



# Living in a village

Information Sheet L1

## *Rights & Obligations*

When you sign a Site Agreement to occupy a site in a residential village, you agree to comply with certain requirements and expect that the site owner will also undertake certain responsibilities. While not exhaustive, the following are the basic requirements and expectations of both site owners and the village residents occupying the sites. **Further information can be reading the Residential Tenancies Act 1997 Part 4A, Division 5, General duties of site tenants and Division 6, General duties of site owners.**

**GENERAL RIGHTS AND RESPONSIBILITIES OF SITE TENANTS** - Village residents (or 'site tenants' as they are known in the Act):

- can occupy and use the site for residential purposes, in accordance with the signed agreement
- can use the facilities and common areas of the village, including 24/7 vehicle access
- can live in quiet enjoyment without interference from site owners or other residents
- can request co-habitant share the dwelling
- must not use the site for any purpose not included in the agreement
- must pay rent and other charges on time and in agreed manner
- must not do anything, or allow their visitors to do anything that interferes with the peace and quiet of other residents' enjoyment of the village
- must observe all village rules and requirements of their Site Agreements

**GENERAL DUTIES OF SITE OWNERS - Site owners:**

- must give tenants all required information, as required by the Act, before entering a site agreement
- must not unreasonably restrict or interfere with privacy, peace and quiet of the residents or their use and enjoyment of communal facilities
- must keep the village clean, including the collection of garbage
- must have and maintain standards for fire prevention and safety, and Emergency Management Plans
- must maintain and repair communal areas and rented sites, including any structures or fixtures owned by the site owner
- must give a minimum of 7 days written notice of any changes to village rules and consult with tenants about the proposed changes
- must allow a residents' committee to operate without interference and allow all residents to participate, unhindered, in the committee and provide suitable facilities for committee meetings

**Disclaimer: Any information provided by MHOA (Vic) is opinion only - not legal advice**



**Manufactured Home Owners Association  
(Vic) Inc.**

A01179410

Address: P.O. Box 427 Kilmore Vic 3764

Email: [info.mhoa.vic@gmail.com](mailto:info.mhoa.vic@gmail.com)

Website: [www.mhoavic.com](http://www.mhoavic.com)

Phone: 0431 347 797