



Manufactured Home Owners Association (Vic) Inc.

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NEWSLETTER

APRIL 2025

This month has been very quiet. We are thinking it's because of the upcoming election and also the Easter break. Do hope you all didn't eat too much chocolate!

Who pays for **your** water rates?



MHOA are interested to know how water rates are paid in land lease villages across Victoria.

In most cases residents pay for their water consumption only, but who pays the water, sewerage and drainage service fees —the resident or the site owner?

Please let us know by emailing us at info.mhoa.vic@gmail.com

1. Name of your village and suburb/town
2. Water usage: resident or village owner
3. Who pays your water rates to provider: resident or village owner
4. Other: please explain

Thanks for helping us...

Taxation office advice – Clearance Certificate – On sale of dwelling in land lease communities

The tax office has advised that a Clearance Certificate is required in the interim. In a few months the ATO will provide a final advice and update their website at the same time.

In essence, they are saying that you will need a Clearance Certificate if you sell **your property with the Site Agreement**.

It does not cost anything, so it would be wise to get one anyway. We will advise if their final version is different to this advice.

We have learnt of a number of changes for improvements for land lease villages in **N.S.W.** which may be of interest.

Amendments to Residential Land Lease Communities Act NSW 14/02/2025

SUMMARY OF THE CHANGES

Improving clarity and transparency of fees and charges

Operators may increase site fees using one of two methods – the ‘by notice’ method or the ‘fixed’ method. Changes have been made to both these methods.

For fixed method site fee increases using a fixed calculation, operators will only be able to use one element (e.g. a fixed percentage) to calculate the increase. This will allow residents to accurately predict and plan for their site fee increases.

For the ‘by notice’ method, operators will need to include more information about the reason for an increase. This will provide residents more transparency about the reasons for a site fee increase.

Fairer electricity pricing in communities with embedded networks

Further, the new laws will detail the information to be included in utility bills and that bills must be provided to residents at least once every three months.

A new price cap will apply to electricity sold to residents in communities through embedded networks. The Independent Pricing and Regulatory Tribunal (IPART) will determine this cap once every 12 months and this will be published on the Fair Trading website.

It is expected that these changes will result in residents having more certainty about energy prices. It will also better protect them against excessive price rises in communities with embedded networks.

Electricity use and supply charges are now regulated in accordance with median retail market offer of the Independent Pricing and Regulatory Tribunal NSW (IPART).

Things to check or get advice on:

- * Billing requirements for all utilities supplied
- * Electricity usage charges for your distribution area if in an embedded network
- * Electricity supply charges for your distribution area if in an embedded network and,
- * whether supply charges reflect the various discounts for homes receiving 60 amps or less.

Supporting residents to make a house a home

Residents will be able to make minor changes like adding window locks or screens without seeking approval from the operator.

Residents will also have the freedom to enjoy their home knowing operators are only allowed to enter their home in certain specified circumstances.

Residents will only be required to fix significant dilapidation of a residential site where they caused it.

Amendments to Residential Land Lease Communities Act NSW 14/02/2025**SUMMARY OF THE CHANGES cont'd****Emergency procedure testing requirements**

To ensure communities are prepared to respond to emergencies (such as extreme weather events), operators will need to test their emergency procedures at least once a year and keep a record of those tests.

Increased notification time for ending an agreement

Operators will need to give homeowners 120 days' notice of the [end of their agreement](#), rather than 90 days where a residential site is not legally usable as a residence. This will support homeowners by giving them more time to find a different place to live.

SOURCE: Tenants Union of N.S.W.

A Guide to Forming a Residents' Committee (can also be known as a Home Owners' Committee)

MHOA has compiled a booklet to assist home owners to form a committee.

Such committees can play an important role as a channel for communication between the residents and the site owner/operator.

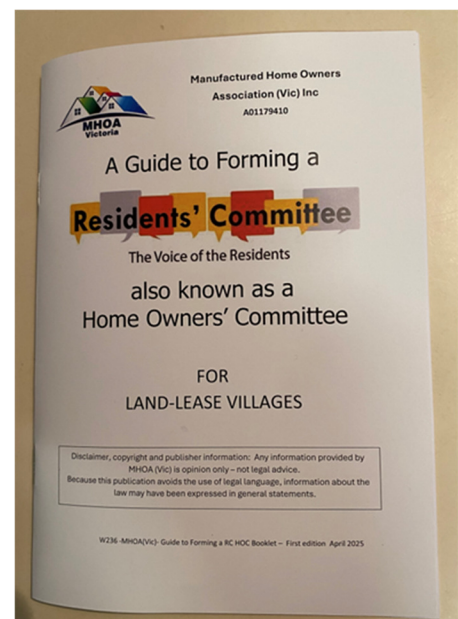
We will provide one free booklet per village upon request.

Any village wanting a copy of our booklet can do so by emailing MHOA at :

info.mhoa.vic@gmail.com

or

phone 0431 347 797.

**A stat for those who like stats:**

The number of Australians aged 65 and over will more than double and the number aged 85 and over will more than triple over the next 40 years, according to the *Federal Government's Intergenerational Report 2023*.

Judy & Carmel

Business hours: Mon-Fri 9am—4.30pm