

# FACTSHEET

## Living in your home

### Venture Housing allocation of responsibilities

The following information will help you to understand your responsibilities, and the landlord's responsibilities, when you live in your Venture Housing home. If your circumstances change and your property needs any modifications for you to live there, please contact Venture Housing prior to any modifications being made. Once approved we will contact you to arrange the next steps.

### Electricity, gas, phone & internet

- ✓ Tenants are to arrange their own connections for electricity, gas, phone and internet providers and are responsible for associated bills for these services

### Pets

Tenants that have companion animals are required to obtain permission prior to occupancy and will be asked to sign a pet agreement.

- ✓ Pets and their environment should be kept clean and hygienic
- ✓ Restrain pets if necessary, during home visits and inspections

### Insurance

- ✓ Your private goods **are not** insured by Venture Housing, we advise you take out contents' insurance for your goods

### Car parking – Unit complex

- ✓ Car parking spaces are given on a priority needs basis, i.e., disabled parking.
- ✓ In many cases only one car park space is provided per tenancy
- ✓ If parking spaces are not available any additional cars or visitors' cars must be parked off the property.

### Common areas

Most properties have shared areas. Please be considerate of your neighbours and treat common areas, such as footpaths,

driveways, mailboxes and grounds with care and respect. Rubbish or other items should not be left in common areas

### Rubbish/excess garbage

- ✓ Bins are provided but it is the tenant's responsibility to ensure rubbish is removed from your property
- ✓ If Venture Housing is required to intervene, for example under a notice from the council, the cost will be passed on to the tenant

### Gardens

Gardens need to be kept clean and tidy, lawns properly maintained, and rubbish should not be left outside.

### Noise & nuisance

- ✓ Be aware of distributing your neighbours with excessive noise both inside the property and in common areas
- ✓ Be responsible for your own conduct as well as the behaviour of visitors to your property
- ✓ Venture Housing does not tolerate harassment or discrimination by its tenants towards any individual or group

### Visitors

Your tenancy agreement specifies the number of people who can reside at the premises.

- ✓ Tenants may have overnight visitors
- ✓ Visitors may stay up to 12 days before you need to seek permission for an additional occupant to stay at the premises.
- ✓ If you allow other people to live at the premises without seeking permission and without paying rent, you are breaching your Tenancy Agreement with Venture Housing
- ✓ **You are responsible for the actions of your visitors to your property. This includes any noise and damage that they cause**