



Manufactured Home Owners Association (Vic) Inc.

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NEWSLETTER

FEBRUARY 2025

When we receive bad news it seems to come in doubles.

The MHOA received sad news this month that because of health reasons, we have lost two of our great committee members, John and Joane.

We would all like to say a heartfelt thank you to you both. All the MHOA committee members appreciated not only your friendship but your work ethics during your time with us. We hope all is well in the future

One job I need to do is to recruit a new committee member. If any member would like to join as a committee member and has the skills and time to contribute to our advocacy for all land lease communities, please send us information on what skill you have to offer and we will be in contact with you asap.

A VISIT TO TREASURY PLACE

MHOA met with the new CAV Minister, Nick Staikos, and his staff on the 25th February. Both Carmel and I were impressed with the sensible questions he asked and the amount of knowledge already gained by the Minister.

Minister Staikos gave us his full attention, showed a keen interest in our concerns admitting he does not have any land lease villages in his electorate, but does have retirement villages. He has heard directly from the retirement village residents themselves providing him with the understanding that land lease villages mirror some of the issues of retirement villages.

He advised that he will be visiting two land lease villages soon and will be accompanied by MPs Sarah Connolly and Nathan Lambert. MHOA president and secretary have also been invited but our attendance will depend upon the dates.

CLEARANCE CERTIFICATE

Source: Your Life Choices by Abegail Abrugar

As we welcome the new year, [Australian Homeowners](#) looking to sell their properties are facing a significant tax change that could potentially impact their finances if overlooked. The Australian Taxation Office (ATO) has implemented a new rule that requires all Aussie residents selling property to obtain a Clearance Certificate, or else face a substantial withholding of their sale proceeds avoid a 15% withholding on your sale price—get your clearance certificate now.

New ATO rule for homeowners came into effect on January 1: Clearance Certificates now essential for property sales in 2025.

This may affect land lease home sales. MHOA are still unsure and so is the Taxation Office who are looking into it for us and will get back to us in writing asap. We will update you all with the information as soon as it is provided to us.

A section on the front page of our January newsletter, which stated:

November 2024

Dear Judy,

*I thought I would share with you the outcome of a meeting held last Friday between our homeowners and our site owner at the meeting with management, they announced the following: “ **They are going to abandon exit fees for all new residents entering into a contract from 1 December, 2024** etc etc “*

has caused some misunderstanding. A resident of the village concerned provide us with the changes happening in his village. This may have been brought about by the ABC 's 7.30Report and our advocacy efforts, or neither. How it happened is of no relevance but it is great news. Let's see if other villages follow suit.

ALSO, ANOTHER REPORT REGARDING DMF

Great News from Management of Lifestyle Communities - as stated in their half yearly report released on 25 February 2025:

DMF Choice.

While we continue to investigate ways to enhance customer choice by introducing an upfront DMF option, we have adopted a measured approach to any potential changes to our commercial model. We will defer such initiatives until after the resolution of both the VCAT proceedings and the Victorian Government's review of the Residential Tenancies Act.