



## Manufactured Home Owners Association (Vic) Inc.

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# NEWSLETTER

MARCH 2025



## CPRC Workshop was held on 12.03.2025

Over the past 6 months or so, CPRC, in partnership with the Residential Tenancies Commissioner, has undertaken an assessment of the residential parks market across Victoria.

This research was contracted by the Victorian Government, with the objective of identifying what is currently working well, what challenges residents and industry face and options for reform.

Consumer Policy Research Centre is an independent, not-for-profit, consumer think-tank.

They collaborate with policymakers, regulators, academia, industry, and the community sector to develop and promote evidence-based public interest research that informs policy change to create fairer markets for Australians.

In this time, CPRC has conducted:

- ◇ Desk scan of information on the nature and extent of residential parks across Victoria
- ◇ Contract comparison and analysis
- ◇ Policy analysis
- ◇ Surveys with residents and industry
- ◇ Interviews with park owners

### Further research and discussions were undertaken, in particular:

**Standard Leases** of where this is working: In QLD: Required information in prescribed form to prospective purchaser 21 days prior to the sale of a dwelling.

Required information could include scale of rent, fees and charges, copy of the proposed site/lease agreement etc

**Dispute resolution** - Establish a permanent, funded, legal advice and support service for residents

**Exit Fees/Deferred Fees** of where this is working: SA: **"No entry, exit, deferred or communal contribution fees."** NSW: **"No exit fees** if dwelling purchased by the park operator."

### Attendees:

Erin Turner & Sarah Panckridge, Consumer Policy Research Centre  
Nick Staikos, Minister for Consumer Affairs Victoria  
Heather Holst, Commissioner Residential Tenancies  
Mark P O'Brien, Strategic Advisor (DJCS)  
Gerard Mansour, Council on the Aging  
Representatives from West justice and Tenants Victoria  
MHOA committee members



**Seniors Rights Victoria provides** – A free service to elderly residents on all forms of abuse

Call us on [1300 368 821](tel:1300368821) and select option 1.

A guide for lawyers to assist older clients at risk of financial abuse.

Welcome to Seniors Rights Victoria's online guide for lawyers on dealing with 'assets for care' transactions.

[This guide is also available in pdf format.](#)

The guide is updated periodically.

Your feedback on the guide is very welcome. Please [complete our brief online survey](#) to let us know your views.

You can also send comments via email to [info@seniorsrights.org.au](mailto:info@seniorsrights.org.au).

### **Everyone deserves to be treated with respect and dignity.**

[Elder abuse comes in many forms.](#) It can be financial, emotional or psychological, physical, sexual, or neglect. Some forms of abuse, such as sexual abuse, are criminal acts. Elder abuse can occur once, or many times. It can include one or a combination of the different types of abuse. [Our case studies provide anonymous examples of elder abuse.](#)

Elder abuse can be intentional or unintentional. [Most often the abuse is carried out by someone known to the older person.](#) In many cases, the person responsible is a family member, friend, professional, or paid caregiver. Elder abuse affects people of all genders and all walks of life.

Seniors Rights Victoria provides [information and support for those concerned about elder abuse](#). We have a community legal service and can represent older people experiencing elder abuse. [We help Victorians 60 and above, or any Indigenous Victorians 45 and above.](#)

### **Recommended resources on substitute decision-making**

The **Office of the Public Advocate (OPA)** has **information and fact sheets** on administration, guardianship, powers of attorney and medical treatment (including in other languages). <http://www.publicadvocate.vic.gov.au>

The **Take Control kit** from OPA/VLA can assist in the drafting of documents to ensure they contain safeguards and limit the attorney's powers to what are needed. The kit has information and forms to make, change or revoke powers of attorney and guardianship. A new edition of this booklet will be available in March 2018. [Take Control kit.](#)

- OPA's **Guardianship and Administration Flowchart** is a useful guide to the process of decision-making, capacity assessment, types of substitute decision-making needed.

See also **Victorian Civil and Administrative Tribunal** website for online and video guides, online application forms and useful information about VCAT procedures. <http://www.vcat.vic.gov.au>

See also **Victoria Legal Aid** facts on [Powers of Attorney](#) or [Guardianship](#), and facts on [Administration Orders](#).

### Elderly Abuse is rife in some land lease villages.

A complaint was made to management—and the resident was in the right. This may not be enough for some Management.

In this instance they then used the “divide and conquer” tactics that lead to the situation quoted below to occur. What a disgrace this is. An inditement on some of the Land Lease Village Operators.

**On 3.02.2025 I spoke to the resident personally he told me he had had enough. “All good as far as MHOA advocacy is concerned.”** .

*“ I have decided to leave the village in -----, as I do not have a good word for them. I won't be saying anything derogatory as I feel it could lead to... you know what I mean. Now I am living in a private home and would never live in a village again. Thank you for your assistance. ”*

### Caravan park owners must meet fire safety requirements as outlined in the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024



These regulations govern the construction, site layout and facilities within caravan parks across Victoria.

“ As a caravan park owner, you must:

- \* Provide and maintain access for firefighters
- \* Prevent fire spreading by separating structures
- \* Provide and maintain firefighting equipment
- \* Identify and manage fire hazards
- \* Comply with legislative requirements

Owners must also conduct regular maintenance to ensure fire safety elements are in good working order. “

### Fire safety guidelines for caravan parks

Use these guidelines to check, update and maintain fire safety systems in your caravan park.

The 2024 guidelines replaced the 2012 guidelines as of the 29th June 2024 in accordance with the current [regulations](#).

The guidelines provide information about what you are required to do when building a new park or renovating an existing park.

### ***My thoughts as a home owner***

*I think the interesting thing from our point of view is that we are also home owners, so how do we leverage that as part of the message. It's just the land that we are renting.*

*We own the home—that's part of the mythology of the Australian dream. Such as: Yes, I have my independence, I have bought my home but the challenge is on the land that I rent to put my home on.*

*Judy & Carmel*

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