




Speech By
James Martin

MEMBER FOR STRETTON

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RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AND OTHER LEGISLATION AMENDMENT BILL; MANUFACTURED HOMES (RESIDENTIAL PARKS) AMENDMENT BILL

 **Mr MARTIN** (Stretton—ALP) (7.05 pm): I rise to speak on this cognate bill, but I will focus my contribution on the Manufactured Homes (Residential Parks) Amendment Bill. The bill will improve fairness and transparency for the nearly 38,000 Queenslanders who live in residential parks along with the many seniors and retirees who will consider parks as a good retirement living option in the future. I acknowledge the hard work of the Minister for Housing in developing this important legislation, as well as the Housing, Big Build and Manufacturing Committee. I thank the many individuals and organisations that have made submissions and attended public hearings. Public feedback is vital in developing legislation such as this. I also acknowledge the hard work done by the member for Bancroft who has been working on this for quite a while.

In 2022 the government heard from more than 2,200 home owners about their experiences in residential parks. Many highlighted the significant financial pressures caused by unpredictable and unsustainable site rent increases. The Miles government is committed to addressing concerns about rent increases in unsold homes in residential parks. This bill will amend the Manufactured Homes (Residential Parks) Act to improve consumer protections in the parks. It is not only a balanced approach that will assist residents but also a reasonable and viable approach for the industry.

The bill contributes to the objectives of the Homes for Queenslanders plan, the Queensland Housing Strategy and the Housing and Homelessness Action Plan. It ensures rental parks are fair and transparent and that the legislative framework for residential parks is contemporary and meets community expectations. Manufactured homes are a vital part of the housing solution. Residential parks, such as the Sunnybank Hills Caravan Park in my electorate, house both short-term and long-term residents. The Sunnybank Hills Caravan Park is well-known in our community. It is located across the road from some fantastic local restaurants, as well as the popular Lucky Star Tavern where we held the Stretton by-election victory party. We were pleased to be joined later in the night by a few of the residents from the Sunnybank Hills Caravan Park. They certainly had a good time. Many of the residential parks around Queensland are close to public transport and provide great options for seniors and retirees who have moved on from their family home.

In order to ensure residential parks remain viable, the legislative framework needs to be modernised. To do that, we are balancing the relationship between park operators and home owners. The amendments in this bill will prevent unfair business practices and provide greater clarity and predictability of costs for residents. It will prohibit market rent reviews and new site agreements and stop them being used in existing site agreements. There have been cases where some site rents have been discounted while a park is under development to attract people to buy, only to be increased steeply once the park is full—that is something we absolutely want to stamp out. Our strong regulatory response

will limit site rent increases for current and future home owners to CPI or 3.5 per cent, whichever is higher. This will provide relief for home owners who will be able to predict future costs with greater confidence.

The bill will also establish a buyback scheme that will incentivise park operators to prioritise the sale of previously owned homes and it will also encourage park operators to take responsibility for maintaining the quality and amenity of parks to attract prospective new home owners. In addition, the bill will update disclosure requirements, remove complexities involved in the sale of homes, modernise the act's termination provisions and allow QCAT to consider a broader range of factors and safeguards to ensure that park operators can adjust to the reforms. Overall, this bill supports a fairer and more stable residential park industry for consumers and investors. I commend the bill to the House.