




Speech By  
**Hon. Shannon Fentiman**

**MEMBER FOR WATERFORD**

---

Record of Proceedings, 22 May 2024

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

 **Hon. SM FENTIMAN** (Waterford—ALP) (Minister for Health, Mental Health and Ambulance Services and Minister for Women) (8.00 pm): I rise to support the bills before the House, and I start by saying how very proud I am to be a member of this Labor government that is absolutely focused on delivering cost-of-living relief for Queenslanders. People who live in manufactured home parks are often pensioners on low, fixed incomes. This bill will improve fairness and transparency for close to 40,000 Queenslanders, giving them more certainty about future rent increases.

My community of Waterford includes a large number of manufactured home parks, and I am very close to many of those communities at Ingenia, Halcyon Rise, Regal Waters, Palm Lakes Bethania and River Glen. There are many more. I really want to thank the housing minister for bringing in these reforms and recognising that a lot of these Queenslanders are very vulnerable and are on very fixed incomes, and the rate rises that we have seen from these big, multinational companies have far outweighed what these seniors can afford. This is exactly what Labor governments do. I am just so proud and, thank you, housing minister, for bringing this much needed bill.

The bill contains the most comprehensive reforms to manufactured home parks in 20 years. It will limit rent increases and prohibit the use of market reviews as a basis for rent increases. As Patrick Glynn from Ingenia Bethania outlined in his evidence to the committee, market reviews can lead to increases of up to 14 per cent every year. It is an untenable situation for so many residents and for those people considering moving into these parks. Limiting rent increases will give people on fixed incomes the ability to properly plan ahead.

The bill will also make it easier to sell manufactured homes, streamlining the sales process, so that home owners do not feel stuck. We know that, as many people's circumstances change, they may want to move or they may need to move. These reforms will mean that park operators will have to reduce site rent and buy back unsold homes so home owners do not continue paying full rent while they are going through the sale process. Importantly, this bill makes a range of changes to make it crystal clear that the laws are focused on protecting the rights and interests of home owners and rebalancing that relationship between park owners and home owners.

Since I was elected, I have had countless conversations with home owners who have told me that there needs to be more fairness in these parks. I have heard about unfair rent and insurance increases, maintenance not being carried out and relationships between home and park owners breaking down. This feedback was also borne out in the consultation that we undertook in 2022. Over 2,200 home owners told us what changes they wanted to see, and I am pleased that that process has led to this bill. In particular, I want to acknowledge Roger Briggs, Chris Dickson, Patrick Glynn and

Gerard McDonald who presented to the Housing, Big Build and Manufacturing Committee. I also want to acknowledge the home owners committees from Ingenia Bethania and Halcyon Rise, both of which made submissions to the committee process.

I also want to place on record my thanks to the member for Bancroft for his work as chair of the committee and for holding a hearing in Logan so that home owners could easily give and hear evidence. I also thank Roger Marshall for his unwavering advocacy on behalf of home owners not just in my electorate of Waterford and his home of Regal Waters but also across the state. This bill is about delivering transparency and fairness for people living in manufactured home parks. As part of the Homes for Queenslanders plan, the Miles government is committed to continue modernising the legislative framework around housing to improve protections. This bill is part of that work and it is part of our commitment to deliver cost-of-living relief for so many Queenslanders. I thoroughly commend the bill to the House.