

## **Manufactured Homes (Residential Parks) Amendment Bill 2024**

**Submission No:** 18  
**Submitted by:** Halcyon Rise Home Owners Committee  
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**Submitter Comments:**

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Chairperson  
Home Owners Committee

  
8<sup>th</sup> April 2024

Dear Sir/Madam,

**Submission on Manufactured Homes (Residential Parks) Amendment Bill 2024**

Our HOC would appreciate that the following issues be addressed in the Review of the Manufactured Homes (Residential Parks) Amendment Bill 2024.

**Firstly, in relation to Section 71.**

The dispute mechanism includes Home Owners paying the increased rent until the QCAT rules on the dispute. As we all know the QCAT is very under resourced, and disputes are taking a long time to be addressed. If the Home Owners are forced to pay the extra rent pending the decision of the QCAT, they are bearing the full cost of the delay and the Park Owners are benefiting. Suggestions to fix this would be to better resource QCAT and place a time limit on the review process (no more than 3 months) or failing that, to only allow 50% of the proposed increase until the decision is made. In this way both parties would carry the cost of the delayed decision.

**Next, in relation to the Site rent reduction for unsold manufactured homes.**

Six months after the Home Owner has opted-in to the scheme and vacated the home, a reduction of only 25% does not incentivise the Park Owner to sell the home quickly. A graduated reduction of an additional 5% per month after the 6-month period would put more pressure on the Park Owner to sell the home quickly.

**In addition**, whilst the review of the Act addressed some problems, we are surprised at its narrow focus at only addressing direct issues that impact on both Park Owners and Home Owners. It does not explore other options, that would further enhance community confidence in residential parks as a housing option in the current housing affordability crisis.

In the around 23,000 homes located in Residential Parks in Queensland, most Home Owners purchased their home as a couple. As time has gone on, many residents have had to go into care or have died leaving a partner alone in the home. According to the QMHOA almost 40% of current homes have now only one resident.


As many park residents are reliant on the Aged Pension it has meant that many of the surviving Home Owners cannot afford to pay the rent in the park. They have been forced to sell and leave their community support network within a short period of losing their loved ones. They then have problems finding suitable accommodation and are added to the already long list for social housing. This is not a good Human Rights outcome.

A very affordable solution to this problem would be to allow the Home Owners to have access to the equity they have in their homes and therefore allowing them to stay within their support community and off the social housing list.

The Commonwealth's Home Equity Access Scheme would allow Home Owners to apply for up to 150% of the Aged Pension if only the Site Agreements were officially registered by the State in the same way that units are registered. A suggested solution for this would be that when Residential Parks are Registered the registration includes provision for the individual site agreements to also be registered. Whilst this would involve a small additional cost to the State to set up and maintain the register, it would save the State by reducing the number of people going onto the social housing list.

We believe by adopting these suggestions it would ensure the residential park business model is sustainable for Home Owners and Park Owners

Yours Sincerely

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Greg Deverson  
Chairperson

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