1. This submission proposes the introduction of the Manufactured Homes (Residential Parks) Amendment Bill 2010 (the Bill) which addresses issues identified during a review of the *Manufactured Homes (Residential Parks) Act 2003* (the Act).
2. The Act provides for the positioning and occupancy of manufactured homes in residential parks. The main object of the Act is to regulate and promote fair trading practices in the operation of residential parks. A further important objective of the Act is to encourage the continued growth and viability of the Queensland residential park industry.
3. A review was undertaken to ensure the Act was adequately meeting community expectations and that its provisions remained appropriate. The review was informed by an extensive consultation process involving the release of a public discussion paper and survey, as well as draft versions of the Bill and Public Benefit Test for community comment. Eight public consultation forums were conducted in February 2010 to provide the community with an opportunity to discuss and provide feedback on the Bill.
4. The Bill contains amendments to the Act to:
5. specify that the primary purpose of the Act is to protect home owners from unfair business practices and to help home owners (and people thinking about buying a manufactured home) to understand their rights and responsibilities under the Act
6. clarify the coverage of the Act with respect to converted caravans
7. introduce a requirement for site agreements to be expressed in plain language
8. establish a power for certain terms in site agreements to be prohibited by regulation
9. prevent the establishment of fixed term site agreements
10. restrict site rent increases outside the express terms of a site agreement
11. expand the orders the Queensland Civil and Administrative Tribunal may make regarding termination of site agreements
12. clarify that there is to be one home owners’ committee for a residential park
13. empower the Chief Executive to maintain a public record of residential parks
14. clarify that park owners must not charge home owners more than the actual cost of providing a utility service (for example, water and electricity) to the home owner where the home owner’s use of the utility service is separately measured
15. address a number of minor, clarification and technical issues
16. Cabinet approved that the Manufactured Homes (Residential Parks) Amendment Bill 2010 be introduced into the Legislative Assembly.
17. *Attachments*
* [Manufactured Homes (Residential Parks) Amendment Bill 2010](Attachments/Att1ManHomesRPAB10.pdf)
* [Explanatory Notes](Attachments/Att2ManHomesRPAB10Exp.pdf)
* [Final Public Benefit Test](Attachments/Att3PBT.docx)