

## Memorandum of Understanding: Appendix 7

### Responsibility for Other Maintenance Items

Item	YPH – SDA Property	YPH – non-SDA Property	Support Provider	Tenant
<b>Water Temperature Management</b> (Thermostatic Mixing Valves and Tempering Valves)	YPH is responsible for the installation, servicing, and maintenance on all water temperature management devices.	YPH is responsible for the installation, servicing, and maintenance on all water temperature management devices.	N/A	Tenants have no responsibility in relation to water temperature management devices.
<b>Smoke Alarms</b>	YPH is responsible for the installation of smoke alarms and for the provision of an annual service.	YPH is responsible for the installation of smoke alarms and for the provision of an annual service.	<i>The Support Provider will not install any smoke alarms or other safety protection devices without the permission of YPH.</i>	Tenants have no responsibility in relation to smoke alarms and will not install any smoke alarms or other safety protection devices with the permission of YPH.
<b>Gutter Cleaning</b>	YPH conducts gutter cleans as required.	YPH conducts gutter cleans as required.	N/A	Tenants have no responsibilities in relation to gutter cleaning.

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<b>Pura taps –</b> <i>YPH has experienced many instances where Purataps fail and flood a property causing significant water damage</i>	YPH will not install, repair, or replace Pura taps or the filters.  YPH will not approve any application to install a Pura tap or similar.	YPH will not install, repair, or replace Pura taps or the filters.  YPH will not approve any application to install a Pura tap or similar.	For Pura taps installed prior to this agreement, the Support Provider is responsible for ‘making good’ the property if responsible for the installation of a Pura tap.	For Pura taps installed prior to this agreement, the tenant is responsible for all repairs and servicing, and ‘making good’ the property should they decide to vacate the property. Otherwise, tenants have no responsibilities in relation to Pura taps.
<b>Keys</b>	At the beginning of a tenancy YPH will provide a key for every access point (including remote controls) to each tenant named on the lease.  A set of house keys (anything other than access point) will also be provided to each tenant.  YPH will not install, repair, or replace locks fitted to internal doors or cupboards.  Approval from YPH must be obtained prior to changing any locks or installing new locks to internal doors or cupboards.	At the beginning of a tenancy YPH will provide a key for every access point (including remote controls) to each tenant named on the lease.  A set of house keys (anything other than access point) will also be provided to each tenant.  YPH will not install, repair, or replace locks fitted to internal doors or cupboards.  Approval from YPH must be obtained prior to changing any locks or installing new locks to internal doors or cupboards.	The Support Provider must provide a key to YPH for any internal lock, including the office (passive room).  Lost or missing keys provided to the Support Provider will be replaced at the cost of the Support Provider.  The Support Provider must obtain approval from YPH prior to changing any locks or installing new locks to internal doors or cupboards.	Tenants are responsible for replacing lost keys.

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<b>Work Health and Safety Equipment</b>	YPH has no responsibility in relation to WHS equipment with the exception of security lights installed by YPH.	YPH has no responsibility in relation to WHS equipment with the exception of security lights installed by YPH.	The Support Provider is responsible for the provision, maintenance, and repair of all relevant WHS equipment and making good the property if vacated.	N/A
<b>Trees and invasive plants</b>	YPH are responsible for pruning/removal of large trees and bushes, and the removal of invasive plants.  YPH is not responsible for maintaining any garden area including lawns.	YPH are responsible for pruning/removal of large trees and bushes, and the removal of invasive plants.  YPH is not responsible for maintaining any garden area including lawns.	N/A	Tenants have no responsibility in relation to large trees and invasive plants.
<b>No fault call outs – unnecessary maintenance requests</b>	YPH is not responsible for call out fees resulting from a maintenance request that proves to be unnecessary.	YPH is not responsible for call out fees resulting from a maintenance request that proves to be unnecessary.	The Support Provider is responsible for any call out fees resulting from a maintenance request that proves to be unnecessary.	Tenants are responsible for any call out fees resulting from a maintenance request that proves to be unnecessary.
<b>Failure to provide access</b>	YPH is responsible for ensuring that access to properties for maintenance is negotiated with the Support Provider, giving reasonable notice.	YPH is responsible for ensuring that access to properties for maintenance is negotiated with the Support Provider, giving reasonable notice.	The Support Provider is responsible for ensuring notified and agreed appointments with contractors are kept. If the Support Provider is not on site to provide access to a contractor any call out fees will be on charged to the Support Provider.	The Tenant is responsible for ensuring notified and agreed appointments with contractors are kept.  If the Tenant is not on site to provide access to a contractor any call out fees will be on charged to the Tenant.

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<b>Garages, carports, pergolas, outbuildings</b>	<p>Carports installed by YPH will be maintained by YPH.</p> <p>Carports, garages, pergolas, or outbuildings not installed by YPH will not be maintained.</p>	<p>Carports installed by YPH will be maintained by YPH.</p> <p>Carports, garages, pergolas, or outbuildings not installed by YPH will not be maintained.</p>	N/A	Carports, garages, pergolas, or outbuildings installed by a previous tenant are to be maintained by the incoming tenant.
<b>Light Globes</b>	<p>YPH is not responsible for changing light globes.</p> <p>YPH is responsible for maintaining and replacing oven and range hood globes when necessary.</p>	<p>YPH is not responsible for changing light globes.</p> <p>YPH is responsible for maintaining and replacing oven and range hood blobs when necessary.</p>		<p>Tenants are responsible for changing light globes when required.</p> <p>If tenants are physically unable to change light globes, they will be encouraged to seek the help of personal supports. YPH can assist tenants by replacing these items at the tenant's cost.</p>
<b>Telephone connection points</b>	<p>YPH will provide a telephone connection point.</p> <p>YPH is not responsible for maintaining or repairing a telephone connection point.</p>	<p>YPH will provide a telephone connection point.</p> <p>YPH is not responsible for maintaining or repairing a telephone connection point.</p>	N/A	The tenant is responsible for the maintenance and repair of the telephone connection point.