



Speech By
Shane King

MEMBER FOR KURWONGBAH

Record of Proceedings, 16 September 2025

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

Disallowance of Statutory Instrument

 **Mr KING** (Kurwongbah—ALP) (5.39 pm): I rise this evening to express my disappointment, but sadly not my surprise, that the LNP has put the interests of manufactured home park owners over the rights and wellbeing of the often vulnerable people who live in these parks by delaying Labor's amendments to this legislation. As I have said before in this House, over the years I have heard many complaints about, and had meetings over, manufactured home parks—about poor upkeep of park facilities, poor communication with residents, unfair rent increases and confusion about site agreements, especially on exiting parks. Sadly, it is often for health reasons that residents leave manufactured home parks, because they simply cannot live independently any longer. Imagine being an age pensioner and told by your doctor that you need to go into care. You have to sell your manufactured home to pay the aged-care bond, but no-one wants to buy it because the park owner cannot be bothered fixing potholes, painting the facilities or trimming overgrown trees, and because deciphering what is actually in the site agreement is too confusing.

Under Labor leadership, we brought in changes last year to solve these problems. We capped rent increases and put a ban on dodgy market rent reviews. We made it unappealing for park owners to sabotage sales while continuing to collect rent from park residents who had gone into care or even from families of residents who had died. In fact, we put park owners on notice that if a resident could not sell up in 12 months then the park owner may need to buy the home back, in recognition that sales should not be hard in good parks, and we introduced compulsory park comparison documents for transparency. We acknowledged that some of our reforms might take more time to implement, so we gave park owners until June to get their affairs in order. Then the LNP pushed them back for their big-business mates.

We are here debating this today because the LNP want to push back our solutions further. They want to push back compulsory maintenance plans that give certainty and comfort to park residents. They want to push back achieving consistency in site agreements and simplifying them, taking advantage of residents who signed up on bad ones.

I am not suggesting that all park owners try to rip off their residents—of course there are some great owners out there—but we cannot forget that there was an evidence basis for making the changes Labor introduced last year. There were—and there are—park owners taking advantage of residents right across the state, putting profits before people. We did a huge amount of consultation on our changes and heard from thousands of residents in hundreds of parks. Now the LNP want to talk about it again. Why? I hope it is not to wind back these changes.

I said before that manufactured homebuyers take a different level of risk to most homebuyers when they invest in their home. It is our job to make sure they are protected from park owners on power trips. Improving the balance of power and clarifying rights and responsibilities of owners and residents

will also free up the resources of QCAT, where aggrieved home owners are spending years waiting for verdicts after prosecuting their perceived breaches in complicated site agreements. This is a time in their lives when residents, particularly the ones in my area, should be putting their feet up and enjoying life instead of worrying about these issues.

I will conclude with a shout-out to one of the toughest home owner committees I reckon you will find anywhere—the team at Burpengary Pines, especially Lyn, Bruce and Barb, who have been fighting the good fight for many years. They deserve better than these LNP delays. For the residents of Burpengary Pines and the residents in the neighbouring Riverbend, I hope the postponement regulation is disallowed.