

PURPOSE

This Policy defines Evolve Housing's approach to managing abandoned Vehicles left on [Company Evolve Housing](#) property.

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|-------------------------|---|
| POLICY REFERENCE | HS001 |
| POLICY OWNER | Group General Manager Resident Services |
| APPROVED BY | Group Executive Team |
| APPROVAL DATE | August 2025 |
| REVIEW DATE | August 2028 |

1. SCOPE

This Policy applies to all Tenants, ex-Tenants and Household Members of Evolve Housing Limited and its controlled entities described in clause 3 of this policy (referred to as the Company), including their visitors.

2. POLICY STATEMENT

The Company is committed to maintaining a satisfactory standard of property conditions.

This Policy outlines the role of the Company in addressing abandoned Vehicles on Company properties.

Vehicles that are stored, abandoned or parked inappropriately on Company property can present a health or safety hazard, cause a nuisance, block access or prevent other Tenants and Residents from utilising the space. Tenants and the Company are responsible for taking reasonable precautions to prevent Vehicles from being left, stored or abandoned on Company property. The Company can take action to remove such Vehicles if they are on Company property.

Vehicles left on public land are the responsibility of local councils or the NSW Roads & Maritime Services. A reference to a Vehicle includes a car, motorbike, caravan, trailer, boat or remains of any vehicle belonging to a Tenant or a Household Member.

2.1 When a Tenant may be in breach of their Residential Tenancy Agreement

A Tenant may be in breach of their Residential Tenancy Agreement if their Vehicle, whether registered or unregistered, is on Company property and is:

- Parked in a space reserved for emergency vehicles;
- Parked for more than seven days in a space reserved for visitors;
- Occupying a car space intended for other Tenants;
- In a common area and is blocking access or causing a hazard;
- In an open carport, back or front yard and is in a state of disrepair, has been stripped or is a hazard;
- Appears to have been abandoned.

3. APPLICABILITY

This policy applies to :

| Company |
|------------------------------|
| Evolve Housing Limited |
| EchoRealty NSW & ACT Limited |
| Evolve Arncliffe Limited |
| Evolve Blacktown Limited |
| Evolve Penrith Limited |
| Evolve Melrose Park Limited |
| Evolve Merrylands Limited |
| Evolve Granville Limited |
| Evolve Edgecliff Limited |
| Evolve Carinya Limited |

4. DEFINITIONS

- Household members – all people, regardless of age or relationship to the Tenant, living in the home with the Tenant
- Resident – a person who resides on a permanent basis in a property which is owned or managed by the Company under a Residential Tenancy Agreement (includes a Tenant)
- Residential Tenancy Agreement (or Tenancy Agreement) – a written agreement between the Company (as Landlord) and a Tenant, which governs the terms on which that Tenant occupies the property described in the Agreement.
- Tenant – a person who signs the Residential Tenancy Agreement with the Company and who has certain rights and obligations under that Agreement
- Vehicle - a car, motorbike, caravan, trailer, boat or anything else specified as a vehicle by the NSW Roads & Maritime Services, which belongs to a Tenant or one of their Household Members. This includes the remains of any such vehicle.

5. RELATED RESOURCES

- Residential Tenancies Act 2010(NSW)
- Evolve Housing Zero Tolerance to Violence Policy

This Policy is subject to change from time to time at the discretion of the Company.

Further information on this Policy and other topics, is available on the Evolve Housing website www.evolvehousing.com.au. If you have any specific questions regarding this Policy, please contact Evolve Housing on 1800 693 865 or email your enquiry to myevolve@evolvehousing.com.au.

6. VERSION CONTROL

| Date Reviewed | Policy Reviewer | Key Changes |
|---------------|-----------------------------------|---|
| 1/08/2017 | | Policy adopted |
| 31/10/2022 | Raylee Golding, GM GAL/ Co Sec | Application of policy extended to controlled entities |
| 31/08/2025 | Greg Locke EMSH | Reviewed |