

Amendments to the Manufactured Homes (Residential Parks) Act 2003

Housing Legislation (Building Better Futures) Amendment Act 2017 (Qld)

The *Housing Legislation (Building Better Futures) Amendment Act 2017 (Qld)* (the Act) introduces new standards for operators and residents of retirement villages, residential parks and residential services and builds better consumer protections for people across Queensland.

The Act makes changes to three separate pieces of legislation:

- *Manufactured Homes (Residential Parks) Act 2003*
- *Residential Services (Accreditation) Act 2002*
- *Retirement Villages Act 1999*.

Amendments to the Manufactured Homes (Residential Parks) Act 2003

The Act amends the *Manufactured Homes (Residential Parks) Act 2003* to improve consumer protections and better manage the relationship between park operators and manufactured home owners. This includes laws to promote responsibilities and respectful relationships.

The Act has some changes which came into effect from 10 November 2017 (the date of assent) while others will take longer to implement. These changes will not become effective until they receive 'proclamation' and do not yet appear in the *Manufactured Homes (Residential Parks) Act 2003*. Other changes do not become effective until they receive 'proclamation'.

This fact sheet provides information on changes to the *Manufactured Homes (Residential Parks) Act 2003*, that are now in force. It provides an overview of these changes and a reference to the relevant sections of legislation where these amendments are found.

Responsibilities of park owners and home owners

Amendment	What does it mean?	Reference
Home owner responsibilities	A home owner under a site agreement must comply with behavioural standards listed in section 105. These standards focus on respecting the rights of others.	Section 16 (d)
Park owner responsibilities	A park owner must: <ul style="list-style-type: none"> • ensure the tenant or the home owner has access to the site and common areas and can contact the park owner/manager • comply with behavioural standards listed in section 104. 	Section 17

Behavioural standards

Amendment	What does it mean?	Reference
Park owners to respect the rights of home owners and other residents	<p>Residential park owners must:</p> <ul style="list-style-type: none"> • respect the peace, comfort and privacy of a home owner or other residents • respect the right for each home owner or other resident to live in an environment free from harassment and intimidation • respect the rights of a home owner or other resident to have autonomy over their personal, financial and domestic matters, as well as their possessions • respond to correspondence from the home owner or other resident, or a representative of a home owner or other resident within 21 days. <p>These obligations will be enforced through new dispute resolution procedures once they have commenced on proclamation. They are currently enforceable by application to the Queensland Civil and Administrative Tribunal.</p>	Section 104
Home owners to respect rights of others	<p>Residential park homeowners, tenants and guests must:</p> <ul style="list-style-type: none"> • respect the peace, comfort and privacy of other residents • respect the right of the park owners and staff to work in an environment free from harassment and intimidation • uphold the occupational health and safety of people working in the park. <p>These obligations will be enforced through new dispute resolution procedures once they have commenced on proclamation. They are currently enforceable by application to the Queensland Civil and Administrative Tribunal.</p>	Section 105

For more information

For more information or assistance with the *Manufactured Homes (Residential Parks) Act 2003* please contact:

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The full version of the Act can be found at www.legislation.qld.gov.au.