



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)
- If the agreement states a specific way that rent must be paid (e.g. by cash at the park manager's office), it must be paid in that manner

Amendments to the *Manufactured Homes (Residential Parks) Act 2003* (Qld)

There have recently been some changes to the *Manufactured Homes (Residential Parks) Act 2003* (Qld), 'the Act' for short

You may be affected by its recent amendments.



Funded by



Fact Sheet 8: Rights and Obligations



Right where you live

Better rights for home owners in residential parks

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 an 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)

Rightwhereyoulive.org.au
info@rightwhereyoulive.org.au

Please contact Associated Residential Parks Queensland (ARPQ) for more information

Phone: (07) 3040 2344

www.arpq.org.au

Queensland Retirement Village and Parks

Advice Service

QRVPAS (formerly PAVIL), situated at Caxton Legal Centre, provides information, advice and assistance on the law relating to manufactured homes

Phone: 07 3214 6333

Do you have a hearing or speech impairment?

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service. For more information, visit:

www.relayservice.gov.au

Do you speak a language other than English?

If you need an interpreter, please contact the Translating and Interpreting Service (TIS) on **131 450** and provide them with the number you want to call

Disclaimer: This fact sheet provides information only and is not intended to provide legal advice