



Manufactured Home Owners Association (Vic) Inc.

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

Email: info.mhoa.vic@gmail.com

Website: www.mhoavic.com

Phone: 0431 347 797

NEWSLETTER

MAY 2024



MHOA was invited by Gabrielle Williams, Minister for Consumer Affairs Victoria to a meeting on 21 May.

We found that Gabrielle has a good understanding of our issues and is extremely willing to assist in improving our legislation.

Gabrielle advised that negotiations within her Department have commenced and will keep us informed.

MHOA recently became aware of a village reducing their weekly rubbish collection.

A notice was sent to all the village homeowners stating "*The Rubbish Collection Cycle will be Changing as of 4 April 2024. It will now change from weekly to fortnightly.*"

This notice was issued without consultation with homeowners.

Rubbish pickups have been weekly since 2012. The notice, we believe, is a minimised service for the homeowners of that village. Other homeowners were contacted and they all stated they prefer their rubbish collection be restored to weekly.

A quick survey of six other villages found that none had fortnightly rubbish collections. Let us know if your village has fortnightly collections.

MHOA believe that apart from this being a reduction of services (which has consequences as per 206ZB of the Residential Tenancies Act Part 4A) it will definitely be a health issue, especially during warmer months.



Photo (left) is one week of rubbish for a two-person household.

Small capacity bin

During our meeting at Parliament House with the MPs, we spoke of the main issues of concern to us; i.e. Registration of villages, standard leases, dispute resolution, fees, exit/deferred management fees. It was very apparent that they were unaware of many aspects within these topics.

We also provided photo-boards showing road conditions, poor maintenance, poor/inadequate street lighting and a major health condition caused by mould. Photos had been sent to us previously by residents in some villages.

It is advantageous to MHOA to receive photos and/or written case studies of situations. As the old adage goes "a picture paints a thousand words" and creates immediate comprehension of the topic. During meetings with MPs or government departments it is more impactful to show photos.

Below are just a few photos to give you an idea of what some residents are getting for their site fee.



Without footpaths elderly residents are required to walk on roadways. Many are gravel and loose stones and through water after rain. Even when dry, these roads are major safety hazards.



Inadequate street lighting from a large garden light—no dedicated street lighting.

Many villages have asphalt roads with broken, disintegrated/loose particles. Trip hazard.



Mould existed throughout back yard grass and concrete.

Mould spread into the home which resulted in a resident's feet being penetrated by mould.



We have had a further discussion with Consumer Affairs Victoria legislation executive regarding our Legislation Submission.

It has been stated that our legislation (Residential Tenancies Act 1997 Part 4A) is likened to a tangled pile of wool.



All endeavours are being made by CAV to unravel it which may take time!

For those of you who are interested in statistics, MHOA now have members registered from 30 villages across Victoria. The most recent residents to join us were from Sunny Sands Residential Village in Inverloch, Oasis Village in Cobram, Ingenia Lifestyle in Lara and Portarlington Lifestyle Village in Portarlington.

Take a look at our village map on our website: mhoavic.com—click on 'STAY INFORMED' then 'VILLAGE DATABASE'.

If you discover any village near you which is not listed, please let us know.



To-date we have identified 83 dedicated land-lease villages and 17 mixed-use villages comprising 22,000 residents living in 13,000 homes.

REMINDER: MHOA membership fees for 2024-25 become due on 1 July, 2024. Renewal forms will be sent to existing members mid-June.

Judy Duff