



Manufactured Home Owners Association (Vic) Inc.

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NEWSLETTER

SEPTEMBER 2025

Apologies for our late issue of this newsletter as Judy and Carmel have just returned home from

- **MHOA's second road trip**
- **visiting villages for 2025**
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During our road trip we visited villages in **Cranbourne East, Clyde North, Longwarry, Traralgon, Paynesville** and **Swan Reach** before reaching the coastal hub of **Lakes Entrance** over a 13-day period.

In our commitment to meet as many residents in land lease villages as possible, we are now travelling further.

We intend to provide as many information sessions as possible as our aim is to increase resident engagement and awareness, enabling them to understand their rights and any future developments that could affect them.





Both Carmel and I would like to thank the participants at each village for their warm welcome, questions and feedback



Don't forget to register to attend our AGM before 9th October.
Then you will be sent a Zoom invitation and link to participate
at 2pm on 14th October.

The Home Equity Access Scheme (HEAS) improves the lives of elderly Australians by allowing them to access their home equity to supplement their retirement income through a government loan, providing financial flexibility, a safety net for unexpected costs like aged care, and maintaining their independence without needing to leave their home.

Eligibility extends to pensioners and non-pensioners, and the loan is secured by property with a no negative equity guarantee, ensuring participants don't repay more than the property's value.



As reported in our August newsletter, HEAS is a federal government scheme using equity in Australian real estate as security for the loan.

MHOA have been working on the Home Equity Access Scheme QMHOA (QLD) and SARPRA (SA) for over a year jointly advocating for the scheme to be available to Land Lease home owners.

HEAS Information update from Jordan Crugnale MP

“ With regards to the meeting request with Minister Plibersek, given that this is a Federal matter and something that will have to go through their Ministerial Office's meeting request process, we have reached-out to our Federal Senator Jess Walsh and her Office to seek potential assistance with this. “



Overseas Travellers Be Aware



A recent article in *The Senior* newspaper reported: “A 78 year old was shocked to uncover the government was docking her age pension after an extended holiday to the United States.” [to visit family] The article goes on to explain she was initially staying for a month, but her daughter required a small medical procedure, so she extended her stay.

Centrelink advised *The Senior* that “*pensioners can't leave Australia for more than six weeks without a financial penalty.... and After six weeks concession card holders will have their card cancelled.*”

HELP: *We have received membership fees from Lesley Gerardine and D&J Preston but no details. Please advise us if you have any information as we would love to send them receipt and newsletters.*

Non-Urgent repairs – Communal Facilities/Site

If your non-urgent repair in a Victorian land lease village isn't being addressed, the steps you should take is first provide a written notice to the park owner under (section 206ZW (1) Poor maintenance Communal areas or 206ZW (1) for sites). If the repair isn't completed within 14 days, you can request a free inspection and report from [Consumer Affairs Victoria](#)

RESIDENTIAL TENANCIES ACT 1997 - SECT 206ZZAC

Application to Director to investigate need for non-urgent site repairs

- (1) A [site tenant](#) may apply to the [Director](#) to investigate whether the [site owner](#) is in breach of a duty to ensure the [site](#) which the [site tenant](#) occupies, or a structure or a fixture on the Part 4A [site](#) owned by the [site owner](#), is maintained in good repair if—
 - (2) (a) the [site tenant](#) has given notice to the [site](#) owner that [site](#) repairs (other than [urgent site repairs](#)) are required to—
 - (i) the [site](#) which the [site tenant](#) occupies; or
 - (ii) a structure or a fixture on the Part 4A [site](#) owned by the [site owner](#); and
 - (jj) (b) the [site owner](#) has not carried out the site repairs within 14 days after receiving the notice.
 - (2) An application under subsection (1) must be in writing.
 - (3) On an application under subsection (1), the [Director](#)—
 - (a) may investigate; and
 - (b) may negotiate arrangements for the carrying out of [site](#) repairs if the [Director](#) is satisfied that the [site owner](#) is in breach of the duty to maintain the [site](#), or a structure or a fixture in the Part 4A park owned by the [site owner](#), in good repair; and
 - (c) may give a written report to the [site tenant](#).

RESIDENTIAL TENANCIES ACT 1997 - SECT 206ZW

Duty of site owner to maintain communal areas

- (1) A [site owner](#) must maintain, repair and keep clean and tidy all communal bathrooms, toilets, laundries and other communal facilities in the Part 4A park.
- (2) When repairing or renovating communal facilities, a [site owner](#) must—
 - (a) minimise inconvenience and disruption to [site tenants](#); and
 - (b) if necessary, provide temporary substitute facilities.

S. 206ZW(3) inserted by No. 45/2018 s.212.

- (3) A [site owner](#) must ensure any damage or breakdown reported to the [site owner](#) by a [site tenant](#) under [section 206ZO\(2\)](#) is repaired as soon as practicable.

NOTE: A report provided by Consumer Affairs Victoria will go a long way to aiding your case before VCAT.

Hope this will help you have your long outstanding non-urgent repairs fulfilled.

Judy & Carmel

Business hours: Mon-Fri 9am—4.30pm