



Speech By
Lance McCallum

MEMBER FOR BUNDAMBA

Record of Proceedings, 16 September 2025

**MANUFACTURED HOMES (RESIDENTIAL PARKS) AMENDMENT
(POSTPONEMENT) REGULATION**

Disallowance of Statutory Instrument

 **Mr McCALLUM** (Bundamba—ALP) (5.42 pm): As we have heard from previous speakers, in the middle of last year the then Miles Labor government introduced staged reforms to help strengthen protections for residents, improve site rent transparency, streamline the sales process for residents and require park owners to maintain capital replacement plans. These are practical and important reforms that were based on the feedback of home owners. I want to pay tribute to the work of the member for Bancroft, who had been an absolutely tireless advocate in bringing that bill and those reforms before this parliament, and the member for Gaven, who was the minister at the time.

These reforms give residents stronger rights and protections. That is what they are about and that is what they deliver. In our Bundamba community, it means delivery for residents from the suburbs of Bundamba and Blackstone, for residents in River Terraces in Goodna, the Oaks in Goodna and the Palms in Redbank Plains. Only last week we turned the first sod on a Stockland Halcyon site in Whiterock, a suburb that sits next to the rapidly growing suburb of South Ripley.

Delaying these reforms any more than they already have been means that Queensland home owners remain exposed to inconsistent and potentially one-sided site agreements; very complex, slow and uneven sale processes; and, in my opinion, very lopsided limited dispute resolutions for longer than they need to be. Residents will not have access to mandatory maintenance and capital maintenance plans. That leaves them without the clarity they need for enjoyment of their home as well as their own financial planning when it comes to the investments they have made inside their communities. Residents will keep on dealing with more confusion and inconsistent site agreements instead of clear regulations and standardised forms. The sale process for manufactured homes will remain slow and complicated, which will make it harder for home owners to sell their home quickly and fairly.

The members for Bancroft, Macalister and Waterford all made mention of the very important point that it is not an equal negotiation. There is a power imbalance between these companies and individual owners. Park owners will be able to keep their already elevated power and flexibility, while home owners lose out on the protections they were promised and afforded by this parliament when the parliament passed these laws in June last year. Delaying them now is simply unfair to residents who have been waiting for this change. They have waited long enough. They have been calling for and fighting for this change for so long. They deserve to have these improved protections and the reforms that were afforded under the bill that was passed last year.

Thanks to some pressure from Labor, the Crisafulli government has been forced to act to a certain point. All of the reforms should be brought forward, but they are not—only some of them are—and some of the reforms will still be postponed until approximately, on my calculation, the middle of next year, meaning residents are again going to have to wait much longer.

The decision to postpone these reforms benefits park owners by keeping the status quo for longer whilst leaving residents without their long-promised protections. If the Crisafulli government cannot deliver on the reforms that were already passed by this parliament then, frankly, it is not just dragging its feet; it is proving itself incompetent to govern.