

Supporting Queensland Manufactured Homeowners



APRIL - JUNE 2026 NEWSLETTER

Presidents Message

It is with great sadness that we announce the recent passing of Fred Maddren, a foundation management committee member of AHMO, also very involved in his own village for many years. Others will recognise Fred's name from his win at QCAT when his park owner demanded payment of sewerage charges. He has set a precedent and when Fred would describe his win, it was always in his own unique turn of phrase. Thank you Fred, we do miss you.

The regulations for the final changes to the Manufactured Homes (Residential Parks) Act 2003 legislated in 2024, have now been announced. They cover maintenance and capital replacement plans, new mandatory approved sale agreement forms, and a limit on fees that can be charged for providing precontractual disclosure documents to a prospective buyer.

Below we have provided a link to the amendments inserted into the Manufactured Homes (Residential Parks) Act 2003 (MHRP) which will be commencing 7 June 2026. The MHRP Act PDF available online (updated December 2025) does not include these recent changes.

Carol Fitzpatrick

AMHO President

Manufactured Homes (Residential Parks) Amendment 2026 Insertions to the MHRP Act

<https://www.legislation.qld.gov.au/view/pdf/asmade/sl-2026-0040>

MAINTENANCE & CAPITAL REPLACEMENT PLANS

In accordance with the changes to the MHRP Act park owners must prepare an interim Maintenance and Capital Replacement Plan (MCRP) plan by **7 June 2026** which covers the period until the **31 December 2027** for your village. The MCRP must be revised to include information that relates to a period of 10 years from **1 January 2028** (or earlier if the park owner chooses).

Regulations state when completed this MCRP must be provided to the Regulatory Services (RSU) and the Home Owners Committee (HOC), where one exists, and made available to homeowners within 28 days.

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A hard copy of the MCRP must be kept in the office of the park owner or manager, or another suitable place, and be available for viewing by home owners. Park owners cannot charge home owners to view the hard copy MCRP. If you feel too intimidated to go alone to the office to view a hard copy, we suggest you get a small group together to read and discuss the plan.

Timeframes and costs for copies of the MCRP

A copy of the MCRP must be provided to the homeowner within 7 days of the request being made. Individual homeowners can receive 1 digital copy of each revision of a MCRP free of charge. If the same home owner requests further digital copies of the same MCRP, park owners may charge a maximum fee of \$5. Printed copies of the MCRP provided to home owners may be charged at a maximum fee of \$0.70 per page.

These legislated changes are expected to improve transparency, communication and encourage cooperation between homeowners and park owners in establishing long-term maintenance and capital replacement priorities in the park with regard to the common areas and communal facilities. They have been designed to allow homeowners to engage with park owners about emerging issues or priorities.

For this first 'transitional' MCRP the park owner does not require a formal consultation process, although park owners could choose to consult or draw on existing feedback from homeowners. The first MCRP will provide a basis for consultation and feedback in the preparation of the full 10-year MCRP before the end of 2027. The MCRP must be revised every 2 years. For full details on the regulations for the MCRP click on the link below.

[Maintenance and capital replacement plans in residential parks | Business Queensland](#)

It is important that HOCs, following consultation with all homeowners, accept their role in this significant major change to the MHRP Act and that all homeowners are kept fully advised.

Park owners must provide a list of major items that they are responsible for maintaining and replacing along with a policy on standards, responsibilities and operational requirements for day-to-day maintenance of the residential park.

HOCs will be given a minimum of 4 weeks to provide feedback and the park owner must give due consideration to the HOC submission, be reasonable in deciding whether to implement and provide a response which addresses the submission made by the HOC.

Note: Residential Parks Exempted from providing a MCRP –

Where the park contains 15 or fewer manufactured homes sites, or where less than 30% of the sites in a mixed-use residential park are manufactured homes.

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NEW APPROVED SALE AGREEMENT FORM

From the 7 June a new approved sale agreement form will be mandatory for the sale of manufactured homes in residential parks. Home owners, park owners and selling agents must use the approved form after this date. It is not a complete contract and is designed to be used with additional terms added by the parties or with existing industry sales contracts. Buyers and sellers are encouraged to seek independent legal advice at an early stage and throughout the transaction.

If you are proposing to sell your home, a step by step procedural guide is available using the the following link - [Steps to selling | Housing | Queensland Government](#)

LIMITS ON BUYER DISCLOSURE FEES

Limits have been set by Regulation on the fees that are permitted under the Act. The limit will be \$0.70c per page up to a maximum of \$100 and apply from the 7 June 2026. Some park owners have been requesting fees of up to \$3,500 for preparing disclosure documents required when the sale includes a real estate agent. However, if they sell through the park owner no fees would apply. This new regulation is warranted as some park owners continue to create new rules attempting to gouge further costs from homeowners.

QCAT ACT REVIEW

The submission period has now closed, and the feedback received is currently being considered to inform the review's recommendations. The review is scheduled to deliver its report to Government by 31st July 2026.

It is AMHO's belief that a state-based industry specific industry funded ombudsman would be the best method to protect the thousands of residents in manufactured home parks throughout Queensland who are currently vulnerable to malpractice on an ever escalating scale. While it is early days, we are quietly optimistic that our concerns have at last been heard and acknowledged.

SMOKE ALARM LEGISLATION

A reminder that from the 1 January 2027 all smoke alarms must be photoelectric (AS37-862014); not also contain an ionisation sensor; be less than 10 years old; and operate when tested: be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be either hardwired or powered by a non-removeable 10 year battery, or a combination of both may be allowed. Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

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If you have not replaced your smoke alarms yet, we suggest you make this a priority to ensure you are compliant by 1 January 2027.

For more detailed information use the following link www.qfes.qld.gov.au/smokealarms

AMHO MEMBERSHIP RENEWALS

Thank you to all who have renewed their AMHO membership due on the 24 April 2026. We were mindful of the cost-of-living pressures on all homeowners at this time and have retained our \$10 per person fee and \$30 per HOC. As you are aware our only source of income is from your membership fees and special thanks to those AMHO members who very generously also included a donation, it is truly appreciated.

AGM – Alliance of Manufactured Home Owners Inc

Our Annual General Meeting will be held at 10am on Monday **29 June 2026** in Meeting Room 1, Caboolture Hub, 44 Haskings Street, Caboolture. We will be forwarding further information to all our members very soon.

RSU Contact Details

Whilst AMHO can report breaches to the RSU on your behalf nothing will be done until a breach notice is filled out and lodged by yourself as the complainant. **The MHRP Legislation provides the ability to protect homeowners living under the MHRP Act and you are entitled to use it.**

To [report a suspected breach](#). Click on this link and it brings up the breach form

Regulatory Services Unit

Email: regulatoryservices@hpw.qld.gov.au or Phone: (07) 3013 2666

*Please stay on this journey with us as the more members we have
the louder our voice will be.*

Your Management Team

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