

HAVE YOUR SAY

REVIEW OF THE MANUFACTURED HOMES (RESIDENTIAL PARKS) ACT 2003

The overarching objective of the ongoing review and amendment of the Manufactured Homes (Residential Parks) Act (the Act) and other related legislation, as published by the Public Works and Utilities Committee on 11 August 2017, is as follows

- “To ensure ***fairness and consumer protections*** for people who are either living in regulated accommodation or considering moving into these types of housing”.

This is consistent with statements made by the Premier in a press release made on 9 July 2017 that:

- “New laws will be introduced to protect Queenslanders living in retirement villages and Residential Parks across the State in a ***major shake-up of the industry***” (***including limitations on rent increases*** and the simplification of contracts); and
- Changes “were urgently needed to ensure ***seniors’ rights*** were protected”; and
- “We must ensure our ***Queensland seniors can enjoy peace of mind in their retirement*** years by giving them stringent consumer protection they need and deserve”; and
- “People have ***invested significant amounts of money*** to live in Manufactured Homes (in Residential Parks). ***They have a right to be heard***”.

However, anyone reviewing the Housing Legislation (Building Better Futures) Amendment Bill 2017 (the Bill) that was introduced into the Queensland Parliament on 10 August 2017 by the Minister for Housing and Public Works and Minister for Sport, must conclude that the admirable objectives outlined above (which we all fully support) simply cannot be met by the Bill in its current form.

This is because the review of the Act as contained in the Bill is far too limited in its approach. Although some additional protections are proposed relating to disclosure of information prior to home purchase, a new dispute procedure outlined (which is almost certainly inadequate in some circumstances) and some new processes related to site rent increases given (under strictly limited circumstances), no changes are proposed to limit the magnitude of those rent increases, or to address some of the fundamental flaws, inequities and biases (in favour of Park Owners) that are embedded in the current Act and which seriously undermine the very protections and rights of Home Owners/seniors that the statements made above refer to.

Public Hearings into the above Bill are scheduled for:

- **Monday, 11 September 2017** - from 2:00pm to 4:30pm at Bethania Community Centre, Station Road, Bethania;
- **Tuesday, 12 September 2017** – from 9:30am to 12:00pm at Ivory Room, Norths Leagues and Services Club, 1347 Anzac Avenue, Kallangur;
- **Wednesday, 13 September 2017** – from 8:30am to 12:00pm at the Parliamentary Annexe, Alice Street, Brisbane.

Please attend one of these meetings and get the message across that the proposed revisions to the Act are inadequate and fall far short of what was expected/promised. The main question that needs to be asked is:

“How can the major shake-up of the Residential Parks industry to ensure seniors rights are protected and site rent increases limited, actually be achieved through the minimalist approach to revision of the Act that has been adopted?”

In the meantime it is suggested that all Home Owner Committees invite their local State Members to a general meeting of Home Owners to provide an update on revisions to the Act.

ARPQ Committee