



Queensland

# Manufactured Homes (Residential Parks) Amendment Regulation 2024

## Subordinate Legislation 2024 No. 238

made under the

*Manufactured Homes (Residential Parks) Act 2003*

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[s 1]

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**1 Short title**

This regulation may be cited as the *Manufactured Homes (Residential Parks) Amendment Regulation 2024*.

**2 Commencement**

This regulation commences on 20 February 2025.

**3 Regulation amended**

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

**4 Insertion of new ss 2A–2D**

After section 2—

*insert—*

**2A Information required for application for registration of residential park—Act, s 18A**

For section 18A(3)(j) of the Act, the following information is prescribed—

- (a) a copy of any development approvals for the planning and construction of the residential park—
  - (i) required under the *Planning Act 2016*; and
  - (ii) obtained by the park owner;
- (b) whether the residential park will contain types of accommodation in addition to owner-occupied manufactured homes;

*Examples of additional types of accommodation—*

caravans, holiday rentals, residential premises (including manufactured homes) under residential tenancy agreements

- (c) details of any other residential parks owned by the park owner;

- (d) a copy of any instrument used, or to be used, by the park owner as a template for—
  - (i) a site agreement; or
  - (ii) an agreement for the sale of a manufactured home in the residential park to a prospective home owner;
- (e) an estimate of the proposed site rent, or the proposed range of site rent, payable by a home owner in the first year of operation of the residential park.

## **2B Information to be included in residential park register for residential park—Act, s 18C**

For section 18C(2)(1) of the Act, the following information is prescribed—

- (a) the information prescribed under section 2A that was included in, or accompanied, the application to register the residential park;
- (b) the comparison document, or information included in the comparison document, for the residential park;
- (c) whether the residential park has started operating;
- (d) if the residential park has started operating—the date the park started operating.

## **2C Exemption from requirement to maintain website for residential park—Act, s 18G**

For section 18G(3) of the Act, a residential park is exempt from the requirement under section 18G(1) of the Act if the residential park has not more than 15 sites.

[s 5]

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## **2D Details for comparison document for residential park—Act, s 18H**

For section 18H(b)(v) of the Act, the details stated in schedule 1 are prescribed.

### **5 Insertion of new sch 1**

After section 9—

*insert—*

## **Schedule 1 Details for comparison document for residential park**

section 2D

### **Identifying information**

- 1 the address of the residential park
- 2 the real property description of the land on which the residential park is situated
- 3 the name of the park owner
- 4 contact details for the park owner

### **Residential park information**

- 5 whether the residential park is completed or under development
- 6 the total number of sites in the residential park or, if the park is under development, the total number of sites that will be in the park on completion of the development
- 7 if the residential park contains types of accommodation in addition to

owner-occupied manufactured homes—the types of accommodation

*Examples of additional types of accommodation—*

caravans, holiday rentals, residential premises (including manufactured homes) under residential tenancy agreements

- 8 a copy of the park rules
- 9 details of any restrictions in the park rules in relation to the keeping of pets
- 10 the general increase day for the residential park for each basis on which site rent may be increased under a site agreement

### **Fees and costs**

- 11 mandatory fees or costs for a home owner that are not included in the site rent
- 12 optional services available in the residential park for an additional fee or cost
- 13 communal facilities that may be accessed for an additional fee or cost

### **Utilities**

- 14 utilities not included in the site rent that are available to sites
- 15 how utilities are supplied to sites, including—
  - (a) details of any embedded networks; and
  - (b) details of any known restrictions on the installation or use of solar panels in the residential park

### **Residential park land and facilities**

- 16 the number and types of parking spaces available in the residential park, other than parking spaces allocated to particular sites, that are—
  - (a) available for the use of home owners and visitors; or
  - (b) suitable for caravans, campervans, motorhomes, boats or other recreational vehicles
- 17 whether the residential park has the following security and safety features—
  - (a) security cameras;
  - (b) security gates;
  - (c) emergency phones;
  - (d) a defibrillator
- 18 whether the communal facilities in the residential park have the following accessibility features—
  - (a) ramps;
  - (b) lifts;
  - (c) wheelchair-accessible toilets;
  - (d) extra-wide doors
- 19 details about the day-to-day management of the residential park, including—
  - (a) whether there is an on-site park manager; and
  - (b) the contact hours for the park manager; and
  - (c) whether home owners and other residents have after-hours access to the park manager's services

### **Miscellaneous**

- 20 whether communal facilities or common areas in the residential park are insured
- 21 whether the residential park has a home owners committee
- 22 whether the park owner is a signatory to an industry-based code of conduct or is voluntarily accredited through an industry-based accreditation scheme

ENDNOTES

- 1 Made by the Governor in Council on 26 September 2024.
- 2 Notified on the Queensland legislation website on 27 September 2024.
- 3 The administering agency is the Department of Housing, Local Government, Planning and Public Works.

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