

Supporting Queensland Manufactured Homeowners



JULY - SEPTEMBER 2026 NEWSLETTER

Presidents Message

AMHO has emailed all Members of Parliament under the heading *“The Reality of Living Under the Manufactured Homes (Residential Park) Act 2003 in Queensland”* and received excellent feedback, leading to meetings with Members of Parliament. A copy of the email is included in this Newsletter.

The Maintenance and Capital Replacement Plans (MCRP) should now have been issued by park owners. AMHO will be including information on the quality of some of these documents presented to homeowners at our first Government Roundtable Meeting being held on 18 September 2026. This meeting is to provide an opportunity for stakeholders to share information and feedback on recent reform implementation, emerging issues for the sector, and discuss next steps.

The QCAT Act Review has been delivered to the Attorney General Deb Frecklington and we await her comments and release of this document. Many of you may have also seen the article in the Courier Mail (Saturday 15 August) titled *“QCAT has failed us”* containing content from retired Barrister Andrew Lyons.

Carol Fitzpatrick

AMHO President

MAINTENANCE & CAPITAL REPLACEMENT PLANS (MCRP)

We have received a number of copies of the MCRP provided by park owners to homeowners and many appear to be a cut and paste document, with one containing funds for servicing a coffee machine that does not exist. Everyone should now have access to their village’s MCRP, as legislation provided 28 days for park owners to provide copies of the plan from the 7 June 2026. It is important that HOCs give all homeowners the opportunity to engage in emerging issues and priorities in the village. The legislated changes were expected to improve transparency, communication and encourage cooperation between homeowners and park owners. Its aspiration was to establish long-term maintenance and capital replacement priorities in the park with regard to the common areas and communal facilities. However, there is much more work to be done to achieve this goal.

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MANUFACTURED HOMES STAKEHOLDER ROUNDTABLE MEETING -

AMHO's invitation states that this meeting will provide an opportunity for stakeholders to share information and feedback on recent reform implemented. This relates to all the amendments made to the MHRP Act over the past two and a half years. If you have experienced any difficulties with any of the many changes, please email AMHO at secretary@amho.com.au or phone 0418 527 041 so we may include these examples at the meeting on the 18 September 2026.

AGM - Alliance of Manufactured Home Owners Inc

The Annual General Meeting took place at the Caboolture Hub on the 29 June 2026 and below are your 2026/2027 Management Team –

- **President - Carol Fitzpatrick** - Hometown Ironbark, Aspley
- **Treasurer - Graeme Parr** – Solana Lifestyle, Bribie Island
- **Secretary - Betty Blythe** - Hometown Green Wattle, Burpengary East
- **Membership – Michael Anderson** - Golden Downs, Fitzgibbon
- **Committee - Bruce Hill-Webber** - Burpengary Pines, Burpengary
- **Committee – Sue Bell** - The Anchorage, Hervey Bay
- **Committee – Neil Cooper** - Ingenia Lifestyle, Hervey Bay
- **Committee – Suzan Mobbs** – Greenbank Gardens, Park Ridge

EMAIL SENT TO ALL MEMBERS OF PARLIAMENT -

On 21 July 2026 AMHO sent the following email to all Members of Parliament and we have received encouraging replies seeking a meeting for further information. It was titled -

“The Reality of Living Under the Manufactured Homes (Residential Park) Act 2003 in Queensland”

Dear _____ MP

As we await the findings of the review of QCAT and its role in resolving disputes within the manufactured home and residential parks sector and are shortly to review the effectiveness of amendments to the MHRP Act in early 2027, we thought it timely to explore the hidden reality of the land lease housing model in Queensland. This model of affordable housing benefits all tiers of government but is rapidly progressing towards being unaffordable for the thousands of residents who have taken advantage of the opportunity to downsize while freeing up houses for families to assist housing supply.

Governments benefit from lower construction costs and wastage, less pressure on social housing and significant housing provision savings through private investment. It provides jobs both during construction and ongoing management and boosts local economies. The tax revenue gained supports local Council and state taxes. There are further benefits in

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keeping seniors active and out of government funded aged care for longer and ensuring safer living inside gated communities.

As a business model the land lease sector is a cash cow with guaranteed profit year on year. It commences with selling a home priced well above construction price and continues with weekly site fees which increase exponentially annually ensuring there is never a loss to the business. If a homeowner passes away or needs to be housed in a facility which provides greater care, site fees must continue to be paid until such time as the house is sold. Failure to pay these fees can result in the house being declared abandoned at which point the park owner can claim the house and sell it again. Obviously, every business has to make a profit and has to be sustainable. But manufactured homeowners are often being exploited by greedy and sometimes very inefficient park owners, who make excessive profits, yet continue to seek more.

Sadly what is lacking in this affordable housing model is clear consumer protection.

Amendments to The Act

Following Parliamentary Committee hearings conducted throughout Queensland in 2024 involving both park and home owners, some significant changes to The ACT have occurred. While further reforms are urgently needed these changes, tabled in the Consultation Regulatory Impact Statement, have given home owners some confidence that they are being better protected.

Changes have included

- * Abolition of the market rent review
- * Changes around annual site rent increases - 3.5% or CPI whichever is greater
- * Introduction of common templates for sales, site agreement, documents
- * Publication of the park comparison document
- * Introduction of the Maintenance and Capital Replacement Plan (MCRP) document ensuring that park owners must be transparent and accept responsibility for maintaining and replacing common assets rather than passing on these costs to home owners.
- * Wider range of site rent payment options and ceiling on fees chargeable for preparation of documents for homeowners.

Unfortunately, some park owners are now looking to increase site rent rises using a different method ie special costs. These costs are relating to Council rates. Many homeowners believed that the park owners sales advertising which highlighted many benefits including no Council fees, no stamp duty and no exit fees, would remain unchanged. Now it appears as one avenue for revenue is closed park owners are finding new ways. Unfortunately, due to the ambiguity of the MHRP Act, and the huge legal power

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of park owners home owners are again unprotected from site rent increases and are again vulnerable to excessive charges.

Government Sanctioned

The Queensland Coat of Arms, which is the formal identifier of the Queensland Government, appears on all documents given to prospective home owners during the sales process. This implies a sense of security, but in reality, this is often a falsehood, park owners have been including an ever increasing number of Special Terms which form part of the site agreement. There is one page in the document to provide for these terms but such is their length now they are noted in the document as an Appendix and are found as a separate document at the end of the site agreement. These special terms sit outside the MHRP Act but their inclusion implies they are government approved. They are also outside the Residential Tenancies and Rooming Accommodation Act 2008. This document clearly states that any special terms cannot conflict or override state tenancy laws. No such protection exists for manufactured home park residents. Many special terms also sit outside the Human Rights Act 2019 particularly Section 25 which relates to privacy.

QCAT is named in documents as a vehicle to resolve disputes in the sector but this has not been effective and thankfully is currently under review with a scheduled report date of 31 July 2026.

Consumer Protection

While manufactured homes/residential parks fall under the umbrella of the Regulatory Services Unit so do retirement villages, residential services and community housing. The task for this unit is immense and it has no real powers, except for being able to fine park owners ridiculously small amounts to ensure they fulfil their obligations under The Act. Some park owners treat the dispute mediation process with contempt which leaves home owners powerless.

The manufactured home park model is exploding in Queensland with 220 parks currently registered and many more under construction. As it stands it could be considered an almost unregulated industry which favours large corporations seeking huge profits at the expense of home owners mental and financial wellbeing.

The industry urgently needs regulating in two main areas. Firstly, the MHRP Act itself as well as the special terms need to be carefully scrutinised and whole sections rewritten to remove any ambiguity or in some cases completely removed. In instances where The Act is silent these also need to be addressed.

A single entity, ideally an industry specific ombudsman, overseeing all manufactured home/residential parks would serve all parties well - companies, homeowners and the

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Queensland Government. A thorough knowledge of The Act and the power to enforce rulings where failures are observed as well as providing future directions would go some way towards restoring consumer confidence in this housing model which is rapidly becoming unaffordable for the very people it's been designed to cater for.

We would welcome the opportunity to discuss further with you any of these issues.
The Management Committee,

Alliance of Manufactured Home Owners Incorporated

This email was sent to all State Members of Parliament, therefore it is the best time for you to speak to your MP about any problems that are occurring in your village. If they have been protected by their staff and have no knowledge of the email, please give them a copy. MPs are the only people who can change the MHRP Act and as the Roundtable Meetings begin on the 18 September 2026, looking into the problems caused by the amendments, people will be listening. It is also a unique opportunity to get your local MP involved in your village.

***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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