



Speech By

Peter Russo

MEMBER FOR TOOHEY

Record of Proceedings, 16 September 2025

MANUFACTURED HOMES (RESIDENTIAL PARKS) AMENDMENT (POSTPONEMENT) REGULATION

Disallowance of Statutory Instrument

 **Mr RUSSO** (Toohey—ALP) (5.58 pm): I rise to support the motion that the manufactured homes residential park amendment regulation be disallowed. This regulation delays the commencement of a crucial consumer protection reform passed by this very House. These reforms were hard fought for by residents and home owners, yet the government seeks to postpone their introduction for another year until 7 June 2026.

Manufactured home residents own their homes but rent the land from park operators. Their rights are governed by the Manufactured Homes (Residential Parks) Act. In June 2024 the parliament passed amendments to strengthen consumer protections, improve transparency in site rent, streamline sales and require park owners to maintain capital replacement plans. Thanks to the pressure from the Labor opposition, the Crisafulli LNP government was forced to act.

On 4 September a proclamation was made fixing 6 December 2025 as the commencement date for some of these reforms. Those reforms are site rent increases, buyback obligations and park registration. However, many key provisions, including fair dispute resolution, streamlined sales, written site agreements and mandatory maintenance and capital plans—one of the key safeguards to give residents clarity on future costs and capital works—were scheduled to automatically commence on 7 June 2025. Home owners overwhelmingly supported these reforms but argued they did not go far enough, particularly around capping rent increases. Park owners, on the other hand, opposed these measures, preferring the status quo and arguing for better consumer education rather than real change.

On 15 May 2025 the LNP government made the postponement regulation which delays the commencement of the remaining reforms by a full year. This means home owners will have to wait until June 2026 for protections they were promised and which parliament legislated for in 2024. This means that key reforms are being delayed. They include residential park dispute provisions, requirements for written site agreements in the approved form, streamlined sales processes for manufactured homes and site agreements, and obligations for park owners to prepare and share maintenance and capital replacement plans. These are not minor administrative changes; these are core consumer protections designed to address longstanding inequities in this sector.

The Crisafulli LNP government has argued the postponement is necessary to ‘finalise the regulatory framework’ and ‘consult with stakeholders’, but these reforms were already the subject of extensive consultation in 2023 and 2024. Stakeholders were heard. Parliament decided. Residents were promised stronger rights and more transparency. The delay leaves home owners exposed to inconsistencies, potential one-sided site agreements, complex sales processes, limited dispute resolution rights for at least another year, and no access to mandatory maintenance and capital

replacement plans. The imbalance remains. Home owners bear the risk of home ownership but lack land security and transparency from park owners. Many of these residents are older Queenslanders on fixed incomes.

Last week I spoke to a constituent whose parent lived in a manufactured home and had recently passed away. When they approached the park owner about purchasing the home, they were told it had no value and were offered a small sum. An independent real estate agent valuation supported a much higher value. The park owner dismissed this approach and said they did not want to be in manufactured homes and were going to redevelop the park. The park only has a handful of manufactured homes and no home owner committee. The family now faces an impossible choice: accept the low offer or take the matter to QCAT, a process that could take some time during which they have to keep paying site fees. This is exactly the kind of imbalance the 2024 reforms sought to address, but the postponement keeps this imbalance in place.

The LNP government argues that disallowing the postponement regulation would create confusion because some prescribed forms and regulations are not ready, but these are administrative matters the government had ample time to prepare for. It is unfair to make home owners bear the cost of government delay. This is about whose side we are on. We are on the side of the residents, many of whom are pensioners, who deserve fair treatment and transparency.