policy Performance and First Nations; OGM Strategic Policy & Intergovernmental Relations  
**Attachments:** Manufactured homes documents  
Attachment 3. RPCD consultation draft.docx; Attachment 2. Residential Park Registration Form consultation draft.docx; Email to stakeholders.docx; Attachment 1. Consultation paper on regulation requirements.docx; MH Reform - Reform timeline ready reckoner\_DPS.docx

## MANUFACTURED HOMES REFORM

### *When will the Manufactured Homes Reforms be implemented?*

<b>Reforms that commenced on Assent (6 June 2024)</b>
<b>Site Rent Increases</b> <ul style="list-style-type: none"><li>• Limiting site rent increases to 3.5% or CPI, whichever is higher</li><li>• Prohibiting park owners from using market rent reviews to increase site rent, including in existing site agreements</li><li>• Providing that CPI based increases should use the All Groups Weighted Average of the Eight Capital Cities CPI</li></ul>
<b>New Termination Provisions</b> <ul style="list-style-type: none"><li>• Providing QCAT with a wider range of orders (such as compensation) and considerations when deciding applications to terminate a site agreement</li></ul>
<b>Buy Back and Site Rent Reduction Scheme</b> <ul style="list-style-type: none"><li>• 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</li><li>• Requiring park owners to reduce rent where a home in the buyback scheme has not sold after 12 months</li></ul>
<b>Reforms that commence 6 months from Assent (6 June 2024)</b>
<b>Payment Options</b> <ul style="list-style-type: none"><li>• Providing new home owners with a choice of payment options including one fee free option</li><li>• Within 12 months providing existing home owners with a choice of payment options including one fee free option</li></ul>

## CONFIDENTIAL – FOR MINISTER’S INFORMATION ONLY

### 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

Queensland Legislative Assembly

Number: 5825T/251



16 SEP 2025

Tabled ☒

By Leave ☐

MP: HON O'CONNOR

Clerk's Signature: [Signature]