



Supporting Queensland Manufactured Home Owners

UPDATE FROM AMHO - MARCH 2024

You will no doubt have heard about a fire at Burpengary Pines Village on the north side of Brisbane on Monday 11 March, when an eighty-three year old man lost his life. One of the men who tried to rescue this gentleman was hospitalised due to smoke inhalation. We have been told by residents that emergency services were very concerned that the whole street would be engulfed by fire. However, they did a brilliant job in containing the damage to two houses destroyed and three others damaged. We understand that the Police continue to treat the site as a crime scene as they investigate the source of the blaze.

AMHO has been in regular contact with residents in this park who are traumatised by the event, and we extend our condolences to the family and friends of the deceased man.

As a result of this incident, AMHO contacted **every** Member of the Queensland Parliament regarding emergency plans in residential parks. Introduced in 2019, as a result of the 2017 review of *The Manufactured Homes (Residential Parks) Act 2003* (MHRP), in our contact with our members across the state, it seems that very few parks are compliant with this requirement.

Section 86A of the MHRP states that the Park Owner **MUST** ensure that an Emergency Plan is in place providing for:

- Emergency procedures including an effective response and procedures for evacuating residents from the park;
- Effective communication between the Park Owner (or authorised person) to coordinate the emergency response;
- Testing of the emergency procedures and information, training and instruction to residents about implementing of emergency procedures.

During 2023, AMHO was advised by Regulatory Services Unit (RSU) that they were conducting an audit of the Emergency Plans in all parks. At that time, we provided them with examples of Emergency Plans which could not possibly comply with the requirements of Section 86A, which requires that the plan is for the “**park**”. Most only focus on community facilities, eg club house. One was a plan for the evacuation of an office building. However, the Park Owner stated that it had been approved by RSU so he was not doing anything more. The requirement for an Emergency Plan is obviously seen by Park Owners as just a box to tick, rather than a duty of care for the residents in their parks, a majority of whom, we would suggest, would be elderly and many have mobility issues.

Last week we asked the Government and RSU about the status of this parcel of work. So far we have not received a response, but we do know that RSU was on site at Burpengary Pines on Monday. **So, you might like to contact your local MP to ask about the status of the RSU Audit**

You should definitely ask your Park Owner about your park’s Emergency Plan.

- Has it been approved by the RSU?
- Would it be effective in an emergency evacuation from the park for hundreds of people some of whom would require assistance?
- Who would take charge during the emergency?

- Where are the assembly points – for hundreds of people, there should probably be more than one.
- What if Managers are not on site especially if the event occurs outside office hours or on the weekend?
- How would you know if there was an emergency? Is there a warning siren or similar?
- How would rescuers get in to assist you in an emergency, when your home is locked?
- If a house burnt to the ground, who would re-build – could you engage your own builder as long as you used the same criteria and footprint?
- The legislation requires that regular emergency drills are conducted. Has this happened in your park?

MEMBERSHIP RENEWAL 2024/2025

Thank you to all those members who have already renewed their membership, which is due 6 April 2024. If you have not received a renewal invoice, please contact Mike our Membership Officer on membership@amho.com.au

As you know, AMHO does not receive any funding to undertake our work, our sole source of income is derived from membership fees. So, we thank you all, most sincerely, for supporting our work on your behalf. Please stay on this journey with us, invite your friends and neighbours to join, as the more members we have, the louder our voice will be.

LOST SOULS

We have received membership fees from these people but no membership application form so we cannot contact them. If they are in your park, please ask them to contact the Secretary as soon as possible on the number below or send an email with their contact details to membership@amho.com.au so we can complete the membership process.

Brian Baldwin, Jillian Reyfield, Gregory Wayne Woodcroft, Barbara Airs (Bethania), E & A Gibbons, Patricia Lennon.

STOP PRESS

Late on Thursday afternoon, AMHO was contacted by the Minister's Office to advise that the Manufactured Homes Bill had been introduced to Parliament. We are currently reviewing the proposed changes, but can advise that the dreaded Market Review option for increasing site fee rentals will be prohibited – this was one of the non-negotiable aspects of AMHO's agenda from the start.

A copy of the amendments and the explanatory notes are available on our website – www.amho.com.au

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