



Speech By


Joan Pease

MEMBER FOR LYTTON

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MANUFACTURED HOMES (RESIDENTIAL PARKS) AMENDMENT (POSTPONEMENT) REGULATION

Disallowance of Statutory Instrument

 **Ms PEASE** (Lytton—ALP) (5.48 pm): I rise today to support the disallowance motion on the government's decision to delay the commencement of vital reforms to the Manufactured Homes (Residential Parks) Act. This is not about politics; it is about fairness, security and dignity for thousands of Queenslanders—many of whom are seniors, many of whom are living on fixed incomes—who call our residential parks home. In my own electorate, I have spoken with dozens of residents at Bayside—Over 50s Lifestyle Community, I have doorknocked and I have sat at kitchen tables and listened carefully to their concerns. These residents are not asking for luxuries. They are asking for certainty, they are asking for fairness and they are asking for protections that were promised to them when this parliament passed these reforms last year.

The reforms that Labor introduced in 2024 were carefully designed after a lengthy consultation involving more than 2,600 home owners across Queensland. The reforms would have standardised site agreements so that residents are no longer trapped in confusing or one-sided contracts. The reforms would have required park owners to prepare maintenance and capital replacement plans so that residents know what they are paying for and can plan for the future. They would have streamlined the sales process so that residents can sell their homes fairly and quickly, without being financially trapped by ongoing site rent after they move. These protections were due to start in June 2025 but now, because of the government's postponement regulation, they have been delayed. For residents, this is not just a delay on paper. It means living with uncertainty about site rent increases; it means living with unclear and inconsistent site agreements; it means living with complex and drawn-out sales processes that can cause significant financial hardship. It means living without any guarantee of maintenance and transparency, leaving residents unsure about what their future costs might be and what their obligations might be.

These are not abstract issues. They affect the daily lives of residents, some of whom are here today with us, and I thank you for your contribution and for your attendance. Many of them are older Queenslanders who simply want certainty and security in their housing. I want to make clear: these residents are not agitators, they are not unreasonable; they are patient, community-minded people who simply want what they were promised. This delay also reflects a broader problem with the housing policy in Queensland under this government. At a time when housing stress is one of the greatest challenges facing our state—for renters, first home buyers or seniors in manufactured home parks—this decision sends the wrong signal. It tells the housing sector that reforms can be delayed. It tells the housing sector that residents' security can wait. It undermines confidence in a system where certainty is everything.

Housing is the foundation of people's lives. Without stability in housing, every other part of life becomes more difficult. I hear this when I visit residents in Wynnum, Manly, Tingalpa, Lota or Hemmant. I hear it from young people trying to get into the rental market, from families looking to buy their first home and from seniors in manufactured home parks, yet this government has chosen to add uncertainty instead of addressing it. If this government cannot deliver the reforms that were passed more than a year ago with widespread consultation and community support, then how can any Queenslanders have confidence in their ability to deliver on bigger housing challenges like affordability, supply and planning? Residents rightly ask: if over 2,600 home owners took part in the consultation for these reforms, why are their voices being ignored? Is this about trust? People were told protections were coming. They adjusted their expectations, they budgeted, they planned and they looked forward to a fairer, more transparent system and now those protections are being put on hold. Quite frankly, it is a breach of faith with the community.

This motion is about standing up for those Queenslanders. It is about ensuring the protections promised to manufactured home residents are delivered without any further delay. It is about sending a message that when parliament—the highest point in our state—makes a commitment to Queensland that commitment is honoured; however, we know those in government do not generally hold themselves up to that standard. I urge the House to support this motion—not for political gain but for Queenslanders in manufactured home parks because they deserve fairness, transparency and security in their homes now.