Facey Owners Corp

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Vic Member - Strata Community Australia

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27 August 2026

City of Greater Dandenong Council

Re: Owners Corporation Consent – Operation of Gymnasium at Lot 1, 385 South Gippsland Highway, Dandenong South VIC 3175

Dear Sir/Madam,

The Owners Corporation for **Owners Corporation Plan No.1 PS918170G**, located at **385 South Gippsland Highway, Dandenong South VIC 3175**, acknowledges the proposal for **Evo Fitness 24:7** to operate a gymnasium from **Lot 1** within the development. The request for consent was received in connection with the tenant's application to Council.

Following consideration of the proposal and the access arrangements discussed with the property owner, the Owners Corporation confirms that it has **no objection** to the operation of the gymnasium, including after-hours access by members, subject to the following conditions:

1. A single electronic fob access system must be implemented to provide controlled access to the development and the gym premises.
2. The gym operator shall be solely responsible for the administration and management of the access control system.
3. Access devices may only be issued to active gym members.
4. Access privileges must be immediately removed when a membership ceases.
5. The gym operator is responsible for ensuring that the access system is managed appropriately to maintain the security of the Owners Corporation property and prevent unauthorised access.
6. Any costs associated with the installation, operation, maintenance or replacement of the access control system are to be borne by the gym operator.

The Owners Corporation understands that a single fob system controlling access to the gate, building entry and gym facilities is the preferred method of managing after-hours access and maintaining the security of the estate.

The applicant remains responsible for obtaining all approvals, permits and consents required by the City of Greater Dandenong Council and any other relevant authority.

Subject to the above conditions being maintained, the Owners Corporation provides its consent to the proposed operation of a gymnasium from **385 South Gippsland Highway, Dandenong South VIC 3175**.

In addition to the above, the Owners Corporation for **Owners Corporation Plan No.1 PS918170G** consents to the use of the common car parking at the complex by Evo Fitness 24:7.

Should you require any further information, please do not hesitate to contact our office.

Yours faithfully,

Owners Corporation Manager
Facey Owners Corporation

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