



## Manufactured Home Owners Association (Vic) Inc.

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

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# NEWSLETTER

SEPTEMBER 2023

Thank you to the HOC at Chelsea Heights for their unwavering support of the MHOA. The committee appreciate your recognition of the time and hard work put in by our committee who are all volunteers, again thank you.

During a caravan holiday this month, I took some time out to visit a designated manufactured village in Cobram. Around 40 residents attended and I was made to feel extremely welcome. It was a lovely day and very constructive. Thank you all for attending, for your questions and for your memberships.

## MyGov scam

**WARNING:** there is a spam email  
It's supposedly from MyGov - BUT IT'S NOT  
Several residents have told us they received this.

**DELETE THIS MESSAGE IMMEDIATELY.  
DO NOT OPEN.**

## Seniors Festival Day Sunday 1 October

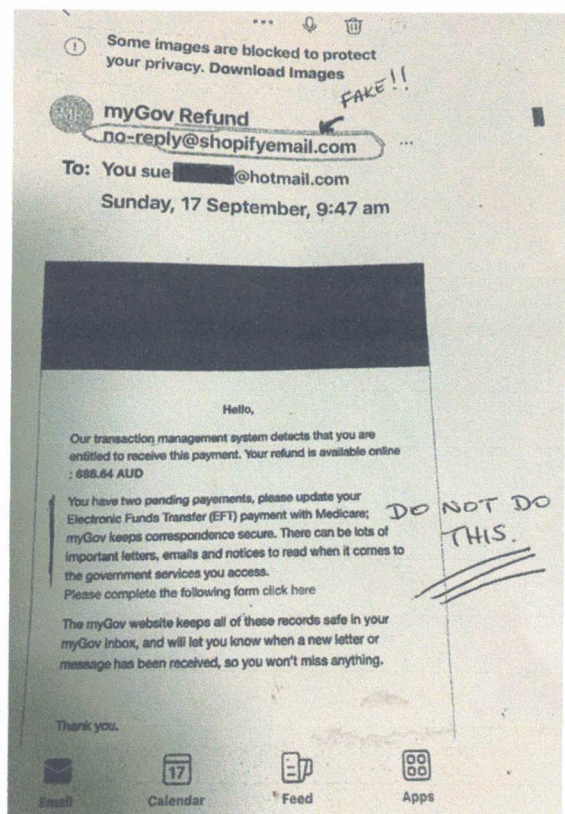


Don't forget to come and meet face to face with MHOA committee members who will be in attendance between 11am and 4pm.

We look forward to meeting you.

Our marquee will most likely to be located on the lower level beside the river.

**Come along and have a lovely day out—the weather is forecasted to be perfect.**





**Save the date: Tuesday, 31 October, 2023 for our via Zoom**

**AGM**

OCTOBER 2023						
SUN	MON	TUE	WED	THUR	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	X				

A Zoom invitation will be emailed to all members two days prior.

**NOTE:** MHOA cannot hold our AGM without a quorum so hope we see as many of our members on Zoom as possible on the 31st in order to elect a committee to continue our program of advocacy.

**Update**

As reported in our February Newsletter, “**VCAT** - One of MHOA village members has taken her vil- lage to VCAT and is very enthusiastic about the outcomes. We will keep you informed.”

We have been advised that the two MHOA members have had successful outcomes before the hearing at VCAT regarding a rebate for not being able to use facilities during Covid. As they signed a confidentiality clause, we are unable to release details, but they were both extremely happy with the outcome.

**Energy Bill Relief Program for Embedded Network residents**

Whilst most concession card holder households will receive their Energy Bill Relief payment of \$250 through their energy retailer, households in embedded networks will need to apply for the program through the Victorian Energy Compare website.

Visit the **Victorian Energy Compare [Embedded Networks](#)** page to learn more about eligibility and to submit an application.

**Home Insurance Legislation**

Many Site Agreements have a clause inserted whereby it is mandatory for the home owner to have an insurance policy for their home. Under the Residential Tenancies Amendment Act 2018, part 6 – Amendments relating to site agreements and Part 4A dwellings a new section 206FA has been inserted which reads in part:

**206FA Prohibited terms – general**

- (1) A site agreement must not include any of the following terms –
  - (a) a term that requires the site tenant to take out any form of insurance;

However, whilst not mandatory, we highly recommend insurance on your home.

However, not all insurance companies will insure “manufactured homes.”

We know that MHIA , RACV, ALLIANZ, YOUi, Bendigo Bank will insure manufactured homes, but some are 2-3 times higher than others. **YOU NEED TO DO YOUR RESEARCH.**

If you are aware of others, please let us know.

## September Roundup

While our President has been on a well deserved holiday— but travelling two hours each way to a Cobram village when advice was requested — the remainder of the Committee have been finalizing documents for our website.

Our submission recommending legislation changes is complete and another submission for appointing an independent ombudsman for the land-lease manufactured home village cohort is a continuing work in progress.

When our website is active, Information Sheets covering various topics of **Buying, Living and Selling** in manufactured home villages will be included. Below is a list of topics (so far). Should you need immediate clarity on any of these topics, please email for a copy to be sent to you.

- B1 – Manufactured Homes in Land-Lease Villages
- B2 – Site Agreements and Legislation
- B3 – Prohibited Terms
- B4 – Condition Reports
- B5 – Exit Fees
  
- L1 – Rights and Obligations
- L2 – Village Rules
- L3 – Dispute Resolution
- L4 – Rental Fees and Annual Increases
- L5 – Utilities and Other Charges
- L6 – Residents' Committees
  
- S1 – Selling Your Part4A Home
- S2 – Closure of a Part4A Village

Attached: Notice of Annual General Meeting.

**NOTE:** AGM Agenda and copy of 2022 AGM Minutes will be forwarded 20 working days prior to the AGM that is: 16<sup>th</sup> October.





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## Notice of Annual General Meeting

Dear Member,

This is to advise you of the upcoming Annual General Meeting of the members of MHOA (Vic). The details of this meeting are as follows:

<b>Date:</b>	<b>Tuesday, 31 October</b>
<b>Time:</b>	<b>10 am</b>
<b>Place:</b>	<b>Via Zoom</b>

**Attached are:**

- the agenda for this meeting
- the minutes of the last annual general meeting.

**At the meeting, members will have the opportunity to:**

- find out about MHOA's operations and finances
- ask questions about the operations and finances of MHOA
- speak about any items on the agenda
- vote on any resolutions proposed.

**At the meeting, members will be asked to vote to:**

- accept the minutes of the last annual general meeting
- accept the annual report
- accept the auditor's annual financial report
- elect committee for 2023-24

**The following special resolutions will be proposed at the annual general meeting:**

- ❖ To increase membership fee for 2024-2025 financial year from \$5 to \$10 per person
- ❖ To allow membership only for individuals, not Residents' Committees or Homeowners Committees as a group.

**Details of proxy appointment**

- A member may appoint a proxy
- Name of member and name of proxy must be sent via [info.mhoa.vic@gmail.com](mailto:info.mhoa.vic@gmail.com) to be received by 20 October.

We are looking forward to seeing as many members as possible at our AGM because we must have a quorum to be able to conduct the meeting.

Regards,

Carmel Perkins, Secretary