

RULES OF RESIDENCY

1. Introduction

Tarrangower Village Inc. is a community based, not for profit, organisation managed by a voluntary Committee of Management (COM).

We are an incorporated body under the Associations Incorporation Act, are registered Charity under the ACNC Act 2012, and subject to the Retirement Villages Act 1986 (Vic) and the Retirement Villages Amendment Act 2025.

The management of Tarrangower Village (COM) is committed to ensuring that they:

- *Provide benevolent relief for persons residing in Maldon or its neighbouring townships who are of an age eligible to apply for the Age Pension, through the provision of low-cost housing.*
- *Operate and maintain the Village for the care and benefit of its residents through the provision of administrative, gardening, repair, maintenance, recreational and other services.*

Units always remain the property of Tarrangower Village inc.

2. Eligibility for Entry

- 2.1 To be eligible for entry you must be a single person or a couple and be the recipient of the Age Pension or a DVA Pension.
- 2.2 If requested by the COM, provide a medical certificate stating you are capable of looking after yourself.
- 2.3 Preference is given to those people that have links to Maldon and its surrounding areas.

3. Ongoing Requirements of Residents

- 3.1 You will be granted ongoing residency if you qualify as above, pay the maintenance charge on the due date.
- 3.2 The surviving partner of a couple granted residency will be permitted to ongoing tenancy.
- 3.3 You may vacate your unit at any time provided you provide the COM with written notice at a minimum of 30 days before vacating.
- 3.4 If you are transferred to a Nursing Home or similar institution you must notify the COM in writing within 14 days.

4. Ongoing Obligations of Residents

Residents agree to:

- 4.1 Reside in the unit allocated by the COM as your principal place of residence and will not vacate the unit for longer than 30 days at a time without prior consent of the COM.
- 4.2 Pay the maintenance fee, adjusted annually by the COM, by direct debit to the nominated account. The maintenance charge is payable by direct debit on the first of each month, in advance.
- 4.3 Not permit any other person to occupy any part of your unit for more than a total of 30 days per year. Relatives or friends may stay overnight but for no longer than 4 nights at a time except with the written permission of the COM
- 4.4 Keep the premises clean and undamaged except for fair wear and tear.
- 4.5 Not make any internal or external alterations except with the written approval of the COM.
- 4.6 Pay all personal communications and domestic electricity accounts.
- 4.7 Maintain and pay appropriate insurance on your personal property and contents of your unit.
- 4.8 Comply with the approved Pet Policy.

5. Ongoing Responsibilities of the Committee of Management

The Committee of Management will:

- 5.1 Maintain and pay building insurance on all unit buildings including additions, approved alterations, and improvements.
- 5.2 Maintain and pay insurance on all fittings and fixtures supplied by the COM.
- 5.3 Be responsible for maintaining both interior and exterior paintwork.
- 5.4 Pay for garbage collection charges levied by the Mount Alexander Shire Council.
- 5.5 Pay rates and taxes levied by the Mount Alexander Shire Council.
- 5.6 Pay water charges and service fees.
- 5.7 Clean exterior windows twice each calendar year.
- 5.8 Maintain air-conditioning units and hard-wired smoke alarm units.
- 5.9 Maintain the grounds in a neat and tidy condition by mowing lawns and trimming edges, maintaining trees and shrubs, and the ground's infrastructure.
- 5.10 Maintain common garden areas.
- 5.11 Encourage you to take pride in your unit and surroundings while reserving the right to determine where and when gardens and trees are to be located.
- 5.12 Inspect and audit your unit (after giving 7 days' notice) annually.
- 5.13 Maintain the infrastructure of the property.

Residents are responsible for all other domestic cleaning and maintenance matters.

6. Other Matters

- 6.1 If the resident has a motor vehicle, then a carport may be provided subject to availability.
- 6.2 Carports allocated by the COM are for residents own private car.
- 6.3 If a resident is no longer able to drive their car, they must vacate the carport. Residents are only allowed to keep one vehicle in the complex.
- 6.4 With the written authority of the COM, residents may make alterations and additions to their unit. Any such alterations or additions must be in keeping with, and not detract from, the general appearance of the Village.
- 6.5 Residents will be charged for any damage as a result of negligence or misuse of the property.

7. Rules Subject to Change

These Rules are subject to change. It is the responsibility of any person seeking to rely on these Rules to ensure they are referring to the most recent Rules by obtaining a current version from the COM.

I have read and understand the Rules of Residency above

Name: _____

Signed: _____ Date: _____