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

OCTOBER 2025

Thank you **to the members who were able to attend our AGM**

Also *thank you* to **all MHOA members and supporters**. Without you we would not have achieved so much over the past three years.

Thank you all for placing your trust and confidence in the MHOA team to advance your concerns to the relevant government departments. We deeply appreciate every member of the team for their individual contributions to our success, but I am always conscious that without you, our members, there would not be an MHOA.

Welcome to our new committee members

MHOA is pleased to announce that we have successfully appointed two new committee members Patricia Ferrier from Lara and, Felicity Smith from Clyde as Ordinary Committee Members.

All 2024-25 committee members were re-elected for the coming year.

Fees and Charges

Some Nostalgia - MHOA July 2024 Newsletter

Economist Tim Kyng said: "A lot of people are happy living in retirement villages. But the ones who are unhappy, it's very difficult for them to exit the arrangement." MHOA believes that this applies to residents in land lease villages as well.

MHOA: There is a broader question about the fees and charges associated with residential land lease villages. “Are the monthly service fees on these properties sustainable.”

Market Rent Reviews (MRR) are not mentioned in the RTA 4A so why are they allowed to be used by owner/operators.

Similar to the DMF, MRR are an unknown figure. A valuer's determination is required, leading to a cost that is not fully predictable upfront, so why should residents be required to go to VCAT for a determination when government and the Minister could take the initiative and declare MRR a prohibited term.

MHOA believe this would provide the same result, as any determination made by VCAT. Site fees are still a MHOA outstanding issue and will continue to be part of the MHOA’s agenda to be followed up with government in 2026.

Extract from MHOA letter to the Minister

“ The Victorian Government has made changes to the laws covering Part 4A parks to ensure that the rights and obligations of parties to park site agreements are clear at the outset. These include introducing prescribed standard-form site agreements, strengthening pre-contract disclosure requirements on park operators, and prescribing specific methods for calculating rent increases.

*These reforms are great **but only apply to new residents, not existing residents**. If not for the Woodward DMF case, nothing so far that the Victorian Government has implemented has had any impact on the living standards for the existing residents, that you have spoken to with such passion.*

The areas of concern provided to your on your visit was site fees, some being over 50% of the residents’ age pension, some leases agreements not being renewed after five years, the conduct of some operators and the lack of services and facilities.

If the residents share this information with us about what they’re experiencing, how we listen and offer support is critical. “

MHOA: The Woodward case has lit a fire under Owner Operators requiring them to look at their villages in a different light will this provide a better product for residents in land lease villages or is it just a white wash for more profits, leaving residents worse off, read below and make up your minds:

Source: *Community Living* Oct 13 2025 Updated October 14, 2025

by Ian Horswill **Victorian Liberal Party backs land lease communities’ motion**

Continued on Page 3

Victorian Liberal Party backs land lease communities' motion

Residential Land Lease Communities (RLLC)) state "as a priority affordable housing option"

MHOA disagree as there are many villages where residents will no longer be able to afford the site fees and other additional fees required to be paid in these land lease villages.

There is a broader question about the fees and charges associated with residential land lease villages such as "are the monthly service fees on these properties sustainable. .

" Caravan & Residential Parks Victoria (CRPV) has secured strong political backing for the land lease communities' sector, with a motion led by Senior Adviser David Pratt and supported by CEO Scott Parker passed at the Victorian Liberal Party State Council.

The motion, put forward by the peak body – which expanded its name in February to represent land lease community operators – calls on a future Victorian Coalition
Government to:

◊*Recognise residential land lease communities (RLLCs) as a priority affordable housing option for right-sizing Victorians;*
◊*Cut red tape and fast-track approvals through planning reform; and*
◊*Partner with industry to unlock land and accelerate the delivery of new communities.*

*"For every RLLC **home built, a family home is freed up for the next generation**. This is a huge step forward in our advocacy to position caravan and residential parks as **part of the solution to Victoria's housing crisis**," the organisation said.*

CRPV – fresh from successfully lobbying the Victorian Government to abandon its free camping program earlier this year – says planning reform now requires urgent attention.

"The planning-related recommendations need the most urgent attention from policymakers," Scott said. "

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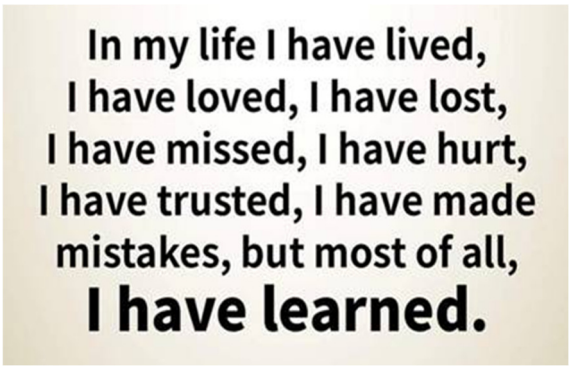

Source: **23 July 2025 by Kayton- Kosky - Lawyers**

Introduction: A Game-Changing Decision for Victorian Retirement Housing

" Legal Practice Implications in Victoria are Advising Victorians Retirement Housing Operators

For legal practitioners advising Victorian retirement housing operators, Justice Woodward's decision necessitates comprehensive review of existing contractual arrangements.

The strict interpretation of disclosure requirements means any fee that cannot be precisely quantified at agreement time may be unenforceable under Victorian law. Practitioners must advise clients to ensure all fees are clearly disclosed in specific dollar amounts, with variable components structured to comply with section 206S requirements.

The Government's response will indicate whether legislative intervention is considered necessary or whether the existing framework, as interpreted by Justice Woodward,
adequately protects Victorian residents. "

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I don't think it's age that makes us forgetful
I just think there's just so much stupid info to remember,
so just remember the good.

Judy & Carmel

Business hours: Mon-Fri 9am—4.30pm