



Manufactured Home Owners Association (Vic) Inc.

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NEWSLETTER

JANUARY 2025

Happy New Year to all our members.

Despite the fact that most people were in holiday mode, the wheels still turned at MHOA.



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: (below)

“ They are going to abandon exit fees for all new residents entering into a contract from 1 December, 2024

Also, for existing residents who choose to leave the village (for whatever reason) their exit fee will now be based on their purchase price, not their selling price.

In addition, they have offered a 30% discount for existing residents if they wish to buy out their exit fee now. The 30% offer will only be available for the next few months.

We understand the price of new houses will be increased to offset the new changes but there will be a limit to how much they will be able to do this due to market forces.

I believe these changes have come about by the recent publicity on exit fees including the State Government review and the work being done by the MHOA group.

Our homeowners' committee here has mounted a long campaign for the abolition of exit fees and whilst this is good news for new buyers our present residents are understandably less enthusiastic!

We intend to respond to the changes on the basis of fairness to all, possible discrimination and the fact that there should be no exit fees at all. “



A New Minister for Consumer Affairs Victoria



The Hon Nick Staikos (Bentleigh)

Nick is now the fourth CAV Minister in 2 years. He has been a member of the Legislative Assembly since 2014.

The MHOA committee will do everything possible to continue to advance our issues forward.

MHOA is disappointed that the Hon Gabrielle Williams has been replaced but we are optimistic that the Hon Nick Staikos will take up the gauntlet on how to best support residents in Manufactured Home Villages which Gabrielle Williams has honourably accepted and carried during her time as the Consumer Affairs Minister

Gabrielle has shown a willingness to listen to the urgent changes required for MHVs and has progressed our issues forward,.

MHOA thanks her for her commitment and wish her the best in her new portfolio.



Also, Kat Theophanous will be part of the Nick Staikos team.

Kat came into parliament in 2018

UPDATES:

Adele Ferguson - ABC Wed 27 Nov

What's next:

State and territory consumer ministers will discuss the sector at a meeting next month after Federal Financial Services Minister, Stephen Jones, put it on the agenda in response to an ABC investigation.

Retirement Village operators face mandatory code of conduct under Victorian crackdown

The Victorian government will become the first state to force retirement village operators to sign up to a mandatory code of conduct as part of a crackdown on the sector that also includes more transparency on how fees are calculated.

MHOA are advocating for Land Lease operators to also face a mandatory code of conduct.

Do you want to know more?

Contact Ben Butler using butler.ben@abc.net.au or

Chris Gillett using gillett.chris@abc.net.au or

Adele Ferguson using ferguson.adele@abc.net.au

If you require more secure communication, please choose an [option on the confidential tips page](#)



Continuing on from the DMF article on our front page, another village, not yet opened, has advertised the following:

Residents will not be charged a deferred management fee, also known as an "exit fee", should they choose that option at the time of purchase.

They have the option to either pay the full purchase price on the home and not have to worry about a DMF upon leaving,

OR

They can choose a reduced purchase price upfront with a view to paying the DMF upon exit.

Judy & Carmel