




Speech By
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MEMBER FOR KURWONGBAH

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ADJOURNMENT

Manufactured Home Parks

 **Mr KING** (Kurwongbah—ALP) (7.15 pm): I rise to talk about the consultation regulatory impact statement on manufactured home parks that is now open. I thank the former minister and departmental staff for their work on this. I have to shout out to some local advocates—Barb, Lynn and Bruce from Burpengary Pines—who let us know what is happening quite regularly. Sadly, I have heard many complaints about manufactured home parks over the years, including site rent increases, unfair market reviews, poor upkeep of park facilities and confusion about site agreements in sales such as when lower fees can be passed on by sellers and what downfalls can come with legacy agreements. The repetition of complaints is disappointing. I reckon there are owners who could do a lot better to facilitate peaceful and happy living in their parks, but here we are. I am hopeful that the proposed new regulations will improve life in my parks and across the state.

The CRIS puts forward a package of reforms, including new site agreements required for all sales with options to bring across favourable terms from old site agreements minus any illegal old terms such as exit fees, disincentives for park owners to tank sales, banning market rent reviews and capping rent rises so they cannot exceed CPI. I note that there are some groups advocating for only a one per cent per annum increase. We must realise, though, that there will always be outside market influences in any part of the real estate market. I agree that there are greedy park owners who are taking advantage of legal loopholes to rip off residents—and that is not okay—but changes must be practical, sustainable and balanced. The cost analysis here seems to favour residents—that is good. Hopefully, it weeds out some operators only in the business for big profits and signals very strongly that residents are valued, should be listened to and are not powerless.

There will be compulsory park comparisons which, together with new maintenance and capital replacement plans, will reward park owners who take pride in their facilities and punish those who have been dropping the ball. A compulsory buyback scheme will guarantee current unhappy residents a way out, at least within the next couple of years. I would like to hear more said about dispute resolution in parks. I agree with advocacy groups on this, but I am also hopeful that the changes proposed now will see a significant decrease in demand and cases being brought to QCAT.

There is no denying that manufactured home park arrangements are unique. Most property owners take risks in investment—council, interest rates and land tax increases—renters take risks in lease terms and we all cop increases in grocery, petrol and energy costs. Buyers in manufactured home parks take on a new level of risk: they own their own home but still lease the land. It is not practical to separate the two, so it is very easy for vulnerable people to get trapped in a bad investment. This RIS will help better protect people. I encourage all park residents, family and friends to consider it carefully and to have their say by 26 June. The member for Bancroft and I hear a lot about this and we really hope that this makes it fairer for all residents.