



Manufactured Home Owners Association (Vic) Inc.

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NEWSLETTER

AUGUST 2025

Someone told us: It's not enough to wish on stars—you have to reach for them. So we did, and we are still...



The CPRC report has now been launched and the results have been analysed by the Consumer Affairs Victoria Minister, Nick Staikos, who has provided answers to questions asked by attendees at the launch on 18th August, 2025.

Minister Staikos has **red flagged the recommendations** that he believes are important to get started asap.

The Minister has flagged an application by MHOA and COTA for funding a community legal service for land lease community and retirement living communities he has made it clear that he is keen in funding being made available.



Recommendation 3. Expand funding for a permanent legal advice, support and advocacy service for residents

MHOA has been working in partnership with Ben Rogers, CEO Council On The Ageing Victoria (COTA). This partnership would provide residents in retirement and land lease villages with a dedicated Community Legal Centre (CLC) which would directly support the growing number of individuals in these housing types by providing essential free legal services and safeguarding the rights and welfare of vulnerable residents.



Recommendation 2. License residential park operators, register residential parks, and introduce a mandatory code of conduct

Work has already commenced in this area.



Recommendation 7. Update legislation to require transparent information sharing and disclosure pre-sale

MHOA believe this had already been legislated and will come into effect with the prescribed form site agreement.



Recommendation 8. Revise matters to be included in standard-form site agreements, including fee calculations to provide residents certainty

MHOA has been working on the prescribed form site agreement with Consumer Affairs and expect this will come into effect around October.



Recommendation 10. Specify a single method for calculating site rent increases to give residents certainty and confidence

MHOA believe that a site rent increase should only specify a **single basis** and only occur **annually** even if the home owner became a party to the site agreement during the preceding 12 months.

We feel the maximum amount of any increase should be **capped at 3.5%** and a term of a site agreement that provides a market rent review or CPI is of no effect.

MHOA understands that the approach of the Minister is to prioritize the most critical areas for improvement which will be first, then use the understanding gained from those changes to inform and implement improvements in the other recommendation areas below:

Recommendation 4. Improve regulation of dwelling standards and address planning ambiguities at residential parks

Recommendation 5. Provide residents with collective powers to make a complaint alongside access to the newly established alternative dispute resolution (ADR) service

Recommendation 6. Consumer Affairs Victoria (CAV) to establish a transparent, compliance and enforcement approach and commit to consistent reporting of its effectiveness

Recommendation 9. Introduce sector-wide perpetual leases

Recommendation 11. Support Residents Committees to give homeowners greater transparency and control in their community

Recommendation 12. Improve the method of sale should a resident choose to sell their own dwelling and provide for maximum time periods where operators sell a residents' dwelling

For those of you are wondering about **Recommendation 1:** *Amend legislation governing residential parks to be stand-alone: either in a new and separate Act, or in a clear, stand-alone version of the Residential Tenancies Act 1997*, discussions are still taking place.

And, that's not the only stars we have been shooting for...

Currently, HEAS, which 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. This scheme was brought to the MHOA's attention by John Nicholson (a Lifestyle resident) who has been representing us.

What is the Home Equity Access Scheme?

Put simply, this scheme allows Australians aged 67 or older to get a voluntary non-taxable loan to supplement their retirement funding by accessing wealth in their home. Repayment is deferred until the home is sold or the owner dies.

HEAS is processed by Centrelink (and Department of Veterans Affairs) and provides eligible Australian homeowners of Age Pension age with a fortnightly income stream – or lump sums – from their home equity.

**Federal Energy Payment - \$150** has again been extended for this year.

Payments are credited on your bill automatically in two \$75 instalments directly from your provider.

State Government Power Saving Bonus - \$100.

Must be applied through the Energy Compare website and provide:

1. Copy of your most recent electricity bill
 2. Copy of Medicare card
 3. Centrelink CRN details
 4. Phone number
- and
5. an email address, if you have one

Paid directly into bank account or via cheque. Must hold a valid concession card.
Applications opened Monday 25 August.

**SAVE THE
DATE!****AGM****Tuesday, 14 October, 2025**

A notice will be sent to all
members nearer the date

*Judy & Carmel***Business hours: Mon-Fri 9am—4.30pm**