



MHOA (VIC) INC

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Manufactured Home Owners Association
(Vic) Inc

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NEWSLETTER

MAY 2023

May has been quite a productive month.

Reply received from Fiona York (HAAG) 15.05.2023 re Joint Campaign

“We have been working on a couple of things since we last met. We are finalising a briefing document which can be sent to politicians and other people in the sector, that describes the issues and our proposed solutions. I’ll send this to you when it’s done.

We are fully supportive of the Manufactured Home Owners Association as an important voice for residents calling for long overdue improvements to their housing.”

Follow-up Points from meeting on 21.3.23 with Alice Wilson-O’Neil, assistant to Danny Pearson, MP Consumer Affairs Victoria

A copy of MHOA councils register that were contacted by us and their responses, was requested by Alice. MHOA hope this will initiate the request from MHOA to register all Victorian manufactured home villages on the CAV website.

MHOA made a request to Alice for our details to be placed on the CAV website. Her response was: “I have followed this up and I think it should be possible. Nicole from CAV will reach out to you to confirm.”

Results of meeting with The Hon Sarah Connolly, MP on 30.03.2023

The Hon Sarah Connolly and five MPs met with Danny Pearson, MP, on 26.04.2023. Another meeting will be held in June to discuss an inquiry into manufactured home villages.

Phone call with Sean O’Farrell, Sarah Connolly MP’s Assistant.

Sean advised Judy: “In the meantime, please feel free to call our office anytime. It can be about the review or how we approach this issue going forward.”

Phone call with Spencer Hurley, Nathan Lambert MP’s Assistant

Spencer stated: “You have our full support anything you need let us know. Without the MHOA the MPs would not be meeting to discuss the MHV.”

Spencer will let us know when the next MP’s meeting will happen.

SARPRA (S.A. Residential Parks Residents' Association)

We received advice from SARPRA of changes to their legislation is being finalised. Details will be reported in our June newsletter.

QMHOA (Queensland Manufactured Home Owners Association)

The following is an extract of an ABC News report on 15.5.23:

"The state government is considering implementing a rent cap in residential parks as the Queensland peak body for residents says people are experiencing housing stress due to unfair business practices.

Key points:

- *The government is proposing widespread changes*
- *The peak body says there is no way of knowing how much it costs to run parks*
- *Park owners have highlighted rising operation and insurance costs as a reason for rises*

The parks are usually marketed as living communities for people over 50 and as an affordable alternative to retirement villages where residents can buy their own home but rent the land from a park owner.

There are more than 200 residential parks across the state which contain more than 23,000 homes.

Queensland Manufactured Home Owners Association president, Roger Marshall, said residents, who are largely older Australians on pensions, were finding it increasingly difficult to afford the yearly rental increases.

"The main challenge that we're facing right now across Queensland is that we're locked into site agreements with the park owners, which has resulted in the continuous increase in the rents that we're paying," he said.

"It's to the point where we believe that the park owners are making greater profits on the rents they charge which are over what's needed to run the park.

"The majority of people living in the parks are either fully or partly dependent on the age pension and the rents in most of the parks take up well over 30 per cent of the age pension."

The proposed reforms include:

- *A maximum limit on yearly site rent increases*
- *Prohibiting market rent reviews*
- *Requiring, park comparisons to be published online*
- *Cutting red tape for buying a pre-owned manufactured home and entering into a site agreement*
- *Options for buybacks and site rent reductions for unsold manufactured homes."*

Background information

The **Mercy Foundation** was established by the **Sisters of Mercy**, North Sydney, in 1990. It is an organisation committed to social justice and structural change to create greater social equity and inclusion in the Australian community.

The key intent of the work of the Mercy Foundation is to assist communities and organisations to build capacity that will help create structural change and bring about greater social justice in Australia.

I would like to thank the Mercy Foundation Sydney for their consideration in providing us with a Grant of \$10,000.00 their generosity is greatly appreciated.

We undertake to ensure that the funds received from the Mercy Foundation will be used strictly for the purpose set out in the Application shown below, it cannot be used for normal running cost of the association, this must come from memberships.

“The MHOA (Vic) is a volunteer-based organisation, run by residents of manufactured homes with the real-life experience of the issues and concerns that occur in these residential parks and villages.

There is no other organisation who has the knowledge or experience that our committee has or that operates, to wholly support and advise, those living in these parks.

We identify with these communities and these homeowners, fully understand the many issues that arise from this type of housing and the lifestyle it creates. We have the empathy for what they are going through, that no other organisation, public servant or politician will have.”

An initial amount of \$5,000 has been received which will enable the creation of our website.

Funds can only be used for the following items:

Budget Items	\$ Contribution being applied for from the Mercy Foundation	\$ Contribution by applicant organisation (may be value in kind)	\$ Contribution by other sources / other funding (may be value in kind)
<i>Website and addition set up costs</i>	\$4000	\$	NIL
<i>Promotional materials, such as flyers, banner, business cards and post-cards, envelopes</i>	\$4000		
<i>Printer</i>	\$100		
<i>Laptop</i>	\$1000		
<i>Computer Software</i>	\$100		
<i>Public Liability Insurance</i>	\$800		
Totals	\$10,000	Total Budget:	\$10,000

MHOA- AFFILIATION WITH NATIONAL ASSOCIATIONS

MHOA is the Victorian State's body that, through its affiliation with the following organisations is able to inform residents and Victorian legislators on the legislation difference between States.

INTERSTATE MANUFACTURED HOME VILLAGE ASSOCIATIONS:

AMHO Queensland MHV Association Email: amhocontact@gmail.com
PO BOX 349 Burpengary 4505

SARPRA South Australia MHV Association Email: sarpra20@gmail.com
PO Box 39 SMITHFIELD SA 5114

QMHOA Queensland MHV Association Email: admin@arpq.org.au
Phone: [07 3040 2344](tel:0730402344) PO BOX 1124, Park Ridge Qld 4125

LIAISON WITH GOVERNMENT DEPARTMENTS AND REGULATORS:

Heather Holst - Residential Tenancies Commissioner
Email: info@rentingcommissioner.vic.gov.au
Phone: 1300 029 783 111 Bourke Street Melbourne VIC 3001

The Hon Sarah Connolly MP – Email: Sarah.Connolly@parliament.vic.gov.au
Phone: (03) 9916 1778. Electorate Office C1, Level 1, 100 Overton Road Williams Landing.

The Hon Nathan Lambert MP – Email: nathan.lambert@parliament.vic.gov.au
Phone: 03 9981 3547 Electorate Office 352 Bell St, Preston VIC 3072

The Hon Ged Kearney MP - Email ged.kearney.mp@aph.gov.au
Phone: (03) 9416 8690 Electorate Office 159 High Street Preston VIC 3072

MHOA - PARTNER GROUPS:

Housing for the Aged Action Group - Email: haag@oldertenants.org.au
Phone: [\(03\) 9654 7389](tel:0396547389) Address: 247 Flinders Ln, Melbourne VIC 3000

Tenants Victoria - Email: administration@fclc.org.au
Renter support line (03) 9652 1501 Level 3, 225 Bourke Street, Melbourne VIC 3000 Australia.