




Speech By
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MEMBER FOR LYTTON

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

 **Ms PEASE** (Lytton—ALP) (12.06 pm): I rise to speak to the cognate debate on the Manufactured Homes (Residential Parks) Amendment Bill 2024 and the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024. When passed, both bills will have a significant impact on baysiders and, indeed, all Queenslanders by providing further protections for the many renters and owners of manufactured homes like those who live in Hometown's Bayside park in Tingalpa. These protections for renters include: banning all forms of rental bidding; offering fee-free options to pay rent; creating opportunities for renters to modify and personalise their homes; protecting renters' privacy; improving the rental bond process, including by capping rental bonds at a maximum of four months rent; and the portable bond scheme. This will mean that renters like my neighbours, Ree and Spud, her beautiful dog, can be protected from rental bidding and can transfer their rental bond from one property to another. Moving is a very stressful time, let alone with the current cost-of-living pressures.

I am particularly thrilled to talk to the Manufactured Homes (Residential Parks) Amendment Bill 2024. As I said earlier, there is a manufactured homes park in my electorate. Previously, I worked for the former member for Lytton, Paul Lucas, and was involved with members of the old Nestle Inn Village caravan park as well as the Belcaro Caravan Park. During that time, I saw how poorly the residents in those places were treated. I have also worked for an organisation called CAMRA that used to offer advocacy and advice for residents of manufactured homes. That was a fabulous organisation. It is another example of an organisation that was defunded in the Campbell Newman era. That meant that in communities across Queensland very vulnerable people living in parks and manufactured homes were left without anyone to advocate on their behalf and park owners were able to run rampant and do whatever they liked.

I would like to share some examples of the behaviour of these people, which are shocking to imagine. At the old Belcaro Caravan Park, public areas such as the laundry were left in such a terrible state that there were no clean washing facilities. The shared bathroom facilities were terrible. At the old Nestle Inn Village caravan park, the residents were essentially bullied to make way for new tenants following a redevelopment in the park. The old owners were encouraged to move on, but not in a particularly supported way. The on-site manager often walked around with a pool cue, which he thumped across his hand when any residents questioned him about their mail, for example.

It was actually a terrible time for those residents. These people had nowhere to go apart from places like CAMRA. The LNP government of the day decided it was fitting to get rid of that support, so these people were left to hang out to dry. Thankfully, the Labor federal government stepped in for a period and provided some support to continue to run that advocacy program. I felt very much for those poor residents in those parks. The member for Bulimba spoke about the Monte Carlo Caravan Park,

and residents from that park came and talked to us as well. In fact, we had people from parks all over Queensland coming and talking about the terrible examples of park owners ripping off people, and it was happening all over Queensland.

For those members who do not understand, people who live in manufactured home parks only own the home they live in; they do not own the piece of dirt the home is sitting on. As a consequence, the residents are vulnerable to exploitation by the owners of these parks. We have to make sure that that does not happen. Many people move into these parks because it seems to be a nice environment. On the outside it sounds like a lovely way to live: they are living in a small community and there is a community hall, a bus, a pool and they can all get together and socialise. People of a certain age group will think, 'There will be someone there I can talk to. There will be supports around me.' Sadly, that often is not the case for people who move into these homes.

I have to say that I know they are getting better. As a government we have introduced a tranche of provisions and legislation to improve the lot of the residents of these parks and I am really proud to have been a part of that. I want to make sure that the residents who reside in the residential homes and the manufactured homes are taken care of. I would encourage any of the owners who live there to make sure that they consider, if they have not already, setting up a residents committee to ensure they have a voice to the owners of the parks. The great news is that they are going to be controlled by this new piece of legislation we are debating, which I wholeheartedly support. I am really pleased to see there are further protections in there for the residents. I commend the bills to the House.