



Speech By
Melissa McMahon

MEMBER FOR MACALISTER

Record of Proceedings, 16 September 2025

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

Disallowance of Statutory Instrument

 **Mrs McMAHON** (Macalister—ALP) (5.33 pm): I rise to support the disallowance motion moved by the shadow minister. I speak on this motion tonight representing the hundreds and hundreds of residents in the Macalister electorate who live in manufactured homes. I believe I did declare at the time we were debating this bill that I was living in a manufactured home with my parents while I was between homes, so some of the issues that residents in manufactured homes were facing were very real at the time. In the electorate of Macalister, we have two Palm Lakes, we had until very recently two Living Gems before they were sold, and we have a Halcyon that is under construction at the moment. As well as that, we have our nearby residents at Palm Lake at Bethania and Ingenia at Waterford.

When we passed this last year after all of the committee's work, I must admit that it was the first time I visited my electorate at the conclusion of a parliamentary sitting week—in this case, it was a morning tea at Palm Lake—and a group of people applauded the work we had done in parliament: in this case, to get through the changes to manufactured homes. I was taken aback by how roundly supported these changes were. I acknowledge the amount of work that had gone into these changes and the amount of reviews that had happened that led to this fundamental point where we passed the laws last year. Home owners had been fighting for these changes for quite some time.

If we fast-forward to earlier this year in about May, I attended another morning tea at my Palm Lake home and that is where I encountered for the first time claims from residents that some of these reforms had not been put into effect. I had to get in touch with the shadow minister to find out what exactly was going on because we had passed the laws and there was an implementation plan. I read the committee report and I read the submissions, and at no time did any of the submitters or even the government department that provided the brief indicate there would be any issue with the implementation schedule. Government departments implement forms and those kinds of things all the time; they have people whose job it is to do that. I had to ask some questions about what exactly was being delayed.

I was at another Palm Lake for morning tea to chat to some of the residents about issues there and they asked me why these things had not been implemented. There were people who had bought into their manufactured home under the assumption that things like maintenance was taken care of and that the lawn bowls green that had been out of action for two years was going to be repaired. They then found out that the transparency in terms of the maintenance and upkeep—that we had passed last year—was still not in effect and was now going to be delayed until next year.

Every single time that we delay something, it has real implications for our local residents. In this case, it is about making good, informed choices when you buy real estate. It is the biggest investment one will ever make and you want to have as much detail as possible. We made changes to body

corporate laws so people have greater understanding and transparency of what they are buying into—that is, the costs in body corporates—yet when people are buying into manufactured homes, they are paying a nominated rent but they do not know where any of that money is going in relation to the facilities they are paying for. Many of them are paying for pools, bowling greens and recreational halls. I had residents who just wanted the lights on their street working so they could walk in their village at night without fear of falling. There were pleas to the park managers and the park owners to try to provide some kind of timeline and details about the funding for that, but they were falling on deaf ears.

These might sound like small things in the grand scheme of Queensland. However, when this is your life investment, when this is where you have chosen to spend the rest of your retirement period, these are things that are important. These are the things that you want to know when you make that investment. Many of them got behind the various home owners associations throughout the state to make sure they had that level of transparency. I would just ask that we at least provide them with some level of certainty. We passed the bills. We passed the laws. There was a timeline. Let us try to stick to those timelines so our residents have certainty.