



Speech By
Hon. Shannon Fentiman

MEMBER FOR WATERFORD

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MANUFACTURED HOMES (RESIDENTIAL PARKS) AMENDMENT (POSTPONEMENT) REGULATION

Disallowance of Statutory Instrument

 **Hon. SM FENTIMAN** (Waterford—ALP) (5.27 pm): I rise to speak to the disallowance motion for the Manufactured Homes (Residential Parks) Amendment (Postponement) Regulation 2025. This regulation is not, as those opposite would argue, a tidy administrative fix. It is in fact a deliberate choice to delay reforms this parliament already passed to protect some of our most vulnerable Queenslanders, and I want to acknowledge some of the park residents who are with us in the gallery today.

These changes improve fairness and transparency for close to 40,000 Queenslanders, giving them more certainty about future rent increases. Of the 40,000 manufactured home residents, most are older Queenslanders—they could be singles or couples on fixed incomes—who have invested their savings into a home and a community. They deserve certainty, they deserve fairness and they deserve a government that does what it says it will do.

In June 2024 we passed the Manufactured Homes (Residential Parks) Amendment Bill to strengthen consumer protections, improve transparency on site rents, streamline the sale of homes and require park owners to plan for capital maintenance and replacement. I think that is all pretty uncontroversial. Some provisions have already commenced; others were due to commence automatically on 7 June this year. I would say to the current government and the minister that they have had more than enough time to finalise the forms, consult with stakeholders and make sure these provisions could commence on time.

Those on this side of the House got the amendments passed and through parliament. We did the heavy lifting, and the member for Gaven certainly did the heavy lifting. It is clear to me that this is simply the Premier and the member for Bonney failing in the basics of governing. When they realised the reforms were meant to start months ago, they thought they would move it down the priority list even further. Then, when we moved a disallowance motion to force them to act, they scribbled in a proclamation date in December. That is simply not good enough.

I understand the member for Bonney is now saying that he signed the executive order for Executive Council on the day the disallowance motion was given. It is very clear that, as soon as the member for Bonney got a whiff that this was coming, after we had consulted with the stakeholders and chatted to some of our passionate residents, he thought, 'Oh, my God, I had better sign that order and we'd better get this done.' It is not good enough. Why couldn't he have done the work to have it commence on 7 June as it was supposed to?

I am not sure if the member for Bonney has taken all of this time as the minister to understand the consequences of the delay of these reforms. There are still no standardised, simplified sales contracts. This means that the sales process stays slower and more complicated, making it harder for residents to sell their homes quickly and fairly when life circumstances change. By pushing other reforms back even longer, the government keeps the status quo that benefits park owners while

residents wait yet again for the protections they were promised. Delaying means home owners remain exposed to inconsistent and often one-sided site agreements. Delaying means mandatory maintenance and capital replacement plans are not in place, leaving residents in the dark about future costs and capital works.

Ask Roger at Regal Waters in my community. He wanted certainty and clear rules around this back in June 2025, not June 2026. Delaying it even further means reduced transparency and weaker dispute resolution rights at precisely the time vulnerable people need them most. Ask Sharon at Ingenia in Waterford. She wanted a better dispute resolution process implemented back in June, not in December this year.

The government have said they need more time for forms and consultation. I am not kidding: they have delayed protections for some of Queensland's most vulnerable because they did not get their act together to get the forms right. Is that actually the reason the minister is giving for why this needs to be further delayed? There is a six-month delay because they could not get their act together on the forms, despite the fact that parliament passed these reforms last year.

Residents and park owners alike have been preparing for these changes. They are ready to go. If this government truly believed in these protections, they would have prioritised implementation from day one. They would have got onto those forms and they would be ready. Instead, they have reached for a postponement regulation that leaves residents waiting and worried for an unnecessary six months or more. Speaking to the manufactured homes residents in my community, they are worried. They have described palpable anxiety every day without these protections.

The impact on these residents matters. For the residents in my community and right across Queensland, these are not small administrative changes. They are life-changing protections from uncertainty and financial stress for people who need it most. The reforms that Labor proudly passed were carefully designed to lift standards across the sector. By contrast, this LNP postponement regulation sends the message that they simply do not care enough about lifting standards and having those protections in place.

Today, on behalf of all manufactured home residents in my community, I say that we have all waited too long. Our disallowance motion today is straightforward. Disallow the postponement. Let the protections commence now. Give residents the confidence that comes with clear agreements, faster and fairer sales processes, transparent planning for capital works and a stronger framework for resolving disputes. Residents deserve that confidence. That is what the House intended when it passed these reforms, and this is what Queenslanders were told would happen. This is what should have happened without further unnecessary delay. Our residents have waited long enough. I commend the disallowance motion and say to the LNP: just get on with it.