



Queensland

Manufactured Homes (Residential Parks) Amendment Regulation 2025

Subordinate Legislation 2025 No. 119

made under the

Manufactured Homes (Residential Parks) Act 2003

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1 Short title

This regulation may be cited as the *Manufactured Homes (Residential Parks) Amendment Regulation 2025*.

2 Commencement

This regulation commences on 6 December 2025.

3 Regulation amended

This regulation amends the *Manufactured Homes (Residential Parks) Regulation 2017*.

4 Insertion of new pt 1, hdg

Before section 1—

insert—

Part 1 Preliminary

5 Insertion of new pt 2, hdg

Before section 2A—

insert—

Part 2 Residential parks

6 Insertion of new pt 3, hdg and s 2E

Before section 3—

insert—

Part 3 Site agreements

2E Requirements for site agreement—Act, s 25

(1) For section 25(4)(l) of the Act, this section prescribes other requirements for a site

agreement.

- (2) The site agreement must state that, under section 19 of the Act, the park rules for the residential park are taken to be included as terms of the site agreement.
- (3) The site agreement must state—
 - (a) the utilities that are supplied to the site; and
 - (b) the utilities, if any, that are included in the site rent payable for the site.
- (4) The site agreement must state—
 - (a) whether or not a landline telephone service is available to the site; and
 - (b) whether or not an internet service is available to, or accessible from, the site; and
 - (c) if a service mentioned in paragraph (a) or (b) is available to, or accessible from, the site—whether the service is included in the site rent payable for the site.
- (5) If the site agreement provides for the placement of a ‘for sale’ sign, in relation to the manufactured home, on the site, the site agreement must state any requirements that apply in relation to the placement of the sign.

Note—

See section 57 of the Act in relation to the placement of a ‘for sale’ sign on the site.

- (6) The site agreement must state whether or not the park owner may require the home owner to reposition the manufactured home to another site in the residential park.

Note—

See section 93 of the Act for the circumstances in which the park owner may require the home owner to reposition the manufactured home.

- (7) The site agreement must state—

- (a) any external features of the site that the home owner must maintain; and
- (b) any external features of the site that the park owner must maintain.

Examples of external features—

gardens, lawns, trees, retaining walls

Note—

See section 94 of the Act in relation to access by the park owner or the park manager to the site for maintenance of the site.

- (8) The site agreement must state whether or not the home owner is allowed to rent the site on which the home owner's manufactured home is positioned to a person on a temporary basis.

7 Insertion of new s 3A

After section 3—

insert—

3A Information required for disclosure documents—Act, sch 1

For schedule 1, item 13 of the Act, the other information stated in schedule 2 is prescribed.

8 Insertion of new pt 4, hdg and s 3B

Before section 4—

insert—

Part 4 Sale of manufactured home positioned on site

3B Information required for sale agreement—Act, s 56B

For section 56B(1)(b) of the Act, the information stated in schedule 3 is prescribed.

9 Insertion of new pt 5

After section 4—

insert—

Part 5 Varying site rent

4A Bases for site rent increase—Act, s 69A

- (1) For section 69A(1)(b) of the Act, each of the following is prescribed as a basis for working out the amount of an increase in the site rent—
- (a) an amount worked out by multiplying the site rent by the CPI increase;
 - (b) an amount worked out by multiplying the site rent by a stated percentage;
 - (c) a stated amount expressed in dollars;
 - (d) an amount worked out by apportioning, in a stated way, the relevant rates increase for the residential park among the home owners for the residential park;
 - (e) an amount that is the greater of the amounts under any 2 of the bases prescribed under paragraphs (a) to (d);

Example—

the amount that is the greater of the following amounts—

- (a) the amount worked out by multiplying the site rent by the CPI increase;
- (b) the amount worked out by multiplying the site rent by 3.5%

- (f) an amount that is the lesser of the amounts under any 2 of the bases prescribed under paragraphs (a) to (d);

Example—

the amount that is the lesser of the following amounts—

- (a) the amount worked out by multiplying the site rent by the CPI increase;
- (b) the amount worked out by multiplying the site rent by 2.5%

- (g) an amount that is the sum of the amounts worked out using any 2 of the bases prescribed under paragraphs (a) to (d).

Example—

the amount that is the sum of—

- (a) the amount worked out by multiplying the site rent by the CPI increase; and
- (b) the amount worked out by multiplying the site rent by 1%

Note for subsection (1)—

See, however, section 69B of the Act in relation to restrictions on increasing the site rent.

- (2) In this section—

CPI increase see section 69B(7) of the Act.

rate notice means—

- (a) a notice issued under a regulation made under the *City of Brisbane Act 2010* to levy rates and charges under that Act; or
- (b) a notice issued under a regulation made under the *Local Government Act 2009* to levy rates and charges under that Act.

relevant rates increase, for a residential park, means the amount of the increase, if any, expressed in dollars between the total amount payable under the rate notices issued to the park owner in respect of the residential park—

[s 10]

- (a) for the 12-month period ending on a stated day of the year in which the increase in site rent is being worked out; and
- (b) for the 12-month period ending on the same day of the year immediately preceding the year mentioned in paragraph (a).

10 Insertion of new pt 6, hdg

Before section 5—

insert—

**Part 6 Park owners’
obligations**

11 Omission of s 8 (Information for initial disclosure documents—Act, sch 1)

Section 8—

omit.

12 Insertion of new pt 7, hdg

Before section 9—

insert—

Part 7 Transitional provision

13 Amendment of sch 1 (Details for comparison document for residential park)

Schedule 1, item 8, ‘the park rules’—

omit, insert—

any park rules in force for the residential park

14 Insertion of new schs 2 and 3

After schedule 1—

insert—

Schedule 2 Information required for disclosure documents

section 3A

1 Meaning of particular terms

The meaning of each of the following terms under the Act—

- (a) CPI;
- (b) home owner;
- (c) manufactured home;
- (d) park owner;
- (e) park rules;
- (f) residential park;
- (g) sale agreement;
- (h) site agreement.

2 Information about buying manufactured home

The following information about buying a manufactured home positioned on a site in a residential park—

- (a) that the buyer and the seller enter into a sale agreement in relation to the manufactured home;
- (b) that the seller must not complete the sale of the manufactured home to the buyer unless—

- (i) the park owner and the buyer have entered into a site agreement for the site on which the manufactured home is positioned; and
- (ii) the buyer has been given the disclosure documents for the site as required under section 29 of the Act;
- (c) that, if the site agreement is terminated under section 33 of the Act, the sale agreement is taken, under section 34 of the Act, to be at an end on the day termination of the site agreement is effective.

3 Information about selling manufactured home

The following information about selling a manufactured home positioned on a site in a residential park—

- (a) that a home owner who proposes to sell their manufactured home must give the park owner a notice of the home owner's intention to sell the home under section 56A(1) and (2) of the Act;
- (b) that the park owner, if given a notice of the home owner's intention to sell the manufactured home, must give the home owner a notice under section 56A(3) of the Act stating—
 - (i) whether the park owner offers services for the sale of manufactured homes in the residential park; and
 - (ii) the site rent that will be payable by a new home owner under a site agreement for the site;
- (c) details of the requirements under section 56C of the Act if the seller of the manufactured home is not the park owner.

4 Buyback and rent reduction scheme

The following information about the buyback and rent reduction scheme under part 9A of the Act—

- (a) the meaning of an eligible home under section 62C of the Act;
- (b) the process for joining the scheme under part 9A, division 4 of the Act;
- (c) details of the process for valuing the resale value of an eligible home under part 9A, division 8 of the Act;
- (d) that, if an eligible home has not been sold within 6 months after the start of the buyback period for the eligible home, the park owner must, under section 62V of the Act, reduce by 25% the site rent payable under the site agreement for the site on which the eligible home is positioned;
- (e) that the park owner may apply to the tribunal under section 62ZC or 62ZD of the Act for an extension of the period for completing the purchase of an eligible home under a buyback agreement.

5 Park rules

A description of the process under part 13, division 2 of the Act for changing a park rule for a residential park.

6 Home owners committee

The following information—

- (a) a description of how a home owners committee for a residential park is established under section 100 of the Act;

- (b) a description of how a home owners committee may adopt a constitution under section 101 of the Act;
- (c) the function of a home owners committee under section 102 of the Act.

Schedule 3 Information required for sale agreement

section 3B

1 Contact details

The name, address, phone number and email address of the following persons—

- (a) the seller;
- (b) if the seller has a solicitor in relation to the sale of the manufactured home—the seller's solicitor;
- (c) if the seller has an agent, other than a solicitor, for the sale of the manufactured home—the seller's agent;
- (d) the buyer;
- (e) if the buyer has a solicitor in relation to the purchase of the manufactured home—the buyer's solicitor;
- (f) if the buyer has an agent, other than a solicitor, for the purchase of the manufactured home—the buyer's agent.

2 Residential park

The following information about the residential park—

- (a) the name and address of the residential park containing the site on which the manufactured home is positioned;
- (b) the location within the residential park of the site on which the manufactured home is positioned;
- (c) the park owner's name, address, phone number and email address.

3 Manufactured home

The following information about the manufactured home—

- (a) the number of bedrooms in the manufactured home;
- (b) the number of bathrooms in the manufactured home;
- (c) any unique identifying number or feature of the manufactured home, if known by the seller;

Example—

a serial number

- (d) any items attached or affixed to the manufactured home that are not included as part of the sale of the home;
- (e) details of any alterations or additions made to the manufactured home, if made by the seller or otherwise known by the seller;
- (f) details of any application lodged, or approval or consent given, in relation to an alteration or addition to the manufactured home, or a proposed alteration or addition to the manufactured home, if the application was made by the seller or the details are otherwise known by the seller.

4 Sale of manufactured home

The following information about the sale of the manufactured home—

- (a) the sale price of the manufactured home;
- (b) how and when payment for the manufactured home is to be made;
- (c) the day ownership of the manufactured home is transferred to the buyer;
- (d) if there is more than 1 buyer—whether the home is held by the buyers as joint tenants or tenants in common;
- (e) the rights of the buyer under section 33 of the Act to terminate the site agreement within the cooling-off period, and the circumstances in which the termination of the site agreement will automatically end the sale agreement under section 34 of the Act.

ENDNOTES

- 1 Made by the Governor in Council on 4 September 2025.
- 2 Notified on the Queensland legislation website on 5 September 2025.
- 3 The administering agency is the Department of Housing and Public Works.

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