

PURPOSE

This policy outlines the approach of Evolve Housing Vic Limited (EHVL) and the entities described in clause 3 of this policy (collectively referred to as “the Company”) to managing its existing portfolio of housing assets in compliance with relevant legislative, regulatory and other statutory requirements, including:

- Building Code of Australia;
- Housing Registrar Performance Standards;
- Housing Registrar Evidence Guidelines;
- Housing Registrar Asset Management Good Practice Guide;
- Director of Housing Housing Design Guidelines;
- Disability Act 2006 (Vic) and the National Disability Insurance Scheme;
- Relevant planning legislation and approvals that specify land use;

POLICY REFERENCE	VPS027
POLICY OWNER	Group General Manager Resident Services
APPROVED BY	Group Executive Team
APPROVAL DATE	September 2025
REVIEW DATE	September 2028

1. SCOPE

This Policy applies to the Company’s existing portfolio of housing assets.

2. POLICY STATEMENT

The Company is committed to:

1. ensuring that all asset management activities are undertaken in a timely manner, by qualified staff/contractors and in accordance with WorkplaceHealth and Safety requirements;
2. ensuring that housing assets continue to meet operational requirements and are aligned wherever possible to current and future needs;
3. ensuring that asset acquisition, redevelopment, replacement and disposal decisions are based on an assessment of client (current and future) demand, life cycle costs and risks; and
4. a process of continuous improvement in its asset management planning and processes.

3. APPLICABILITY

This policy applies to:

Company
Evolve Housing Vic Limited
EchoRealty Vic Limited
Evolve Playford Limited
Evolve Rosanna Limited
Evolve Sunshine Limited

4. RELATED RESOURCES

- a. *Commonwealth Disability Discrimination Act 1992*
- b. DFFH Public Housing Policy and Practice Manuals
- c. *Disability Act 2006 (Vic)*
- d. *Residential Tenancies Act 1997 (Vic)*
- e. *Owners Corporation Act 2006 (Vic)*
- f. *Occupational Health and Safety Act 2004 (Vic)*
- g. *Occupational Health and Safety Regulations 2017 (Vic)*

This policy is subject to change from time to time at the discretion of the Company. Any approvals required under this policy will be granted in accordance with the Evolve Housing group Delegations of Authority Policy.

If you have any specific questions regarding this policy, please contact Evolve on 1800 693 865 or email your enquiry to myevolve@evolvehousing.com.au

5. VERSION CONTROL

Date Reviewed	Policy Reviewer	Key Changes
1/03/2022	GAL	Policy adopted
16/09/2025	PS	Reviewed