

CASE STUDY

CENTRAL COAST RESIDENTIAL VILLAGES

2008

SNAPSHOT: A lifestyle envied by many Australians

The housing crisis in New South Wales continues to be a hot topic for debate among parliamentarians and the society at large. What many Australians aren't aware of, are the manufactured home villages and estates (or residential villages) which house thousands of residents across the state and provide a social, safe and secure lifestyle and an affordable alternative to living in the suburbs.

Between the bustling cities of Sydney and Newcastle, lies the thriving Central Coast region. Whether for a 'sea-change' to escape the hustle and bustle of the city sprawl or a change of scenery for retirement years, many Australians have been drawn to the central coast's manufactured home estates and villages.

In townships such as Wyong, Budgewoi, Erina and Terrigal, residential villages are dotted along the central coast, creating safe communities for residents to enjoy the company of like-minded people, become more socially active, or simply relax and enjoy retirement.

Manufactured home villages and estates have become home for people wanting the security and companionship of a community whilst still delivering the freedom and autonomy to live life as they please. The Manufactured Housing Industry Association of NSW (MHIA NSW) represents over 140 dedicated residential villages and/or tourist parks which accommodate permanent residents.

Residents of a manufactured home community have the peace of mind knowing that people are close by to lend a hand if needed. In some villages, management are available 24 hours a day to ensure that everyone feels safe and secure within the grounds.

Retirees, Frances and husband Gordon, have lived at Ettalong Beach Village for 15 years. Having resided in Ettalong her whole life, Frances (68 years) wanted to remain in the area however realised that maintaining a suburban household was becoming difficult as she grew older.



Photo: Central Coast Tourism

Frances and Gordon made the choice to move into Ettalong Beach Village to experience a new environment.



Frances and Gordon Glass at their home in Ettalong Beach Village.

CASE STUDY

CENTRAL COAST RESIDENTIAL VILLAGES

2008

"We looked at a few parks and Ettalong Beach Village was beautifully located so that we could keep all our friends and continue with all our usual activities, while moving to a home where maintaining the garden wasn't an issue. It is half way between Sydney and Newcastle, so the location is perfect for us," Frances explained.

Just minutes from shopping centres and community clubs, Frances and Gordon enjoy the convenience and centrality of residential village living.

For many residents, Ettalong Beach Village is 'home base' – a place from which to stroll around the grounds and enjoy the company of others and explore the rest of town. Only 300 metres from the beach, clubs and shops and leisure facilities, Ettalong Beach Village offers location, convenience and camaraderie.

"We really feel like we're part of a community here. The house is looked after when you go on holidays and everyone is very accepting. I really enjoy the social life of the park. It is also really convenient, with shops and other services being close. We might go to the club close by for some lunch and some other residents enjoy bowls. Living here is very relaxing – it's like you're on a permanent holiday," said Frances Glass.



Bev and Vince Wiegold call Ettalong Beach Village home.

The central coast region is gifted with spectacular scenery and attractions and has been a popular destination for day-trips and holidaymakers (mainly from Sydney) since the late 1880s. The climate of the central coast is considered quite temperate – the summers are warm and winters are mild - an appealing characteristic which turns many holiday-makers into loyal inhabitants of the area.

Bev and Vince Wiegold are another couple who have discovered that living at Ettalong Beach Village in the central coast is an empowering experience. Vince, (67 years) a retired fireman, and Bev (65 years) are very enthusiastic and keep themselves busy by being involved in local community activities.

"We're quite new to this lifestyle, but we're enjoying it immensely. We should have done this years ago. We couldn't be happier. The mateship and laid back atmosphere makes you feel like everyone is on the same level. You can do what you want to do and always have a home base," Bev commented.

Manufactured homes provide all the benefits of a conventional home with many added advantages. Manufactured homes are not built on site, but constructed to exacting standards under strictly controlled conditions in specialist factories before being transported to the site of the resident's choice.

A home takes approximately six weeks to build and can be installed in just one day. Most people who have chosen to buy and live in a manufactured home village or estate are so happy with the secure and friendly lifestyle that they wouldn't dream of living anywhere else.

Residents own their own manufactured home and have it transported to the village or estate of their choice where they rent or lease the site on which the home is located. This provides permanent tenancy for residents and the security of a communal environment.

CASE STUDY

CENTRAL COAST RESIDENTIAL VILLAGES

2008

All residents and owners within a manufactured home estate or village are protected under the Residential Parks Act 1998.

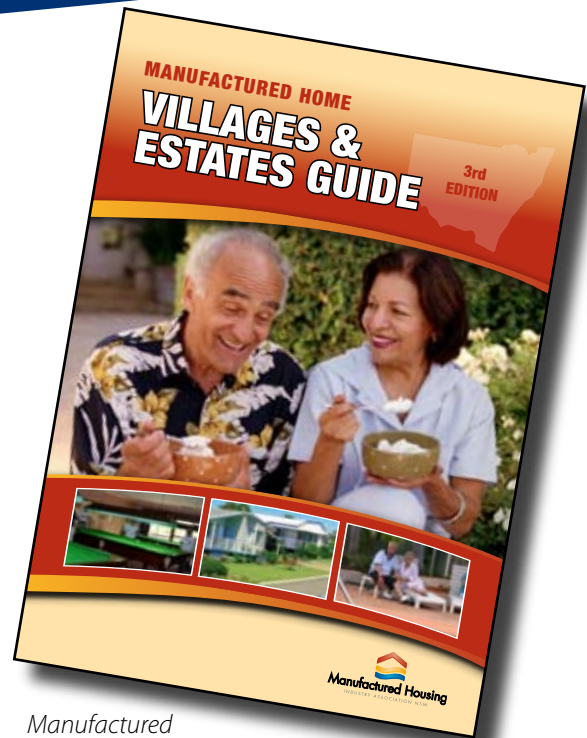
"It is very affordable to live in a residential estate. We wanted to maintain the lifestyle that we always had and living here makes it easy. We've made so many friends and we're comfortable and enjoying the lifestyle," Bev explains.

Gardens are trimmed and hedged by grounds people, resort style swimming pools kept clean for residents and guests, and activities scheduled and organised for the benefit of residents to promote an enjoyable living environment.

"There's always something to do here. There is craft, Melbourne Cup, Christmas and Australia Day luncheons and bus trips to keep us occupied. It's your choice to get involved. This lifestyle gives you the freedom to do what you want when you want," Bev continues.

'Secure, social and convenient' is what residents of Ettalong Beach Village consider the lifestyle of a residential village. Many residents comment that friends and relatives are envious of their lifestyle, and recommend that other Australians find out more about the benefits offered by a residential village lifestyle.

The Manufactured Housing Industry Association of NSW publishes the *Manufactured Home Villages & Estates* guide, which features various residential villages across New South Wales.



Manufactured Home Villages and Estates Guide available from the MHIA of NSW.

For more information on manufactured home villages and estates, visit

www.mhiansw.com.au

or contact the Manufactured Housing Industry Association of NSW on 02 9615 9999 to get a FREE copy of the *Manufactured Home Villages & Estates* guide.

Media Contact:

Maria Crema
PR and Publications Manager
CCIA/MHIA NSW
p: 02 9615 9960
m: 0416 148 842
e: maria@cciansw.com.au



Information in this case study has been compiled by the Manufactured Housing Industry Association of NSW.

www.mhiansw.com.au

