



**Supporting Home Owners Rights with Government**

## **UPDATE FROM AMHO - APRIL 2023**

Thank you to all our members who have renewed their membership, and to those who also sent an additional donation, it is truly appreciated. For those yet to renew, we look forward to receiving your renewal payment soon.

2023 is shaping up to be a very exciting year for the Alliance, as we met with the newly appointed Director of the Regulatory Services Unit (RSU) Karl Frank. At a meeting with government representatives at the end of January it was confirmed that the RSU does not have the power under the present legislation to protect home owners. We now have high hopes that changes will be made to the Act which will enable the RSU to enact the Objects of the Act, especially 1 (a) and (b) see below.

1. *The main object of this Act is to regulate, and promote fair trading practices in, the operation of residential parks—*

***(a) to protect home owners from unfair business practices; and  
(b) to enable home owners, and prospective home owners, to make informed choices by being fully aware of their rights and responsibilities in their relationship with park owners.***

You may remember that last year, many of you participated in the June 2022 Survey and Issues Paper under stakeholder consultation. We have been informed that as a result of your participation, a record number of surveys were completed, along with a large number of separate submission papers. The Strategic Policy and Legislation, Housing and Homelessness Department of Communities, Housing and Digital Economy under Minister Leanne Enoch is responsible for collating these responses and producing a Consultation Regulatory Impact Statement or C-RIS to move forward providing changes to the Act. We have been advised that the C-RIS is in the approval stage prior to its release to key stakeholders for feedback – this will inform the proposed and necessary changes to the Act.

The Alliance is advising government regarding this community consultation and will continue our call for urgent legislative change. To that end we, as a recognised Peak Body, have attended three meetings with the CHDE Strategic Policy and Legislation Department in the past 4 weeks, with another meeting scheduled for Thursday the 6<sup>th</sup> April. The Alliance has been invited to participate in community

engagement to facilitate workshops, meetings and focus groups and to engage with residents, to ensure that the residential parks community has input into the legislative changes. In fact, AMHO has been asked to critique the outcomes of this exercise to ensure that any new legislation has no unintended consequences, as has occurred in the past. We are so very proud to have achieved this standing with government in just a little over twelve months.

We do understand from our recent meetings with government regarding the C-RIS, that this is a long process (major legislation changes can take 12 to 18 months) and it is extremely important that this time we get the best possible outcome for all concerned, although legislative changes may not be able to be achieved during the life of the current parliament.

We have agreed that we need to take our time with this legislative change, however, AMHO are advising Members of Parliament that two smaller changes must occur as soon as possible while the above work is being done.

That being said, we can take our time to “get it right” if we have two small changes in the meantime:

1. **a cap of site fee increases to 1% and**
2. **the removal of the Market Review.**

These small changes to legislation can be achieved within 3 months by Emergency Regulation from the floor of parliament. This will not only provide some interim relief for the tens of thousands of homeowners in residential parks, but will also be seen by voters that their elected representatives have taken a huge step in protecting their rights.

Thank you once again for travelling with us on this journey, so that we can see the legislative changes made to ensure that the lifestyle we deserve remains sustainable and viable for homeowners now and into the future.

**Your Committee**  
**Alliance of Manufactured Home Owners Inc**



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