



Manufactured Home Owners Association (Vic) Inc.

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

Email: info.mhoa.vic@gmail.com

Phone: 0431 347 797

NEWSLETTER

JULY 2023

A **FRESH NEW LOOK** for Manufactured Home Owners Association (Vic) Inc

We have modernised our logo but still maintain the very heart of village life by retaining the rooftop design, which depicts our villages, yet modernising it by adding brightness and colour.

As the MHOA president I would like to congratulate the committee team for their hard work in what, I think, is a wonderful design, and I hope all our members agree with me.

Our new logo will also be prominent on our website pages. Our website is well underway and committee members have been spending many hours preparing documents to be included.

We have now been operating almost twelve months and have come a long way in that time. We are becoming well known by MPs and their assistants, but we cannot rest on our laurels. There is too much to be done so we cannot allow the momentum to slow down.

As our priorities change, we have been editing our documentation to MPs and prioritising issues such as site fees. We believe fees are now getting out of control and must be our top priority.

The issue of fees needs to be pushed as hard as possible. The feedback from one member living in this type of village who is solely on the pension stated "it is becoming difficult and causing hardship".

We are heading into a more modern era and we need to keep not only our logo updated but also our ideas and our strategic plan.

My village in Kilmore had a fire this week where one resident lost his life. Two homes were completely gutted and the homes at the rear had fire damage. This was such a sad and shocking incident for all the residents in our village, but it is a timely reminder to all village residents to insist that management in your village has a well-organised fire plan, because we don't.

In our June Newsletter we reported that our AGM would be held in September.

Unfortunately we have had to postpone our AGM until Tuesday, 31 October.

Members will vote for their 2023-2024 committee members and have an opportunity to put questions to these members. Notices and Nomination Forms will be sent to all members in September.

As reported in June, 125 emails were sent to all Victorian MPs on the 16.06.2023.

Many MPs have responded with requests for further information. Most were unaware that our villages were legislated by the Residential Tenancies Act Part 4A—believing we were covered by the Retirement Villages Act..

Meeting with Richard Riordan, Shadow Minister for Housing, on 3 July:

We found him to be very informed on our issues as he has been speaking with RVA in his jurisdiction and he told us that they have similar issues to ours.

Exit Fees

RR: how is the exit fee calculated? **MHOA:** Some site agreements are calculated on sale price, some on purchase price.

RR: I have spoken to several advocates regarding RVAs and they have very similar issues especially about ongoing costs and charges and how to calculate an exit fairly. Their main issue of concern is, especially when dealing with elderly people, is the safety aspect.

Standard Lease agreements

MHOA: Regarding site agreements: each village write their own and we have provided six different ones to several govt departments as well as the Law Institute of Victoria to ascertain if they are legal, unconscionable or not. Each department referred us to another. They all say it's not their concern, they don't know, etc. Even the LIV have admitted that out of the 19,000 lawyers in Vic none know of or understand Part 4A, and we have that in writing from them. We should have, like the private rental sector, a standardised site agreement for all Vic villages.

RR: yes, they should be transparent and you should have somewhere to go.

Registration of Villages

MHOA: The other point is that all the RVAs have to be registered – ours do not. That's why it is so difficult to find out where they are. We were told that they were registered with councils. We wrote to every council in Vic asking which ones were in their municipality. Most came back saying "we don't keep a record of that". In one of the Hansard reports I read that they are required to be registered with council, and yet they are not.

RR: -You have started a great database so the more people we have on side, makes it easier to get some action.

Protections for residents

RR: that's another common aspect. Residents who speak up for others are the ones who cop the abuse from management. **MHOA:** If a resident constantly stands up for others, then management tell the other residents that he/she is a trouble-maker causing all the problems.

Financial Stress

RR: asked how most people are coping with the price rises? **MHOA:** We advised that some are doing it really tuff and we are concerned about how much longer they will be able to afford the rent and other expenses.

August meetings with Consumer Affairs Victoria

Our list of concerns regarding a standalone legislation for manufactured home villages throughout Victoria, method of calculating site fees, abolish exit fees and continue to stress the need for an ombudsman. The current cost of living on behalf of all manufactured home owners will also be forefront.

Reminder that Membership Renewals are now due covering 12 months membership.

If anyone in your village (who is not already a member) wishes to become a member of MHOA, please email us requesting an information sheet and Homeowner Membership Application Form.

Family & Friends Memberships now available. MHOA membership is available not just for manufactured home owners living in residential parks and villages throughout Victoria.

Supporter membership is open to family and friends who have loved ones living in manufactured home parks and villages, who support our cause. A Supporter Membership Application Form is attached.

We will continue to work towards more transparency from village/park owners where there are no hidden agendas. Information to be shared openly, yet appropriately.

We own our homes, rent the land, and love this way of life, but we need better protections.

Encl. A Supporter Membership Application Form



**SUPPORTER Membership Application for
family or friends of manufactured-home owners**

Please complete the relevant boxes

(Place x in relevant box)

Mr

Mrs

Ms

First Name

Surname

Residential Address

Postal Address

If different to above

Home Phone

Mobile

Email Address

Name of person being supported:

Name of their park/village:

Membership per person is \$5

Date:

MHOA Membership is for 12 months from 1st July to 30th June each year.

Insert your details above then email to: info.mhoa.vic@gmail.com

or post to MHOA (Vic) Inc, PO Box 427, Kilmore 3764

Payment Method: (Place x in box)

Cheque

Bank Transfer

NOTE: IF PAYING BY CHEQUE PLEASE INCLUDE A \$0.70 BANK ADMIN FEE TO YOUR \$5 MEMBERSHIP FEE – TOTAL \$5.70

Please make payment to:

- Manufactured-Home Owners Association (Vic) Inc
- Bendigo Bank
- BSB 633-000
- Account No. 195426663

Please **state your surname on all transaction types**

Members without a cheque account or computer can go to their own bank or a Bendigo Bank and ask to pay as a Direct Transfer to the Bendigo Bank using BSB and account number as above.

Any enquiries regarding payments please contact our Treasurer on 0431 347 797 or info.mhoa.vic@gmail.com
Any member can request information and receive ongoing updates.

SIGNATURE