

Residential Rules

**26-36 Dunlop Ave
Ascot Vale Vic 3032**



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Residential Rules

1. Definitions and Interpretation

1.1 Definitions

Unless the contrary intention appears, in these rules:

Air Conditioning Unit means an air conditioning unit located within a Unit and which exclusively services a Unit and includes cables, conduits, pipes, wires, ducts and any other services that connects the air conditioning unit to the Unit which are otherwise for the exclusive use of a Unit.

Balcony means a balcony, terrace and/or courtyard in a Unit.

Building Works mean works, alterations, additions, damage, removal, repairs, or replacement of:

- (a) Common Property structures, including the Common Property walls, floor and ceiling enclosing the Unit.
- (b) the structure of the Unit.
- (c) the internal walls inside the Unit (for example, a wall dividing 2 rooms in the Unit).
- (d) Common Property services; or
- (e) services in the Development, whether they are for the exclusive use of the Unit,

but excludes:

- (f) works or alterations to the interior of Common Property walls in a Unit; and
- (g) works which an Owner is entitled to carry out under an Exclusive Use Rule,

unless such works are likely to affect the operation of fire safety devices in the Unit or reduce the level of safety in the Unit or the Common Property.

Common Property means common property in the Development and personal property of Evolve Housing.

Council means the Moonee Valley Council.

Developer means [Homes Vic Ltd].

Development means the site 26-36 Dunlop Ave, Ascot Vale

Government Agency means a governmental or semi-governmental administrative, fiscal or judicial department or entity.

Unit is an allocated unit or Unit which is part of the Development.

Resident means a person who is the lessee, licensee or any other person in lawful occupation of a Unit or any part of a Unit.

Restricted or Dangerous Dog has the meaning it has in the Domestic Animals Act 1994 (Vic Ltd).

Rules means all of the clauses contained in this document to be read in conjunction with the Residential Tenancies Act

Security Keys means a key, magnetic card, fob or other device used to open and close Common Property doors, gates or locks or to operate alarms, security systems or communication systems.

1.2 Interpretation

Unless a contrary intention appears, a reference in these rules to:

- (a) words that are not defined in these rules have the same meaning as they do in the Owners Corporation and Other Acts Amendment Act 2021.
- (b) a law, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of them.
- (c) the word **person** includes an individual also referred to as resident, a firm, a body corporate, a partnership, joint venture, an incorporated association or association or a Government Agency.
- (d) a particular person includes a reference to the person's executors, administrators, successors, substitutes, and assigns.
- (e) the singular includes the plural and vice versa; and
- (f) the words **include** or **including** are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

1.3 Headings

Headings are for convenience only and do not affect the interpretation of the rules.

1.4 Severability

A provision of these rules that is illegal, invalid or unenforceable in a jurisdiction is ineffective in that jurisdiction to the extent of the illegality, invalidity or unenforceability. This does not affect the validity or enforceability of the provision in these rules in any other jurisdiction or the validity or enforceability of the remaining rules in any jurisdiction.

1.5 Discretion in exercising rights

Evolve Housing Vic Ltd may exercise a right or remedy or give their consent in any way they consider appropriate (unless these rules expressly state otherwise).

1.6 Partial exercise of rights

If Evolve Housing Vic Ltd do not fully exercise a right or remedy fully or at a given time, they may still exercise it later.

1.7 Remedies cumulative

The rights and remedies provided in these rules are in addition to other rights and remedies given by law independently of these rules.

2. Introduction

2.1 What are rules?

These rules regulate the day-to-day management and operation of the Development.

2.2 Who must comply with the rules?

Residents and Evolve Housing Vic Ltd must comply with these rules.

3. Behaviour

3.1 Obligations of Residents

Residents must not:

- (a) make noise, vibration or behave in a way that might unreasonably interfere with the use and enjoyment of a Unit or Common Property by another Resident;
- (b) use language or behave in a way that might offend or embarrass another Resident or their visitors;
- (c) smoke (including any type of e-cigarettes i.e., vapes) eat, drink alcohol or other beverages in glass containers or receptacles of any kind in the stairwells, lifts, foyers, car park or lobbies. Cigarettes or glass containers, receptacles or other rubbish should only be disposed of in the designated bins in the common property.
- (d) obstruct the use of Common Property by any person;
- (e) do anything in the Development which is illegal;
- (f) leave children unattended in or on areas of Common Property which are of possible danger or hazard to children; or

3.2 Complying with law

Residents must comply on time and at their cost with all laws relating to:

- (a) their Unit; and
- (b) Common Property to which they have a licence, lease or a right to use under an Exclusive Use Rule.

4. Responsibility for visitors

4.1 Residents' obligations

Residents must:

- (a) ensure that any guest they invite onto the Development complies with these rules and will be responsible for the actions of their guests whilst on private or common areas of the Development.
- (b) ensure their visitors leave the Development if they do not comply with the rules; and

5. Obligations of Residents for the Unit

5.1 General obligations

Each Resident must, in relation to the Unit which they occupy:

- (a) keep the Unit clean and tidy and in good repair and condition.

5.2 Evolve Housing Vic Ltd Consent

Each Resident must have consent from Evolve Housing Vic Ltd to:

- (a) carry out Building Works.
- (b) do or keep anything in or on a Unit that is not in keeping with the appearance of the Development.
- (c) install bars, screens, grilles, security locks or other safety devices on the interior or exterior of windows or doors in a Unit if they are visible from outside of the Unit or the Development.
- (d) install an audible intruder alarm.
- (e) do anything that may invalidate or suspend any insurances effected by Evolve Housing Vic Ltd or increase the premium; and
- (f) attach or hang an aerial or wires outside a Unit.

5.3 Floor coverings

- (a) Each Resident must keep the floors in their Unit covered or treated to stop the transmission of noise which unreasonably disturbs other Residents.
- (b) If a Resident wants to change the floor covering or treatment within their Unit the impact insulation rating of an installed floor covering or treatment must have an impact insulation rating classification of not less than 50 as measured in accordance with AS 1055-1997 and must comply with the requirements of the Building Code of Australia.

5.4 Windows

- (a) Each Resident may install curtains, roller blinds or venetian blinds on or in their Unit provided that the window coverings have an appearance from outside the Unit or the Development which is in keeping with the appearance of the Development.

5.5 Laundry

Residents must only hang laundry within their Units (excluding balconies,) or on external clothesline / clothes airers installed by Evolve Housing Victoria or our representative.

5.6 Car parking spaces

Car parking spaces must only be used for the parking of cars or other motor vehicles as registered with Vic Ltd Roads. Car parking spaces must not be used for storing bicycles or other goods except that any part of a car parking space that has been specifically designated as storage space Evolve Housing may be used for storage.

A Resident must ensure that they:

- (a) provide particulars of the Residents car including registration number and advise Evolve Housing Vic Ltd of any change.
- (b) only use the car space for the car that is used by the Resident of the Unit
- (c) only park in the carpark space allocated to the Resident of a Unit:
- (d) ensure that any visitors only park in allocated visitors parking areas.

6. Vehicles, Driveway and Car Park

6.1 A Resident must not:

- (e) use or permit to be used any part of the Resident's car parks otherwise than for the purpose of parking a motor vehicle and not to assign, sub-let or grant any licence to any person to use such car park without the consent in writing of Evolve Housing Vic Ltd.
- (f) park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to a car park or in any place other than in a parking area specified for such purpose by Evolve Housing Vic Ltd;
- (g) drive or operate any motor vehicle on any internal surface more than 5 kph.
- (h) permit bicycling, rollerblading, skate boarding, roller skating, or ball games in the car parking areas, driveways, or access pathways or any part of the Common Property.
- (i) park, either for short- or long-term periods, any Resident's vehicle in any car park space, driveway, except in the space or spaces as delineated as belonging to each individual Unit.
- (j) wash any vehicle in any area or car parking space or any Common Property.
- (k) allow any build up or discharge of oil or any other fluids from any parked vehicle and must ensure that all vehicle parking surfaces are cleaned, and any oil, grease and fluids of any kinds are removed immediately upon notice of the same by Evolve Housing.
- (l) permit any bicycle to be ridden in the foyer, stairwells, lifts, hallways, garden areas, walkways, balconies or other parts of the Common Property as may be designated by Evolve Housing Vic Ltd from time to time. Shared bicycle stands area provided in the basements; however, bicycles may be walked (not ridden) through common areas and into a unit for storage, only provided they are clean and do not track mud, dirt or water through the common areas. Residents may be liable for cleaning costs associated with breaches of this rule.

Motor bikes / scooters and bicycles are only to be parked in designated areas.

7. Storage cages

7.1 A Resident must:

- (a) only store items in the storage cage allocated to that Unit;

- (b) provide their own storage cage locks at their own expense. Storage cage contents must be kept neat and tidy. Storage of illegal, dangerous, flammable items or materials that emit odour are strictly forbidden.
- (c) acknowledge that storage cages do not provide a barrier to vermin. Storage cages are not waterproof and do not provide full security. It is advised that no valuable belongings are stored within storage cages. Evolve Housing Vic Ltd accepts no responsibility for stolen belongings.
- (d) acknowledge that the basement is equipped with a sprinkler system that will operate in the event of fire. Evolve Housing Vic Ltd accepts no responsibility for damage incurred as a result of sprinkler operations. Evolve Housing Vic Ltd recommends that all Residents take out a Contents Insurance policy for their belongings.
- (e) not place belongings against basement walls or directly on the basement floor. Evolve Housing Vic Ltd accepts no responsibility for belongings damaged as a result of not complying to the above direction.
- (f) Adhere to height restrictions within allocated storage cages as may apply based on fire restrictions as to not to interfere with fixtures such as fire sprinklers.

8. Keeping Animals

8.1 Permitted animals

- (a) Residents may keep in their Unit, without obtaining the consent of or notifying Evolve Housing:
 - (i) fish in a secure indoor aquarium not exceeding 1,200 litres in volume; or
 - (ii) a guide dog or hearing dog or other animal if they need the dog or other animal because of a visual disability, hearing disability or any other disability.
- (b) Residents must seek the written consent of Evolve Housing Vic Ltd to keep other pets on their Unit by completing the prescribed form, available from your property manager, (such consent is not unreasonably withheld).

8.2 Controlling animals

Residents must ensure that:

- (a) any animal they are allowed to keep under this rule does not wander onto another Unit or Common Property; and
- (b) when taking any animal onto Common Property, they must carry it or always keep it on a leash and control it.

8.3 Conditions for keeping an animal

Evolve Housing Vic Ltd has the right at any time to order a Resident to remove its animal if:

- (a) it becomes offensive, vicious, aggressive, noisy or a nuisance;
- (b) the Resident does not comply with its obligations under this rule 6;

- (c) if the Resident keeps a dog, the dog becomes a Dangerous or Restricted Dog i pursuant to section 3(1) of the Domestic Animals Act 1994 (Vic Ltd); or

8.4 Responsibilities

Residents are responsible:

(a) to other Residents and people using Common Property for:

- (i) any noise their animal makes which causes unreasonable disturbance; and
- (ii) damage to or loss of property or injury to any person caused by their animal; and

(b) to clean up after their animal and take such action as may be necessary to clean all areas of their Unit and Common Property that are soiled by the animal.

9. Noise controls

9.1 Noise which affects neighbours

Residents must not make noise which might unreasonably interfere with the use and enjoyment by another Resident of their Unit or Common Property.

A Resident must not:

- (a) make or permit to be made any undue noise in or about the Common Property or any Unit;
- (b) make or permit to be made noise from music, machinery or other, including social gatherings, musical instruments, television sets, radios, stereos, CD players or the like which may be heard outside the owner's Unit between the hours of 10.00pm and 8.00am;
- (c) create upon the Resident's Unit any noise likely to be objected to or which would be likely to interfere with the peaceful enjoyment of the Resident of another Unit or of any person lawfully using Common Property;
- (d) create noise likely to be reasonably objected to in the Common Property or on balconies, courtyards or patios and must ensure that any such noise is minimised between the hours of 10.00pm and 8.00am;
- (e) allow guests to leave or Residents to leave or return to a Unit between 10.00pm and 8.00am without making sure they do so in a quiet and orderly manner as to not cause any disturbance to any other Residents;

9.2 Equipment and machinery

Residents must ensure that equipment and machinery in their Unit or Common Property does not cause vibrations or noise in another part of the Development which might unreasonably interfere with the use and enjoyment by another Owner or Resident of their Unit or Common Property.

10. Erecting a sign

10.1 Obligations

Residents must not erect a sign in their Unit or on Common Property.

11. Moving and delivering furniture and goods

11.1 Moving in

Residents must make arrangements with Evolve Housing Vic Ltd at least 72 hours before they move in to or out of the Development or move large articles (for example, furniture) through Common Property.

11.2 Obligations

When a Resident takes deliveries or moves furniture or goods through the Development, they must:

- (a) comply with the reasonable requirements of Evolve Housing, including requirements to fit an apron cover to the Common Property lift;
- (b) repair any damage they (or the person making the delivery) cause to Common Property; and
- (c) if they (or the person making the delivery) spill anything onto Common Property, immediately remove the item and clean that part of the Common Property.

11.3 Additional requirements for moving in or moving out

Evolve Housing Vic Ltd may impose the following additional requirements on Residents who are moving in or moving out of the Development:

- (a) Residents may be required to complete and submit a form to Evolve Housing Vic Ltd containing details of the move, the form of which is to be reasonably determined by Evolve Housing.
- (b) Residents may be required to make moving arrangements and receive their deliveries at specified times on specified days.

11.4 Use of Lifts

A Resident must not:

- (a) use the passenger lift when the lift is being maintained, replaced, or repaired or;
- (b) use lifts in the instance of a fire or when otherwise directed by emergency services or the Property Manager.
- (c) Residents moving in or vacating the premises must consult with Evolve Housing Vic Ltd about the date, time and use of the lift. Residents should request Evolve Housing Vic Ltd install protective lift covers when moving large items in the lift.

11.5 Indemnity

Each Resident agrees to indemnify Evolve Housing Vic Ltd against any loss suffered or incurred by Evolve Housing Vic Ltd arising from or in consequence of failing to comply with this rule 11, unless it is caused by the negligence of Evolve Housing, including but not limited to:

- (a) damage to a Unit or to Common Property;
- (b) damage or injury to any person.

12. Balconies

12.1 What can be kept on a Balcony?

A Resident may keep pot plants, landscaping, and occasional furniture on the Balcony of their Unit if:

- (a) it is not objected to by Evolve Housing. An objection may be raised at any time if deemed required following an Evolve Housing review of the item;
- (b) it is of a standard commensurate with the standard of the Development;
- (c) it will not (or is not likely to) cause damage;
- (d) it is not (or is not likely to become) dangerous; and
- (e) it is not likely to be blown off or fall from the Balcony.

12.2 Prohibitions on items on balconies

Residents must not keep any fitness equipment, spa, jacuzzi, hot tub, sauna, pool or bath tub or like equipment on the Balcony of their Unit.

12.3 Removing items from a Balcony

To enable Evolve Housing Vic Ltd to inspect, repair or replace Common Property, Evolve Housing Vic Ltd may require Residents, at their cost, to temporarily remove and store items from the Balcony of their Unit that are not Common Property.

12.4 Enclosing a Balcony

Residents must not enclose their Balconies.

12.5 Portable items to be removed when Balcony not in use

Residents must remove from their Balcony all portable items, including but not limited to towels, toys, utensils, glassware, cutlery and crockery when the Balcony is not in use.

12.6 Resident responsibilities

Each Resident is responsible for any damage or loss which is caused or contributed to by any item falling from, or being thrown from, or blowing off their Balcony.

12.7 Indemnity

Each Resident agrees to indemnify Evolve Housing Vic Ltd against any loss suffered or incurred by Evolve Housing Vic Ltd arising from or in consequence of failing to comply with this rule 10, unless it is caused by the negligence of Evolve Housing, including but not limited to:

- (a) damage to a Unit or to Common Property;
- (b) damage or injury to any person.

13. Storing and operating a barbeque

13.1 Barbeques

Residents may store and operate a portable barbeque on the Balcony of their Unit if:

- (a) it is a type approved under rule 11.2;
- (b) it will not (or is not likely to) cause damage;
- (c) it is not (or is not likely to become) dangerous;
- (d) it is kept covered when not in operation;
- (e) it is kept clean and tidy; and
- (f) they comply with this rule.

13.2 Types of approved barbeques

Residents may store and operate the following types of barbeques on the Balcony of their Unit:

- (a) a covered gas or electric portable barbeque; or
- (b) any other type approved by Evolve Housing.

13.3 Operating a barbeque

- (a) Residents may only operate barbeques during the hours of 9:00 am and 9:00 pm (or during other hours approved by Evolve Housing).
- (b) When Residents use a barbeque, they must not misuse the barbeque, create smoke, odours or noise which interfere unreasonably with another Resident.

14. Disposal of garbage

14.1 General requirements

Residents must only deposit or leave garbage or recyclable materials in the bin areas provided in the carpark.

Residents are not to leave any rubbish:

- (a) on Common Property (other than in the garbage room according to this rule);
- (b) must not deposit any items or articles of rubbish, including but not limited to any items of a non-household nature, or furnishings, fittings or fixtures into any receptacle except as may be provided from time to time by Evolve Housing Vic Ltd or the Council as separate collection for items of this nature.

14.2 Obligations

Residents must:

- (a) drain and securely wrap household garbage and put it in the garbage room;

- (b) leave other garbage and recyclable materials in the area in the garbage room designated by Evolve Housing Vic Ltd for that purpose;
- (c) drain and clean bottles and make sure they are not broken before placing them in the area in the Garbage Room designated by Evolve Housing Vic Ltd for that purpose;
- (d) recycle garbage according to instructions from Evolve Housing Vic Ltd and Council; and
- (e) contact Evolve Housing Vic Ltd to remove (at the Resident's cost) large articles of garbage, recyclable materials, liquids or other articles that Council will not remove as part of its normal garbage collection service.

14.3 Evolve Housing Vic Ltd responsibility.

Evolve Housing Vic Ltd must:

- (a) make garbage and recyclable materials available for collection by a private waste company (including moving garbage and recyclable materials to a central collection area); and
- (b) arrange for the removal of large articles of garbage, recyclable materials, liquids or other articles not removed as part of its normal garbage collection service (at the cost of the relevant Resident).

15. Building Works

15.1 Consent

A Resident must have consent from Evolve Housing Vic Ltd to carry out Building Works.

15.2 Procedures before carrying out Building Works

Before carrying out Building Works, Residents must:

- (a) obtain necessary consents from Evolve Housing Vic Ltd and Government Agencies;
- (b) find out where service lines and pipes are located;
- (c) obtain consent from Evolve Housing Vic Ltd if it proposes to interfere with or interrupt service or impact common areas or other units including the external visual appearance of any part of the Development; and
- (d) give Evolve Housing Vic Ltd a written notice at least 14 days before starting the Building Works.

15.3 Procedures when carrying out Building Works

Residents carrying out Building Works, must:

- (a) use qualified, reputable and, where appropriate, licensed contractors approved by Evolve Housing;
- (b) carry out the Building Works in a proper manner and to the reasonable satisfaction of Evolve Housing; and
- (c) repair any damage caused to Common Property or the property of another Resident.

16. Damage, Repairs and Maintenance

16.1 A Resident of a Unit must not:

- (a) Damage, deface or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway, landing or any other Property located on, in or attached to the Common Property, provided further that if Evolve Housing Vic Ltd expends money to make good damage caused by any Resident, guests, servants or their invitees of any of the Units, Evolve Housing Vic Ltd shall be entitled to recover the amount so expended as a debt in any action in any court of competent jurisdiction from the Resident of a Unit, provided that the dispute resolution process is followed;
- (b) Interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others who have been appointed by Evolve Housing Vic Ltd specifically for works being undertaken;
- (c) Interfere with the operation, function or control of any of the Common Property fixtures, fittings or equipment.
- (d) Interfere or activate any of the building's fire protection Services including but not limited to alarms, sprinklers, smoke detectors, fire extinguishers and fire hydrants except in the case of an emergency provided further that Evolve Housing Vic Ltd may recover the cost of any charges for false alarms or making good any damage from the Resident, subject to the dispute resolution process being followed.
- (e) A Resident of a Unit must grant to Evolve Housing, its servants and agents upon the Resident being given seven (7) days prior written notice, the right of access to any balcony forming part of the Unit for the purpose of maintenance of the external walls of the Common Property and the cleaning of the outside of the windows and external façade of the building (immediate access for emergencies);
- (f) A Resident of a Unit must ensure that the front door to the apartment is maintained in accordance with the fire regulations and Certificate of Occupancy as a fire door and that no additional locks, chains, deadlocks, or peepholes be installed on the door which may interfere with its use as a fire exit or void the integrity of the structure as a fire exit door under the fire regulations.

17. Use

Residents must ensure that their Unit is not used for any purpose that is prohibited by law.

18. Energy and water rated appliances.

All appliances installed in a Unit must be energy rated appliances with an energy star rating as per below:

Item	WELS Star Rating
Tap	5 stars
Urinal	5 stars
WC	4 stars
Shower	3 stars

Washing Machine	4 stars
Dishwasher	5 stars

19. Damage to Common Property

19.1 Obligations

Residents must:

- (a) use Common Property equipment only for its intended purpose.
- (b) immediately notify Evolve Housing Vic Ltd if they know about damage to or a defect in Common Property; and
- (c) compensate Evolve Housing Vic Ltd for any damage to Common Property caused by them, their visitors or persons doing work or carrying out Building Works in the Development on their behalf.

19.2 Evolve Housing Vic Ltd consent

Residents must have consent from Evolve Housing Vic Ltd to:

- (a) interfere with or make any alteration to Common Property;
- (b) remove anything from Common Property that belongs to Evolve Housing; or
- (c) interfere with the operation of Common Property equipment.

20. Security

20.1 Rights and obligations of Evolve Housing

Evolve Housing Vic Ltd must take reasonable steps to:

- (a) stop intruders coming into the Development; and
- (b) prevent fires and other hazards.

20.2 Installation of security equipment

Subject to this rule, Evolve Housing Vic Ltd has the power to install and operate in Common Property audio and visual security cameras and other audio and visual surveillance equipment for the security of the Development.

20.3 Restricting access to Common Property

Evolve Housig Vic Ltd has the power to:

- (a) close off or restrict by Security Key access to parts of Common Property that do not give access to a Unit;
- (b) restrict by Security Key access to levels in the Development where and Resident does not occupy a Unit or have access to according to an Exclusive Use Rule; and

- (c) allow security personnel to use part of Common Property to operate or monitor security of the Development.

20.4 Obligations

A Resident must not:

- (a) interfere with security cameras or surveillance equipment; or
- (b) do anything that might prejudice the security or safety of the Development.
- (c) comply with the reasonable instructions of Evolve Housing Vic Ltd about Security;
- (d) take all reasonable steps not to lose Keys;
- (e) return Keys to Evolve Housing Vic Ltd if they are not needed or if they are no longer an Resident; and
- (f) notify Evolve Housing Vic Ltd immediately if they lose a Key.

20.5 Replacement of security keys

- (a) Evolve may charge a reasonable fee for any additional Security Key required by the Resident.

21. Communal Garden beds

- (a) Communal garden beds are for the use of residents only and must comply with the same rules as utilising communal areas.
- (b) Garden beds are not automatically allocated to individual residents. As part of resident and community engagement Evolve Housing will coordinate allocation of garden beds to ensure fair and reasonable access for all residents who wish to use the garden beds. Where necessary, a waiting list and time will be established.
- (c) Evolve Housing will maintain the surrounding garden areas of the communal garden, however, residents using the communal garden beds are responsible for removing rubbish and keeping the garden beds tidy and not leave any garden equipment in the area.

22. Consents

22.1 Who may give consent?

Unless a stated otherwise, consents under these rules may be given by:

- (a) Evolve Housing Vic Ltd representatives.

22.2 Conditions

Evolve Housing Vic Ltd may make conditions if they give a consent to do things under these rules.

22.3 Revocation

Th Evolve Housing Vic Ltd may revoke their consent if a Resident does not comply with:

- (a) conditions made by them when they gave the consent; or

(b) the rule under which the consent was given.

23. Failure to comply with rules

23.1 Evolve Housing Vic Ltd step in rights

Evolve Housing Vic Ltd may do anything on a Unit that the Resident should have done under the Owners Corporation and Other Acts Amendment Act 2021 or these rules but which they have not done or, in the opinion of Evolve Housing, have not done properly.

23.2 Procedures

Evolve Housing Vic Ltd must give the Resident a written notice specifying when it will enter the Unit to do the work and the Resident must:

- (a) give Evolve Housing Vic Ltd (or persons authorised by it) access to the Unit in accordance with the notice and at the Resident's cost; and
- (b) pay Evolve Housing Vic Ltd for its costs for doing the work.

24. Service of documents

24.1 Service by e-mail

A document may be served on the Resident of a Unit by electronic means if the person has given Evolve Housing Vic Ltd an e-mail address for the services of notices and the document is sent to the e-mail address.

Signing Page

