

PARKING POLICY

Purpose

The Parking Policy outlines Piper Property Group's approach to parking and sets out the conditions under which parking is allocated.

Policy Principles

Car parking availability is unique to each of Piper Property Group's buildings. Many Piper Property Group buildings have some parking but it is limited, therefore parking cannot be guaranteed with any of Piper Property Group's properties.

Allocation of Parking Spaces

To be eligible to apply for a parking space Piper Property Group tenants must not be in arrears with their rent, as per their Residential Tenancy Agreement. Tenants must also currently have a vehicle registered in their name to the address leased from Piper Property Group and provide this information at time of application.

Parking spaces are allocated on a needs basis. Priority will be given where the property has a designated car space to:

- Tenants or tenants with household members with mobility or disability issues. Mobility and disability means people who are unable to walk a short distance.
- Tenants with a young child/children, which is defined as 2 or more children under the age of 5 years old or one child under the age of 3 years old.
- Tenants who work late shifts or night shifts.

Evidence must be provided to support your application for a parking space. For mobility or disability issues, a current letter from a medical specialist is essential and not a letter from a GP. Disability badges must be current and registered to the owner of the vehicle. Piper Property Group reserves the right to use their discretion when allocating parking.

Parking Reviews

Parking provision is reviewed and allocated periodically to reflect the changing needs and circumstances of our tenants.

During parking reviews, all parking spaces within the building being reviewed are re-allocated. All tenants who want to be considered for a car parking space must complete a new application, including those tenants who currently have an allocated parking space. Tenants who fail to submit an application for parking, or do not submit their application within the specified timeframe, will not be considered for a parking space.

A panel of senior Piper Property Group staff members will be responsible for allocating parking provision in line with Piper Property Group's Parking Policy.

Misuse of Parking Privileges

Tenants who abuse their parking privileges will have their car spaces revoked and their car park access cancelled. Abuse of parking privileges includes:

- Parking in a space other than the space allocated to you by Piper Property Group
- Parking a vehicle in the car park other than the vehicle declared to Piper Property Group on your parking application
- Allowing visitors into the car park

Tenants in Breach of Their Residential Tenancy Agreement

If a Piper Property Group tenant breaches the terms of their Residential Tenancy Agreement or the Residential Tenancies Act, they may have their parking privileges revoked. Your obligations as a tenant include:

- to pay rent on time
- to pay for water usage (if applicable)
- to care for the premises
- to pay for any damage caused by you or your guests
- to report the need for any repairs or maintenance
- not to make alterations or additions without the landlord's permission
- not to alter, remove or add a lock or security device without the landlord's consent
- not to use or permit the premises to be used for an illegal purpose

- not to cause or permit a nuisance
- not to interfere with the peace, comfort or privacy of neighbours

Abandoned or Inappropriately Parked vehicles

Piper Property Group is committed to maintaining property conditions. Vehicles that are stored, abandoned or parked inappropriately on Piper Property Group property can present a health or safety hazard, cause a nuisance, block access or prevent other tenants from utilising the space.

Tenants and Piper Property Group are responsible for taking reasonable precautions to prevent vehicles from being left, stored or abandoned on Piper Property Group property. Piper Property Group can take action to remove such vehicles if they are Piper Property Group property. Vehicles left on public land are the responsibility of local councils or the Roads and Traffic Authority.

A reference to a vehicle includes a car, motorbike or remains of any vehicle belonging to a tenant or a member of their household.

Appeals

Decisions to allocate and/or revoke parking are made by a panel of senior Piper Property Group staff members. Parking provision is a privilege and Piper Property Group does not enter lease agreements for them. Parking provision is therefore not appealable under Piper Property Group's Appeals Policy.

Version	Date approved	Approved by	Review Due
2.0	August 2018	CEO	August 2018