



Manufactured Home Owners Association (Vic) Inc.

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

Email: info.mhoa.vic@gmail.com

Website: www.mhoavic.com

Phone: 0431 347 797

NEWSLETTER

AUGUST 2023



On the 15th August 2023 MHOA turned one year.

Our time has been very productive over our first year. We now have established relationships with several MPs and their assistants and have regular scheduled virtual meetings where we are able to provide our feedback. This is gold for the MPs and their departments who respect our committee groups advice and suggestions, as it comes from people who have lived experience of village life. This is unique as it has never happened before.

Before summarising some of the progress of the Association over the last year, first and foremost I would like to say thank you and express my many thanks to our Committee .:

Our Secretary, Carmel Perkins, has several roles and has worked tirelessly and passionately, from the inception of our group. She assists me to write and edit our correspondence and newsletters, shares with me in managing our financial affairs and memberships. There is often little understanding of the importance of a treasurer in any organisation but between myself and Carmel MHOA is in good hands.

Many thanks also to Laurie Beckwith for 'volunteering' to look after all MHOA documentation, and John Rogers for taking control of and maintaining our website which should be up and running soon providing a way for residents to obtain information in their own time

I would also like to thank Jenny Lonergan liaison person, Kevin Wight and Joane McKnight for their contribution which has been invaluable.

But most importantly, a big thank you to our loyal members. Without you our association would not and could not move forward. So thank you from the bottom of my heart.

On **Sunday the 1st of October** we will again be attending a marquee at Federation Square to celebrate Seniors' Week. All public transport is free for seniors. Last year was a lovely day with free entertainment, dancing, music, food and lots of information stalls.



MHOA will be buying a display banner [artwork above left] as part of our grant from the Mercy Foundation. This will allow members to easily identify our marquee where we will be situated and advertise the MHOA is now open for business.

MHOA committee members will be in attendance around 11.00am till 4.00pm. We would love to meet face to face with any of our members who would like to come along and have a meet-and-greet or just sit and have a coffee. **Come along and have a lovely day out**

There will be show bag give-aways with information on what you should know before and after buying into a residential village, MHOA membership form and more.

Eight days of free public transport for Victorian Seniors Card holders from 1 to 8 October 2023

Celebration Day at Federation Square on Sunday 1 October, 1:00 – 7:00pm. This event will launch the festival with a 6-hour line-up of free entertainment and activities for older Victorians

Town Hall Dances at Melbourne Town Hall on Monday 2 October from 12:00pm (midday) and Hawthorn Town Hall on Friday 6 October from 7:00pm

ACMI Seniors Film Festival at the Australian Centre of the Moving Image from 2 – 8 October

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

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

OCTOBER 2023						
SUN	MON	TUE	WED	THU	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				

Firstly, we need nominations for committee members for the coming year. Attached is a Nomination Form. You can nominate yourself or someone else—but remember, acceptance by signature is required. Return the forms either by email or post so that we receive them **by Friday, 29 September**.

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 programme of advocacy.

August Roundup

We were fortunate to be invited by Consumer Affairs Victoria executives to discuss our concerns that we feel are needed for legislation change. Further discussions are planned.

We have been working on the case for appointing an independent ombudsman for the land-lease manufactured home village cohort plus a submission recommending legislation changes to the Residential Tenancies Act Part 4A (RTA 4A) in Victoria, both of which are almost completed.

The many documents required for our new website has kept us all extremely occupied. You can have a sneak peek at www.mhoavic.com.

News from South Australia recently revealed the S.A. Government have legislated that all 'deferred rent' will no longer apply to residential parks; i.e. Deferred management fee (DMF). This legislation was put in place to prevent village owners re-naming DMF and being inserted in site agreements/leases. Our VCAT equivalent in South Australia, SACAT, have ruled that "no other fees can be charged except bond, rent, utilities (if applicable) and accommodation of guest or visitor of a resident."

MHOA'S OBJECTIVES for 2023-2024:

Your committee will continue to pursue recognition from MPs and other government departments to achieve our goals such as:

Removal of the Market Rent Review and CPI as bases for site fee rental increases.

Have a set percentage, cap, or ceiling inserted into the Provisions of the Act that does not significantly detract from pension increases. We suggest that annual site/rent increases be applied at a flat percentage to ensure affordability for fixed income residents.

Petition for the rent/site fee to be fixed for the coming year, so when a new site agreement is signed, the fees are the same as present residents and will only increase on the nominated annual date.

Advocate for village owners/managers to be more transparent when raising site fees.

Legislate that village owner's business model, while enjoying high profit margins, should not require homeowners to contribute to running costs for the land, infrastructure or communal facilities.

Increase the power for Consumer Affairs Victoria to enforce compliance of village owners. Fines are small and the cost of prosecuting high, and as such the current system does not encourage compliance.

Legislate a more efficient and effective dispute mechanism

Appointment of an independent Ombudsman - VCAT is not fit for purpose and is taking a long time to hear disputes and has no power to enforce their rulings, hence many village owners just ignore them or appeal decisions when residents have a win, with the full might of their legal resources. An Ombudsman who specialises in disputes under the RTA 4A Act could give binding rulings on all matters relevant to residential parks.

Change legislation regarding a disputed site rental fee increase. The increase should not commence until the dispute is resolved. At the present time, the increased fee must be paid until the dispute is settled which puts the onus on the resident to take proceedings when the owner is asking for the increase and does not provide any incentive for the owner to participate in the process.

Attached: Nomination Form for 2023-24 committee members