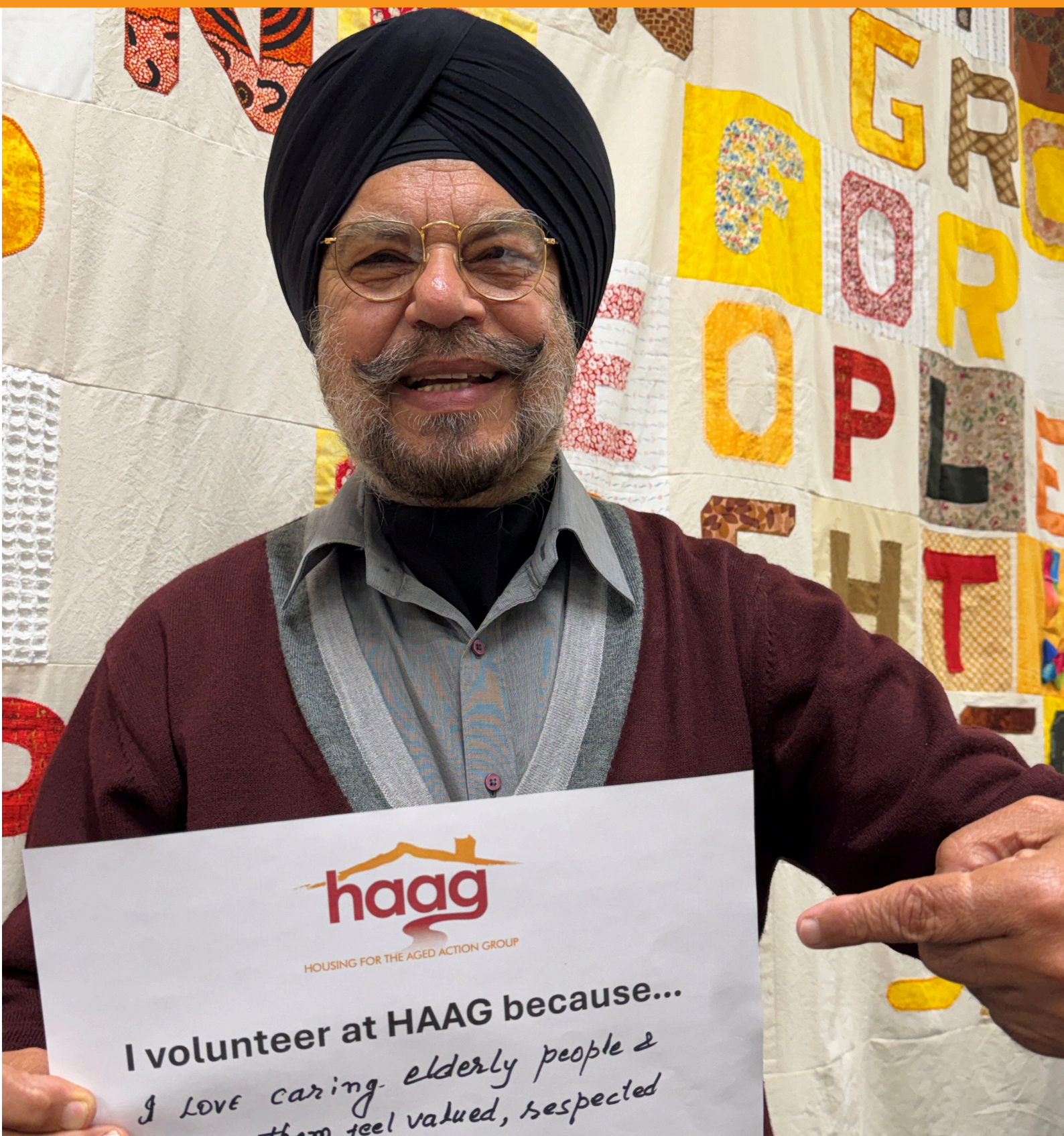




older tenants voice

Housing for the Aged Action Groups Quarterly Newsletter Spring 2026



HOUSING FOR THE AGED ACTION GROUP

FIGHTING FOR HOUSING JUSTICE FOR OLDER PEOPLE SINCE 1983





Dear members and supporters,

It's truly an exciting time to be at the helm of HAAG. We've been growing and going from strength to strength. I'm so pleased to announce the new funding we've received from the Victorian Government to provide a new Older Persons Housing Rights Service (OPHRS) in partnership with Tenants Victoria.

We'll now be able to provide much needed professional legal advice for private renters and people living in retirement housing, taking us another step closer to the dream of providing a 'one stop shop' for older people's housing issues.

The tenancy and retirement teams have been kicking more goals than a football grand final. I strongly recommend making it through to the Retirement Housing section of this newsletter to hear more from them.

We can never rest on our laurels though. Victoria's Older Persons High Rises (another OPHR) are slated for demolition, to be 'redeveloped', so far without a commitment to retain the dedicated public housing for older people. Older people's public housing is

the backbone of all of our services, enabling us to assist in housing a good proportion of our clients. Without safe, secure, affordable options like the Older Persons High Rises, our services are limited to providing patches for a broken system. We cannot accept our OPHRS replacing the original OPHR!

We believe that this state Government can be moved to retain dedicated older people's public housing, if members and supporters like you take action and get in touch with your MPs and candidates at the upcoming state election!

If this is something that is meaningful to you, make sure the politicians know about it! HAAG can crow about it till the cows come home, but the voices of voters are ultimately what politicians listen to.

I have no time for the rhetoric that's been going around blaming migrants for the housing affordability crisis. HAAG's election demands on page 9 present a full response to the real world struggles older people face to afford housing.

Australia's housing system has been designed to benefit big developers, banks and real estate interests, who make more money by raising housing costs.

Instead we could lower housing costs for everyone, by building public & community housing for everyone who needs it..

Let's focus on solutions that we know will work, not unrelated debates. We know what needs to be done, so let's all work together to demand our Governments take action.

Yours faithfully,

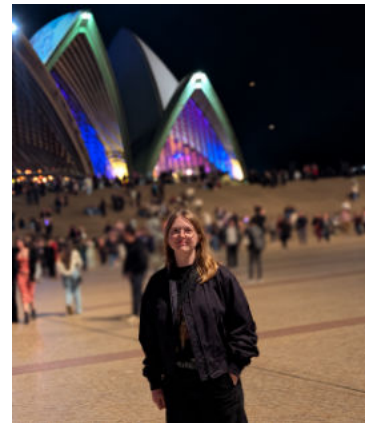
Pam Young, Chairperson

WELCOMES AND FAREWELLS



Maria Varkopoulos joins HAAG as Client Services Manager for 3 months while Christine is on long service leave. Maria is passionate about social justice and committed to advocating for an inclusive and better world. She brings over than 30 years' experience working in the non-for-profit community sector local government and tertiary education working across homelessness, family violence and gender equity, youth services, and newly arrived and migrant communities. Outside of work, she enjoys hunting for period clothing and vintage treasures in op shops, second hand and antique stores and has a current obsession for mid-20th century swan figurines and cute small statured animals .

Dana Warr is a fourth-year social work student currently completing placement at HAAG. Dana also works as a community support worker at a homelessness service supporting older men who are experiencing homelessness insecurity and complex disadvantage. Through her work and studies, she has developed a strong interest in housing and homelessness, and is particularly interested in how social work can support people to access safe, secure, and appropriate housing. Dana is enjoying the opportunity to build on her experience and learn more through her placement at HAAG.



Having started at HAAG as a student on placement, Ranudi Jayawadarna went on to work as an Intake and Referral Worker in the Housing Support team. We wish her well on her travels! Her position is advertised online at oldertenants.org.au/Vacancies

HAAG ON THE AIRWAVES



Our latest episode of Raise the Roof is a really good rundown of everything that HAAG does - if anyone ever asks you *but what is a HAAG?* **this is the episode to point them to!**

We also appeared on **ABC Radio's Conversation Hour** to talk about how interest rate rises effect older people - and how building public and community housing is the safety net we all need.

WINTER EVENTS



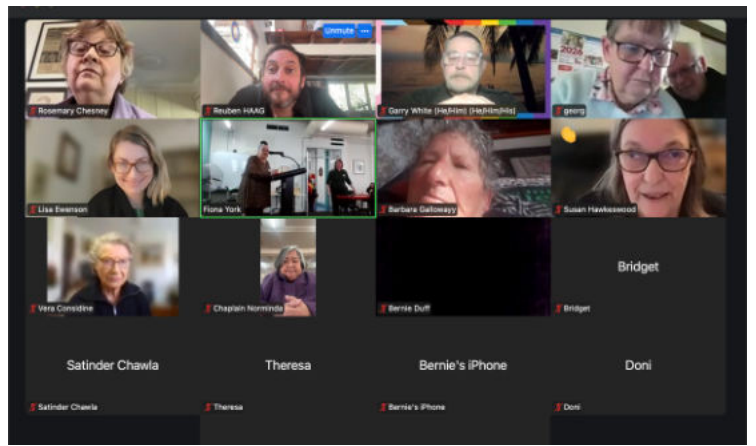
Our August General Meeting hosted representatives from the Better Buses for the West campaign.



The discussion around Public Transport sparked a lively discussion. HAAG always advocates for public and community housing to be built close to accessible transport options.



Melis and Fiona served up home made soup for everyone who came along in person.



We also had a great turnout and participation from members over Zoom, it was great to see members coming from far and wide.



Our screening of *Bay Views for All* and *The Ranch* at the State Library attracted a great turnout.



Our team of Housing Champions on stage at the screening talking about how we can act to save older people's housing!

WINTER EVENTS



HAAG members Jo Waite and Vanessa Heart featured in the Council to Homeless Person's *Walk in her Shoes* exhibition which toured Victoria before a grand finale at Parliament House.



The exhibition shared women's real life experiences, and brought the demand for more public and community housing to Parliament House.



Our radio presenters and regular guests joined in the celebrations for 3CR's 50th birthday! Thanks to everyone who donated the radiothon keeping 3CR on the airwaves!



Fiona York was honoured to attend the Australian Filipino Community Services Charity Lunch for Dementia Awareness.



Sonya Zigic-Rahuz sharing information about HAAG at the multi-ethnic senior group in Fitzroy..



HAAG members have been out on the campaign trail, meeting candidates and demanding that they commit to real action for older people's housing ahead of Victoria's state election.



House Chats

WHEN: Wednesday 14th October
WHERE: HAAG's office, 1st floor
247-251 Flinders Lane, Melbourne
TIME: 1:30pm - 2:30pm
RSVP: haag@oldertenants.org.au or 9654 7389



Please join us for a cuppa and a chat
Morning tea for HAAG members
held on the second Wednesday of each month

House Chats

The gang at our regular catch up sessions in Melbourne welcome you to join them for a cuppa and a chat.

Our next house chats will be Wednesday the 14th of October at 1:30pm.

We'll also be getting together on the 11th of November for what may be the final house chats session... Let us know what you've thought about the sessions so far, and if you have any ideas for how you would like to be more involved in the HAAG community?

Please RSVP to haag@oldertenants.org.au

Seniors Festival

We have a serious schedule of Seniors Festival events this October. Come and join an event at a town or suburb near you!

[Darebin](#) Thursday 1st

[Moorabool](#) Friday 2nd

[Melbourne CBD](#) Saturday 3rd

[Wyndham](#) Tuesday 6th

[Violet Town](#) Wednesday 7th

[Murchison](#) Monday 12th

[South Shepparton](#) Tuesday 13th

[Melton](#) Thursday 15th

[Echuca](#) Monday 19th

[Nagambie Lakes](#) Wednesday 21st

[Moonee Valley](#) Tuesday 26th

[Cobram](#) Wednesday 27th

Check out the rest of the [Seniors Festival program online](#) and get involved!

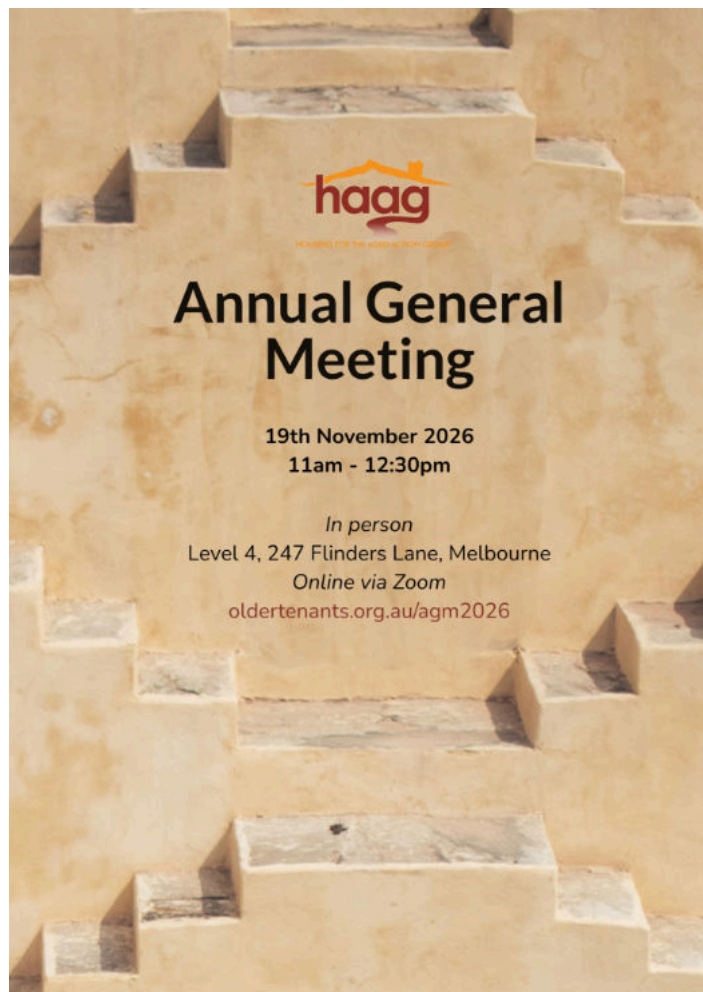
Victorian
Seniors
Festival
2026

CONNECT CREATE CELEBRATE

1-31 October



VICTORIA
State Government



This years Annual General Meeting will have a packed agenda. The publication of our Annual Report and new website will showcase our work from the previous year, while voting on constitutional changes, election of a new committee, and launch of a new strategic plan will set the agenda for the years ahead.

In person

Level 4, 247 Flinders Lane, Melbourne

Online

via Zoom at oldertenants.org.au/agm2026

Agenda

- Presenting our Annual Report and Financial Statements
- Introducing our new website
- Launching our 2026-2030 Strategic Plan
- Voting on proposed constitutional change
- Election of new Committee of Management members

RSVP

Please RSVP online at oldertenants.org.au/agm-rsvp,
or by calling the office on (03)9654 7389

Constitutional Changes

Our official AGM notice and proposed constitutional changes are included at the back of this newsletter. For those reading online, you can follow these links.

- [Notice of General Meeting and proposed constitutional amendments](#)
- [Letter from the Committee of Management explaining proposed changes](#)
- [Appendix A - Marked up changes to HAAG's constitution](#)
- [Appendix B Constitution draft changes](#)
- [Committee of Management nomination form](#)

Older Persons High Rise update

As you would be aware, 44 of Melbourne's public housing towers are slated for demolition and redevelopment. To our surprise and dismay, Tranche 3, announced earlier this year, included dedicated older persons public housing towers in St Kilda, Prahran, Richmond, Flemington, Albert Park, North Melbourne, and Kensington. We have been attending consultations with the Victorian Public Tenants Association (VPTA) at the towers slated for demolition, and passing feedback from residents on to government.

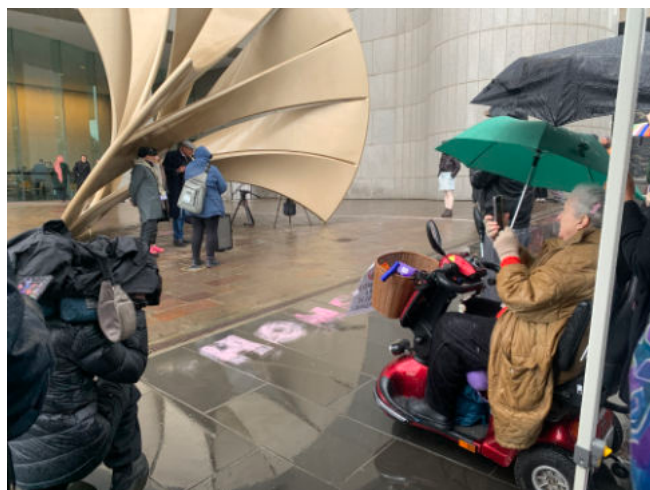
Our key concern is the retention of dedicated 55+ public housing in Victoria. This means housing that is specifically designed for, and available only to, people who are over 55 years of age. This type of housing is unique to Victoria, and alongside the 55+ priority category on the Victorian Housing Register (waitlist), is part of an essential recognition of the specific needs of older people. This is something Victoria should be proud of, and must retain. We've heard repeatedly from residents that they want to stay in their communities, living with other older people in public housing. We often receive requests from tenants living in general housing stock to assist them with transfers to 55+ dedicated housing. Residents of 55+ housing tell us they feel much safer in this type of housing, and enjoy socialising and supporting one another if things get tough.

We've passed this feedback on to government, but we have yet to receive confirmation that 55+ housing will be retained as its own type of housing. We call for this in our election platform, which you can access at oldertenants.org.au/vicvotes. If you want to see 55+ housing maintained, [use our toolkit to contact your state election candidates!](#)

Victoria's public housing has been in the news recently, and not for good reason. A recent United Nations report has criticised treatment of residents, with the UN's Special Rapporteur on adequate housing stating that he is concerned that "affected residents have primarily been treated as occupants of public property rather than as rights-holders entitled to participate in decisions fundamentally affecting their homes and communities". The Special Rapporteur also reaffirmed that the right to housing is more than just a roof over your head - it includes "security of tenure, affordability, habitability, accessibility, location and cultural adequacy." With this in mind, HAAG continues to advocate for older public housing tenants and push government to do better.



Residents from across the towers slated for demolition have been rallying for their housing to be refurbished rather than demolished.



Our Election Demands

HAAG calls on all parties and candidates in the 2026 Victorian election to support the following essential changes. These must be underpinned by:

- A significant increased investment in public and community housing - 8,000 homes need to be built per year for the next 10 years, with a dedicated allocation for older people.
- Any public land earmarked for housing developments must include public housing

1. Increase dedicated housing for older people

- Increase public housing on all public housing redevelopment sites, and retain dedicated older persons' housing in all redevelopments.
- Mandate that public or community housing is included in all new housing developments, including activity centres, with a dedicated allocation for older people.
- Invest in housing solutions for older people with modest assets who are not eligible for public and community housing, including shared equity schemes, not-for-profit retirement housing, co-operative housing and co-housing.

2. Housing help for older people when its needed

- Increase investment in HAAG's Home at Last service to ensure this vital service can both meet existing demand, and expand to provide one-to-one support to older people across all of Victoria.

- Increase funding for early intervention and homelessness prevention so that older people have the information they need to plan for their housing future.

3. Appropriate housing for older people

- Ensure 'affordable housing' is genuinely and permanently affordable.
- Ensure all housing is safe, accessible and comfortable for older people to age in place.
- Ensure the rights of older people in all types of rental housing are protected and enforced

4. Embed genuine consultation with older people in all decisions regarding their housing

Championing Change

HAAG's Housing Champions, who have recently completed their 5-week advocacy training, are already out and about meeting candidates and demanding that they commit to real action for older people's housing ahead of Victoria's state election.

Getting in touch with your local candidates is the single most impactful thing you can do to put older people's housing on the political agenda. Candidates want your vote, so it's a great window of opportunity to influence change. We really encourage all HAAG members to get talking to people about older people's housing this election.

We've developed an election toolkit that takes you through how to actually find your candidates, how to request a meeting, and tips to ensure everything runs smoothly if you do meet with a candidate. We've also drafted a template letter to request a meeting with a candidate. All this is available at oldertenants.org.au/vicvotes.

Our Tenancy and Retirement team is on a roll. After we announced in the last newsletter that Retirement Village provider Ingenia Gardens would be forced to pay \$1.5 million after HAAG's complaint, we have three more positive news items to share!

New Renter Rights Service for Older Victorians

Thanks to the Victorian Government, our new Older Persons Housing Rights Service will be assisting people aged 55 years and older to understand and exercise their rights as renters and residents of retirement villages and residential parks.

HAAG will partner with Tenants Victoria to provide legal and non-legal advice and advocacy to older people who may struggle to access other renter services, or face additional barriers due to their age or housing circumstances.

Imagine the power and passion of HAAG's dogged advocacy for older people, but with a dedicated legal team.

Read more about our new service commencing in 2027 at oldertenants.org.au/news/new-renter-rights-service-for-older-victorians-welcomed

Improvements for residential parks and older renters

The Victorian Government just passed its Consumer Legislation Amendments Bill, including some important reforms for renters and, residential park residents such as:

- Limits on lease-breaking costs landlords can claim when someone in private rental ends a lease early
- Getting rid of no-reason notices to vacate in residential parks

- A registration scheme that will see the government collect information about the residential park industry, which HAAG has long been pushing for
- Limits on rent increases and exit fees in residential parks.

These changes won't start right away, but HAAG's Tenancy and Retirement service can give you advice about your rights if any of these issues affect you.

Supreme Court decision on residential park DMFs

Deferred Management Fees (DMFs) are common in many residential parks – a large lump sum payment that comes out of the sale proceeds when a resident leaves the village. Many residents find these fees unclear or unfair, and can feel trapped when the amount they'd have to pay to leave means they couldn't afford accommodation elsewhere.

Typically, DMFs have often been calculated as a percentage of the sale price – generally, a set percentage per year of occupation up to a fixed maximum (for example, 4% per year to a maximum of 20% after five years). Last year, a group of Lifestyle Communities residents challenged the DMFs in their contracts and won a major VCAT decision ruling these fees were invalid. VCAT said that the Residential Tenancies Act requires a site agreement to include details of the amount of any fee charged under the agreement, and these agreements didn't – the resident couldn't know, when they signed up, what the sale price would be, so the amount hadn't been properly disclosed. VCAT said this meant the DMFs were invalid and the residents didn't have to pay them.

Lifestyle Communities appealed this to the Supreme Court, arguing VCAT had

misinterpreted the relevant law. The Supreme Court dismissed the appeal, so the residents still don't have to pay their fees. You can read the decision [here](#). But the Court's reasoning was different, and narrower than, VCAT's.

The Court did not agree that a fee based on the sale price of a home was necessarily invalid. In fact, their decision made clear that such fees can be valid in some circumstances. They wrote that a park could charge "a fee calculated by reference to some future amount, such as the future sale price of the dwelling on the site".

But the Court still said the applicants didn't have to pay their DMFs. They said the amount of the fee must be clear at the point it becomes payable. The Lifestyle agreements failed this test because they weren't calculated just on the sale price. Instead, they were a percentage of whichever was the greatest of the sale price, the average sale price for similar dwellings in the park over the last year, or a valuation arranged by Lifestyle. This meant that even when the DMF became payable (for example, at the time of the sale), the resident wouldn't know which way the DMF would be calculated. Because the amount remained unknown, the fee had not been disclosed as required by the Act, and therefore Lifestyle could not make residents pay it.

Supreme Court decisions form binding legal precedents, so this has implications for residential park residents across the state – including many who no longer have to pay very substantial fees.

Is this a win?

HAAG has long argued that DMFs based on the sale price of a dwelling were unlawful for the reasons VCAT accepted. Our casework in the decision *Bik v Peninsula*

Parklands was the first successful application challenging a DMF on this basis, and was a key touchstone for the Lifestyle Communities residents. HAAG's work was the first domino tipping over that led to a decision affecting residents across the state. Although we weren't directly involved in the Lifestyle case, we are proud of the part we played.

That said, there has sometimes been confusion (including from media and politicians) that when we said DMFs were unlawful if they were based on a future sale price, this meant that the problem with DMFs was that they were based on the future sale price. But that isn't really true. The problems with DMFs are that they can be a money grab when parks are already raking in generous rents, and the ways they lock people into villages where they're unhappy. Changing the ways DMFs are calculated – to a single method or to a purchase price basis – doesn't address those problems.

What does this mean for you?

If you have a contract in a residential park (technically called a Part 4A site agreement) that includes a DMF, or if you already paid a DMF, you should seek advice about whether this decision affects you.

As a broad guideline, a DMF is more likely to be valid if it specifies a single, clear method of calculation, such as a percentage of either the purchase or sale price. A DMF is more likely to be invalid if it gives multiple ways the DMF might be calculated, such as a percentage of a sale price OR an average price OR a valuation. It's those ORs, by making it impossible to know which version will apply, that can make a DMF invalid.

But this is complicated, so **we strongly recommend either seeking legal advice or contacting our Tenancy and Retirement**

LGBTQIA+ Working Group

We are seeking new members for HAAG's LGBTQIA+ group, and invite you to join us! Here's some information about the group:

What's the issue?

Across Australia, too many LGBTQIA+ older people live in unaffordable and insecure housing, and are at a high risk of homelessness than the wider community. However, the issue of LGBTQIA+ housing insecurity receives almost no attention from politicians or the media. That's where we come in!

What do we do?

The Reference Group advocates for real housing solutions and better support for older LGBTQIA+ people. We share our stories of homelessness and housing stress with decision makers to bring about policy change. Our group is supported by Housing for the Aged Action Group, a national member-based organisation advocating for the rights of older renters and people experiencing homelessness.

Who can join?

If you have ever struggled to pay rent, wondered where to go for help, had to move many times, received an eviction notice, relied on friends and family for a place to stay, lived in poor-quality housing, or otherwise experienced or been at risk of homelessness, we would love to hear from you. We are welcoming new members aged over 50, from all backgrounds and life experiences.

What's involved?

The Reference Group meets once every

month, online or in person at our office, for 1.5 hours during the day.

Members share their experiences and insights, and those of the communities they're part of. They contribute to policy development and submissions to inquiries and consultations. There may be opportunities to speak to members of Parliament or the media, if that's of interest. Members receive a small financial reimbursement for their participation.

I'm interested. How do I find out more?

Email claudia.burgner@oldertenants.org.au





We're all Australians now

Poem by Uncle George Hall

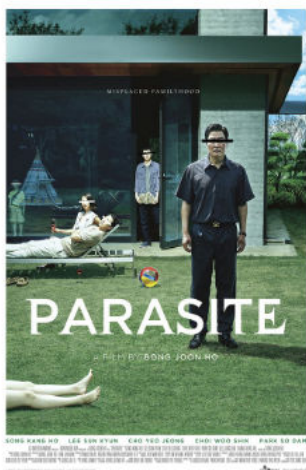
We may have come from 'Dreamtime' or the white man's convict trail.
We may have come from war torn grief or a lifetime spent in jail,
From a tiny Irish village or a continental clan,
The heat soaked hills of Asia, the plains of Pakistan.
It matters not from where we came, from distance near or far.
It matters more, how we live and who and what we are.

When we joined our feuding colonies and created federation
It provided us with unity, a backbone for our nation.
Then 'Banjo's' open letter, when we sent our troops to war,
Further strengthened our resolve. "That's what we're fighting for."
He gave our 'Diggers' spirit, with his pen he showed them how.
"Our old world diff'rences are dead. We're all Australian now."

We may bear a plain old common name or a more exotic tag,
We may camp among the neon lights or in a quiet and dusty swag.
We may wander on the drover's track with red dust in our eyes,
Or atop a windswept mountain 'neath damp and cloudy skies.
Whatever journey that we take, whatever walk of life we choose,
We'll be every inch Australian from our hat brims to our shoes.

We are considered multi-racial, in our unique Australian style.
It goes to prove we have progressed a good old country mile.
All Australians have tradition, a heritage of their own -
Some trust the luck of leprechauns or kiss the Blarney stone.
Some put their faith in 'Buddha' or perhaps the sacred cow,
But remember what 'The Banjo' wrote, "We're all Australians now."

We may have touched the silver lining, have 'Blue Blood' in our veins,
Be battle-sore and weary, bound down by iron chains.
Whether we own a high plain, stony ridge of scrub and rock,
Or a lonely outback station, or a green suburban block.
The world rolls on regardless and we each in turn must die,
For we are only simple passengers merely passing by.



Parasite (2019) is a gory Korean psychological thriller, so perhaps not the review you were expecting to read in our regular *Older Tenants Voice* movie review column?

We're reviewing this movie not only because it's an

unmissable masterpiece of cinema, collecting 4 Oscars, but because it's probably the most relevant film about older people's housing issues ever produced.

Parasite begins in the slums of a nameless city, where the Kim family live in a stinky, bug infested basement below the street level. The family have skills, the children out of school, the older parents working-aged, but still they struggle to make ends meet. It seems like no amount of 'life hacks' or street smarts will get help them rise above this lowest station in life.

Their luck appears to change when a family friend gifts them a 'scholars stone' - a chunk of rock resembling the peak of a mountain, said to bring good fortune. At first it seems like a useless object - if only it were food!

But being owners of this tiny piece of land - the top of a mountain - seems to grant them a conditional access to the world above. The son gets a job tutoring for the wealthy Park family, who live in multi-story home at the top of the hill above the city. The white-lie that he is a university student seems fair enough - he has the skills for the job. As do his sister, mother and father, all skilled both in their new jobs, as well as the deceptions used to get them the roles.

But they moved up from conning the gullible and excessively rich, to cons that really hurt other working class people.

They learn that they aren't the only family eking out a subterranean existence by working for the Park family, living invisibly in the shadows while the Parks are bathed in sunshine.

The necessity of a decent home, and what it costs to live in luxury, is brought up in visceral ways throughout the film. The pervasive smell of the basement almost breaks through the barrier of the screen.

Indignities of being old and poor, being fired for bad health, being invisible and redundant, are painfully illustrated by the family in the basement.

What this film really does with stunning clarity is to show the corruption of social inequality, how workers are pitted against each other instead of against the mega-rich - until something finally breaks.

It's one of many Korean productions that explore this theme, including *Snowpiercer*, *Squid Game* and *Train to Busan*, but it's probably the best of a stunning bunch.

Watching international films like this is a potent reminder that such issues of housing inequality exist all over the world, and that blaming other workers for the problem only leads to worse horrors.

Parasite is [streaming on SBS OnDemand](#).

With films like this freely available, it's no surprise that the One Nation party want to kill SBS all together!

☆☆☆☆☆ - *Reuben*

Housing for the Aged Action Group Incorporated

Registration No. A0017107L

ABN 80 348 538 001

(Association)

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the annual general meeting ("AGM") of the Members of the Association will be held at Level 4, 247-251 Flinders Lane Melbourne and online on 19 November 2026 at 11.00am (Melbourne time).

Members may participate in the AGM either:

- in person at Level 4, 247-251 Flinders Lane Melbourne or
- by joining the following video-conference at the time of the meeting:

oldertenants.org.au/agm2026

- Meeting ID: 893 9875 2435
- Passcode: 816715
- A calendar invite will be sent to Members in advance of the meeting.

Further details on how to participate in the meeting, and how to vote, are set out in this notice of meeting.

The AGM will deal with the ordinary business of the AGM, and special business, including consideration of the following resolution as a Special Resolution of the Association (the **"Resolution"**).

Ordinary Business

The ordinary business of the AGM will be:

- to confirm the minutes of the previous AGM, held 20th November 2025, and of any special general meetings held since that time;
- to receive and consider the annual report and financial statements for the year ended 30 June 2026; and
- to elect the Committee Members (see further below, under 'Election of Committee Members and Call for Nominations')

Special Business

Resolution 1: Amendment of the Rules of the Association ("Rules")

That, pursuant to rule 80.1 of the Rules, the Rules be amended by replacing them in their entirety with the amended Rules tabled at the meeting and attached to this Notice of Meeting (shown in marked-up form against the current Rules of the Association dated 21 November 2019, and in clean form), with the amendment to take effect from the date it is approved by the Registrar of Incorporated Associations.

Under rule 40.1 of the Rules, the Resolution must be passed by not less than three-quarters (75%) of the votes cast by Members voting at the meeting. Even if the Resolution is passed, the amendment to the Rules of the Association will not take effect unless and until it is approved by the Registrar of Incorporated Associations.

The proposed amended Rules of the Association are attached to this Notice of Meeting as Attachment A, shown in marked-up form against the current Rules of the Association. A clean version is shown as Attachment B. A short, plain-English explanation of each of the key changes is set out below to assist Members in considering how to vote on the Resolution. Members should read the marked-up Rules carefully, together with the explanation below, before the meeting.

Summary of Key Changes

1. Honourable Life Membership

The current Rules limit the number of Honourable Life Members to no more than four at any time and set out a more detailed nomination process. The proposed Rules remove this cap (revised rule 9).

2. Membership Fee Categories and Friends of the Association

The “organisations” fee category is being replaced with a new “Friend of the Association” category. The proposed Rules also make clear that only organisations (not individuals) may be designated a Friend of the Association by the Committee (revised rules 14.4 and 16).

3. Membership Commencement

Under the current Rules, a person’s membership rights commence on whichever is the later of Committee approval of membership and payment of the joining fee. The proposed Rules clarify that membership rights commence once both Committee approval and payment of any applicable joining fee have occurred (revised rule 13.2).

4. Notice Rights

Members currently have an express right to receive notice of proposed Special Resolutions. The proposed Rules extend this express right to notice of ordinary resolutions (revised rule 15.1(a)).

5. Committee Elections

This is the most significant change proposed. Currently, Members elect the Chairperson, Deputy Chairperson, Secretary, Treasurer and ordinary members of the Committee directly at the AGM.

Under the proposed Rules, Members at the AGM will elect the Committee Members. Those elected Committee Members will then meet separately, after the AGM, to elect from among themselves who will hold the positions of Chairperson, Deputy Chairperson, Secretary and

hold only one position at a time (new rules 51, 54 and 57).

This change ensures that office-bearing positions may only be populated by elected Committee Members. Committee Members elected for office-bearing positions will hold their position for a term of approximately one year, with the term ending at the Committee meeting held after the following annual general meeting, at which point all positions will be re-elected from among Committee Members (new rule 57.7).

The Committee Members that are not elected to an office-bearing position will become 'additional' Committee Members (referred to as 'ordinary' Committee Members in the existing Rules).

6. Term of Office

The proposed Rules simplify the term of office of Committee Members to “approximately 3 years” and remove outdated transitional wording (new rule 52).

The current Rules provide inconsistently for both a staggered three-year term for Committee members and for the Chairperson to declare all Committee positions vacant and hold fresh elections for them at every AGM. The proposed Rules resolve this inconsistency: at each AGM, only the Committee Members who have been longest in office since last elected (being at least one-third of the Committee) must retire, and may nominate for re-election, subject to a cap of nine consecutive years of service which may only be exceeded by Special Resolution. The proposed Rules also protect a Committee Member with an unexpired part of their three-year term from being displaced when the AGM resolves how many additional Committee members it wishes to have (new rules 53 and 54.1).

7. Vacation of Office

The proposed Rules clarify that a Committee Member ceases to hold office by operation of law generally, rather than by reference to a specific statutory provision. The requirement that the Secretary reside in Australia, currently set out only in a footnote, is now expressly incorporated into the operative rule (revised rule 59.2(c)).

8. Casual Vacancies

Under the current Rules, a Committee Member appointed to fill a casual vacancy serves for the balance of the unexpired term of the position. The proposed Rules shorten this so that the appointment ends, and the position is declared vacant, at the next AGM (revised rule 60.3).

9. Terminology and Definitions

The proposed Rules make a number of consistency and clarity improvements to defined terms (including Member, Committee Member, Absolute Majority and Special Resolution)

and broaden the definition of “Act” to include future amendments to, and replacements of, the *Associations Incorporations Reform Act 2012 (Vic)* ("the Act").

10. Other Amendments

A number of other consequential renumbering and clarifying amendments flow from the changes described above. These are reflected in the marked-up version of the Rules attached to this Notice of Meeting.

ELECTION OF COMMITTEE MEMBERS AND CALL FOR NOMINATIONS

The existing Rules of the Association (dated 21 November 2019) will govern the conduct of the election of Committee Members at the AGM. Under section 50(2) of the Act, an alternation to the Rules of an incorporated association cannot take effect until it is approved by the Registrar.

Under the existing Rules, the Chairperson of the meeting must declare all positions on the Committee vacant (rule 51) and call for nomination for members of the Committee, being Chairperson, Deputy Chairperson, Secretary, Treasurer and ordinary Committee members (rule 52.1). Separate elections must be held for each of the Chairperson, Deputy Chairperson, Secretary and Treasurer (rule 53). The meeting must by resolution decide the number of ordinary Committee members (rule 54).

Call for Nominations

The Committee consists of:

- a Chairperson;
- a Deputy Chairperson;
- a Secretary;
- a Treasurer; and
- ordinary members elected.

Members who wish to nominate for a position on the Committee are invited to do so. Under rule 52.2 of the Rules, nominations should:

- be made in writing, and signed by two members of the Association and the candidate; and
- be received by the secretary of the Association not less than seven days before the date fixed for the holding of the AGM (that is, no later than 12 November 2026).

Nominations should be sent to the Secretary at 1, 247-251 Flinders Lane Melbourne 3000 or haag@oldertenants.org.au. A nomination form is attached to this notice as Attachment C.

A member who is nominated for a position and fails to be elected to that position may be nominated for any other position for which an election is yet to be held (rule 52.3).

If insufficient nominations are received to fill all vacancies on the Committee, further nominations may be received at the AGM itself (rule 52.4).

If the number of members nominated for the position of ordinary Committee member is less than or equal to the number to be elected, the Chairperson of the meeting must declare each of those members to be elected to the position (rule 54.3).

If the number of members nominated for the position of ordinary Committee member exceeds the number to be elected, a ballot will be held in accordance with the Rules (rule 54.4).

INFORMATION ABOUT ATTENDANCE AND VOTING

Attendance and eligibility to vote

A Member is entitled to vote at the meeting if the Member is an Individual Member or an Honourable Life Member, has been a Member of the Association for more than 10 business days, and the Member's membership rights are not suspended for any reason (rule 15.2 of the Rules). Friends of the Association are not Members and do not have the right to vote at general meetings. No business may be conducted at the meeting unless a quorum of five Members is present (rule 37.1).

Members may participate in the meeting using the details set out at the top of this notice. A Member who participates using permitted technology in accordance with rule 36 of the Rules is taken to be present at the meeting and, if that Member votes, is taken to have voted in person. If you choose to participate online, you are encouraged to join 5 minutes before the start time noted above.

If you experience any difficulty joining the meeting online, please contact the Secretary at haag@oldertenants.org.au.

Voting by show of hands or poll

Under rule 41.1 of the Rules, the Chairperson may, on the basis of a show of hands, declare whether the Resolution has been carried. If a poll is demanded by three or more Members in accordance with rule 41.2, the poll must be taken at the meeting and the Chairperson must declare the result of the Resolution on the basis of the poll.

How to vote

Members may only vote on the Resolution and in the elections in person at the meeting or by participating using permitted technology in accordance with rule 36. Each Member entitled to vote has one vote, and Members must vote personally (rule 39.1).

Voting at the meeting

If you attend the meeting in person or online in accordance with the details set out above, you will be able to vote directly on the Resolution and in the elections during the meeting.

You will be asked to confirm your identity and how you wish to vote on the Resolution and in the elections during the meeting.

Chairperson's voting intentions

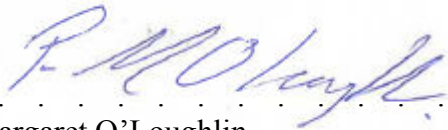
The Chairperson intends to vote in favour of the Resolution.

Date: 30 September 2026



Name: Pamela Young
Chairperson

Date: 30 September 2026



Name: Margaret O'Loughlin
Secretary

Appendix A

Proposed amended Rules of the Association (in marked-up form against the current Rules of the Association).

See online at oldertenants.org.au/AGM-2026-appendix-a

Appendix B

Proposed amended Rules of the Association (clean copy).

See online at oldertenants.org.au/AGM-2026-appendix-b

Appendix C

Nomination Form for Committee Positions.

See online at oldertenants.org.au/AGM-2026-nomination-form-com

Appendix D

Nomination Form for Committee Positions.

See online at oldertenants.org.au/proposed-changes-letter-2026

Housing for the Aged Action Group

Level 1, Ross House 247-251 Flinders Lane,
Melbourne 3000

ADMIN: 9654 7389

Print Post Approved

100002348

SURFACE

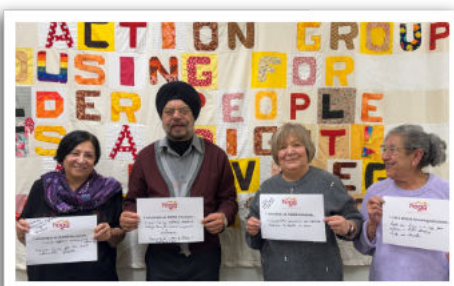
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