

**UniLodge**



**UNILODGE @ UC – UC LODGE FACTSHEET**

## PROPERTY DETAILS

Property Name	UniLodge @ UC – UC Lodge
Property Address	Pantowora Street, Bruce ACT 2617
Property Email Address	uc.uclodge@unilodge.com.au
Property Phone Number	02 6110 4000

## APARTMENT / ROOM TYPES

Studio	Yes	Our studio apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends.
Studio Deluxe	Yes	Similar to our Studio Single, the Studio Deluxe apartments are great for students who want to experience independent living but with a bit more floor space.
Studio Double	Yes	Our Studio Double apartments are furnished with a queen sized bed and are an excellent option for couples looking to get the on campus experience while having the comfort of their own space. Studio Doubles are also great for students who want a larger room.
Studio Double Deluxe	Yes	Our Studio Double apartments have a larger floor area than the Studio Double and are furnished with a queen sized bed and are an excellent option for couples looking to get the on campus experience while having the comfort of their own space. Studio Doubles are also great for students who want a larger room.
Multi-share Apartments (5 Bedroom + Accessible)	Yes	The Five Bedroom Apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! A cheaper option than our studio apartments, the Multi-share Apartments offer a spacious living area and bathrooms, while ensuring that all students have their own quiet space to study in their secure bedroom. Accessible options

exist within 5 Bedroom apartments, designed with easy wheelchair access in mind.

## LEASE DETAILS

Security Deposit	Yes	A Security Deposit is payable to UniLodge when you receive your Offer of Accommodation. Security Deposits are based on the room type you request and are held for the duration of your stay with UniLodge. UniLodge can claim on behalf of the owner if the resident owes money for rent, damages, or other costs at the end of the tenancy. The Security Deposit is not the same as paying rent in advance. The Security Deposit will be refunded to the resident once the apartment is vacated and is in good condition following the completion of the Departure Inspection.
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Contracts (length)		Two contract end dates offered: December 31 or January 31 the following year. 2019 contracts will begin from February 1 – please refer to your Offer Letter.
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Study Abroad		As a Study Abroad student, you're not just here to enhance your qualifications. You're also here to enjoy the journey of a lifetime. That's why UniLodge offers the shortest accommodation contracts of the UC accommodation options – saving you money and giving you the freedom to travel! View The Flyer
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## APARTMENT INCLUSIONS/ & FEATURES

Air-conditioning	No	Each apartment features ceiling fans to keep cool during those warmer months.
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Bathroom	Yes	Private ensuite bathrooms in the Studio Apartments and shared bathrooms in the Multi-share Apartments. The 5 Bedroom Apartments include 2 showers, 2 toilets and 3 basins to share.
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Bedrooms Secure – Electronic	Yes	With your security and safety in mind, access to the building and your apartment is via swipe card.
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Cleaning Apartments	No	The cleaning of each apartment is the responsibility of the resident. Residents need to provide their own cleaning products but to make it more convenient, vacuums can be borrowed from Reception during office hours.
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Dining Table & Chairs	Yes	A dining table and chairs are included in each of our Studio Double Deluxe and 5 Bedroom Apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment.
Electricity	Yes	Your utilities and usage is charged at a flat rate of \$25/week. This includes electricity, gas, water and phone line rental for your in-room telephone.
Heating	Yes	Each apartment features a heater for those days when it gets a little too cool for comfort in your apartment.
Internet	Yes	You can sign up for internet connection with our building internet provider, Big Air. Packages start from only \$19.95/month. Data points in bedrooms and Wi-Fi hotspots available for use with internet subscription.
Kitchen	No	The kitchen in your apartment has all of your basic essentials, including fridge with freezer, cooktop, ducted range hood and microwave oven. Ovens are included in Multi-share Apartments and in the Common Room.
Kitchen & Linen Kits	Can be pre-ordered	Available for purchase through Your Shop – have items purchased from Your Shop ready in your unit when you arrive! It's easy, convenient and value for money – awesome! Other household items are also available for purchase from Your Shop. To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.
Phone	Yes	A phone is provided in your apartment for your personal use – charges apply and will be added to your account on a pro-rata basis.
Study Desk, Study Chair & Desk Lamp for each person	Yes	All of these key essentials are included in your apartment for your academic needs.
Televisions	Yes	Each apartment features a flat screen TV to enjoy watching your favourite TV shows.
Water	Yes	Your utilities and usage is charged at a flat rate of \$25/week. This includes electricity, gas, water and phone line rental for your in-room telephone.
Other Inclusions	Yes	All apartments are furnished with a bed, built-in wardrobe, a full length mirror, fan and blinds on each window.

## PROPERTY FEATURES & FACILITIES

Barbeque	Yes	BBQ facilities are located on the rooftop terrace. Residents can enjoy a BBQ with friends or family, or prepare dinner for one. The BBQ is electric and free for all residents to use.
Broadband – Wi-Fi Broadband Connection	Yes	The property features high speed wireless broadband throughout the building, so no matter where you are within the property you can access the internet.
Bike Space	Yes	Secure bike sheds are available to all residents and are located on the ground floor of the property.
Building Security	Yes	Resident safety is a number one priority for UniLodge management. The property features secure access on all external doors which means that no one can enter the building without swipe card access or unless in the company of a resident or staff. Onsite management and after hour's staff are always available in case of emergency.
Car Park	No	Residents can park in the University of Canberra car parking facilities. This can be organised by contacting UC Parking.
Cleaning Common Areas (not inside apartments)	Yes	Providing our residents with a clean and welcoming environment is essential and we do this by ensuring that the cleaning of our common areas is of a high standard every day.
Common Areas	Yes	UniLodge @ UC features some great common areas with our 6 <sup>th</sup> floor roof top balcony and commons. With TV's, large projector in the theatre room, study benches, dining tables and chairs; common kitchen and BBQ's ensure you'll never be bored.
Community Spirit Program	Yes	The program offers a great range of activities & events ranging from day trips to Perisher Valley, Floriade and the National Zoo and Aquarium as well as BBQs, movie nights, support groups, family dinners, floor parties and Res Sport. We also put on regular fundraising events to help local charities and much more! See the Community Spirit Program page for upcoming events. Community Spirit Program Fund is paid annually.
Gym, Pool, Sauna	No	UC Fit Sport and Fitness Centre – 2 minute walk, 700m; Canberra International Sports and Aquatic Centre (pool, sauna and gym) – 500m, 5 minute walk.

Laundry Room	Yes	The laundry room includes coin operated washing machines and dryers. Access to the laundry is available 24/7, so you can do your washing at any time of the day. The laundry room also includes ironing facilities. Irons are available to borrow at Reception during office hours.
Mail Boxes	Yes	A mail box is located behind reception for each apartment. You can collect your mail any time during reception hours.
On-site Staff	Yes	Our on-site friendly Residential Advisors are available after hours and offer general assistance and pastoral care services. There is always someone around if you need to have a chat!
Photocopying & Printing	Yes	If you need to make a photocopy or print off an assignment one of our friendly customer service staff at reception can assist. Charges apply.
Public Transport		The property is in a great location with close access to public transport. It is a short walk to local bus stops with regular services to the city.
Shops, Restaurants & Cafes		There is an array of cafes and restaurants to suit everyone's taste buds on campus. Located within a 10 minute walk is the Belconnen Westfield Shopping Centre.
Theatre Room	Yes	The Theatre Room is part of the main Common Room facilities. Plug in your device and immerse yourself in the big screen and surround sound.
Universities – Distance		Walk to classes! On the campus of the University of Canberra.
<b>THE NATIONAL RENTAL AFFORDABILITY SCHEME</b>		
About NRAS		<p>The National Rental Affordability Scheme (NRAS) is an Australian Government initiative that seeks to address the shortage of affordable rental accommodation by offering a financial incentive to providers of new rental dwellings. The incentive is offered on the condition that the dwellings are rented to eligible low to moderate income earners at a minimum of 20% below market rates.</p> <p>As an NRAS approved accommodation provider, The University of Canberra, with the support of the ACT Government, will provide an additional affordable accommodation for students over the coming years. This will include The University of Canberra – UC Lodge.</p> <p>To receive the Government incentives, The University of Canberra must satisfy the following conditions applying to NRAS approved dwellings:</p>

- They must be allocated to low to moderate income earners (refer to eligibility requirements below).
- Tariffs must be set at a minimum of 20% below market rates.
- Yearly tariff increases are capped at the rental component of the Consumer Price Index (CPI) for the ACT from December to December.
- The University must give priority to students travelling from elsewhere in Australia.

To be eligible you must be a domestic or International student whose 2017-2018 annual income (in Australian Dollars) is below the following limits:

Annual Household Income Limits for 2017 – 2018 NRAS Year for UC Accommodation  
(indexed in accordance with the NRAS tenant income index on 1 May each year)

Person type	Initial Income Limit (\$AUD)	Upper Income Limit (\$AUD)
First Adult	\$49,547	\$61,934
Each additional adult *	\$TBA	\$TBA

\* Applies to each additional adult living in share accommodation. I.e. combined initial income limit of a couple living in a Studio Double Deluxe will be \$68,501 or \$125,363 for individuals living in a 5 Bedroom Apartment.

^The income limits specified are applicable to domestic and international students and are calculated in Australian Dollars.

### Initial Eligibility

To be eligible to become a resident in an NRAS approved dwelling, your annual gross income must not exceed the Initial Income Limit outlined in the table above. To enable the University to assess your eligibility, you will therefore be required to:

1. Provide an estimate of your annual gross income for the 12 months immediately prior to the date you submit your online application for accommodation, and
2. Provide a complete Income notification form and supporting documentations evidencing your gross income for the 12 months period ending on the day before your Occupancy/Room Agreement is due to commence. The completed form and supporting documentation will need to be submitted your residence on the day that your Occupancy/Room Agreement is due to commence.

Eligibility Requirements

Please note: If the University is unable to satisfactorily determine your income based on your completion of the Income Notification Form and the supporting documentation that you provide, it may require you to complete a Commonwealth Statutory Declaration.

### **Continuing Eligibility**

The continuing eligibility of residents of NRAS approved dwellings will be assessed on the 12 month anniversary of the day they took up residency. If a resident's annual gross income exceeds the Upper Income Limit in the above table they may cease to be eligible.

Residents will therefore be required to submit an Income Notification Form, and supporting documentation, or Statutory Declaration if required by the University, on the 12 month anniversary of the day they took up occupancy substantiating their gross income for the 12 months immediately prior.

If you have any questions about your eligibility, please contact us on 02 6110 4000 or email [uc.uclodge@unilodge.com.au](mailto:uc.uclodge@unilodge.com.au).

More information on the National Rental Affordability Scheme can be found on the Department of Human Services website.