



## Manufactured Home Owners Association (Vic) Inc.

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

Email: info.mhoa.vic@gmail.com

Phone: 0431 347 797

# NEWSLETTER

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HAPPY NEW YEAR



**Welcome back!** Thank you for the warm seasonal greetings and well wishes. MHOA wish to share our optimism for the year 2026 with you all as it holds significant potential for progress. The dedication of the **MHOA** committee members has been vital in achieving positive outcomes for our communities.

MHOA have advocated hard for changes and some that have already been obtained are listed below:

In Victoria, significant legislative changes for **land lease communities** will be introduced on **1 July 2026** under the *Residential Tenancies Act 1997*. Notable changes include

### 1. Mandatory New Site Agreements (from 1 July 2026)

- **Prescribed Form 16A:** All land lease operators **must use** a new mandatory **Part IVA Park Site Agreement (Form 16A)** for new site agreements.
- **Penalty for Non-Compliance:** Failure to use this prescribed form can result in penalties of approximately **\$5,000 per breach**.

### 2. Expanded Disclosure Obligations (from 1 July 2026)

Operators must provide more detailed pre-contractual information under updated regulations, including:

- **Financial Clarity:** Worked examples of rent increases over 1, 2, 5, and 10 years.
- **Comprehensive Fees:** Clearer disclosure of all fees, including **exit fees**, deferred management fees (DMF), and sale-related costs.
- **Environmental Risks:** Mandatory disclosure of whether the park is in a bushfire zone or has flooded in the last 5 years.
- **Operational Details:** Emergency plans, park rules, and pet information must be provided before signing.

## A breakdown of MHOA's key focus areas for 2026

It is important to note that while MHOA has made significant submissions to the government outlining issues, a **Legislative Impact Assessment (LIA) review process** has been identified and commissioned by government as a key step to address the MHOA's concerns, drawing the Association closer to our goals such as strengthening laws, establishing a central register of villages/parks, and introducing mandatory accreditation.



### Residential Parks Legislative Impact Assessment

This is a formal document analysing the potential consequences of a proposed policy, project, or change, the LIV is used by governments, businesses, and institutions to inform decisions, ensure accountability, and manage risks, detailing the effects on stakeholders and comparing them to the current state.



## 2. Key Components of an Impact Statement

- **Problem Statement:** What is the issue?
- **Objectives:** What does the legislation aim to achieve?
- **Impact Analysis:** Detailed costs/benefits
- **Consultation:** Stakeholder feedback and future plans.
- **Conclusion & Recommendation:** Summary and proposed path.
- **Implementation Strategy:** How to put it into practice.

### MHOA's efforts are ongoing as part of a larger movement for reform which includes the following objective for 2026:

- **Strengthening Laws:** A primary goal is to amend legislation to better protect village/park residents.
- **Central Register of Parks:** MHOA is working towards the establishment of a central register to improve oversight and regulation of residential villages/parks.
- **Mandatory Accreditation:** Introducing mandatory accreditation for village/park owner/operators is a key objective to improve standards and accountability.
- **Addressing Abuse:** Submissions to the government have highlighted, and will continue to combat the financial, emotional, and psychological abuse of residents.
- **Dispute Resolution:** A dispute resolution service to assist members in resolving issues and disputes with village/park owner/operators through discussion, mediation or by application to relevant tribunals, aiming to ensure residents have quiet enjoyment of their site.



Earlier this month, Judy and Carmel took to the road again, this time completing two successful visits to Lucas visiting Ingenia Parkside and Lucas Lifestyle Estate, engaging with a combined total of 163 residents.



The sessions featured diverse questions from the floor and the opportunity for the MHOA team to hear unique stories from residents with varied backgrounds.

Each time we attend a land lease village it becomes clearer that this land lease model still requires improvement in consultation and transparency with residents, as many residents are still unaware of their rights.





Carmel and I would like to express our gratitude to all the residents for inviting us into their villages and for their hospitality, noting it was a very interesting and engaging experience. *Thank you.*

Extract from an article by Lloyd Moffatt in the FINANCIAL REVIEW on 16<sup>th</sup> July, 2025:

*The land lease sector is one of the strangest creatures in Australia’s housing menagerie. You buy the home, lease the land, pay the fees – and spend your twilight years being monetised gently until aged care swallows you whole.*

*That this model has not only existed but thrived tells you everything about the state of housing policy in this country. At its peak, the land lease model looked like innovation. It was lauded for affordability, praised for design and publicly listed with billion-dollar valuations*

**MHOA’s criticism of the land lease model:**

The model is described as a "policy vacuum" allowing operators to act as landlords while creating "a toll booth" for profit.

**We need your H E L P**

We received a membership fee from a Thomas Murray but unfortunately no Membership Application Form has been forthcoming. This means we cannot send his receipt, newsletters etc. Could anyone who knows this person either help him with the Form or get in touch with us.

*Thank you.*

**I remember the old days.**



**when “Snap, Crackle and Pop” were sounds that came from my Cereal, not my body**

*Judy & Carmel*