



## House Rules

**BE A POSITIVE CONTRIBUTOR....** To the Peaceful, Harmonious Balance of a Shared House.....

SMILE, USE KIND WORDS, ASK IF YOU CAN HELP SOMEONE, COMPLIMENT SOMEONE, TAKE THE BIN OUT, FIND SOLUTIONS – NOT PROBLEMS, GET SOME FRESH AIR - BE A PLEASURE TO BE AROUND...

### Your commitment to Peaceful Living :

- Television, Lights & Fans are the responsibility of all residents and should be turned off by the last person in the room.
- No Visitors unless permission has been given by The Lodge Management.
- Good relations with neighbours are absolutely essential to the preservation of the shared house lifestyle. Any complaint by neighbours will be taken seriously, and if upheld following investigations may result in you being asked to leave.
- All residents are entitled to enjoy the use of their room without disturbance. Please be sensitive of noise levels, before **7am** and after **10pm**.
- Please give great consideration to the volume of the TV especially in the evening after 10pm.
- CALLS TO THE LANDLORD WILL NOT BE TAKEN BETWEEN THE HOURS OF 9PM AND 9AM. Should an emergency occur, please call 000.
- Everyone is Responsible to make sure all Doors, Gates & Windows are shut when you come & go from The Lodge.
- Each resident is expect to take the bin out at least once a week.
- Each resident has an external door key which also opens their own room and a mailbox key that is provided to them on signing of a Lease. These are the sole responsibility of the resident and will be collected upon end of lease/termination. A \$30 replacement fee will be charged should you fail to return it or lose it.
- It is the sole responsibility of each tenant to ensure that their personal belongings are safe and secure. The Lodge takes NO responsibility for items that are left outside of an Individual's Locked Room.
- All MAINTENACE ISSUES are to be reported to the Lodge Management Team by email.
- Shared areas are cleaned weekly. The cleaners DO NOT WASH DISHES.  
**Please Note** - Any dishes washed or dirty that are left out ON BENCHES / SINK AREA when the cleaner arrives will be placed in the bin.
- No hanging clothes, sheets, towels etc out windows or over balconies.

- It is the responsibility of ALL residents to keep ALL Common Areas CLEAR of ALL PERSONAL ITEMS, such items found may be put in the BIN.
- Residents are responsible for keeping their own rooms clean and tidy. Cleaning equipment including a vacuum is supplied and is located in the upstairs store room.
- Toilet paper is provided in the bathrooms, Please check the upstairs store room
- Ensure great care is taken while using the oven and that it is turned off straight after use.
- If you have caused damage to the property, please discuss with the landlord before corrective repairs are carried out. All Repairs required will be at the tenant's expense.
- Weekly Room inspections.

### **ZERO TOLERANCE**

- No candles or flames of any sort are permitted
- No ALCOHOL is permitted on or around the premises.
- Smoking is NOT PERMITTED on or around the premises (as this is a health and fire hazard)
- No illegal activity is to take place at the Lodge, in particular, the use of ILLEGAL SUBSTANCES. Should evidence of this be found, your lease will be terminated and POLICE WILL be called
- No equipment or furniture may be removed from The Lodge without prior agreement with the landlord.
- No cooking or ironing in bedrooms.
- No fridges or freezers allowed in bedrooms – THESE ITEMS WILL ATTRACT A SURCHARGE
- No electric blankets
- No pets of any sort are allowed
- Noise is to be kept to a reasonable level at all times, the noise curfew is **10pm**
- If you require hooks, nails or screws to put up your own posters or paintings, please ask first. The landlord may put them up for you using preferred fittings.
- Internet is available to each person for STUDY PURPOSES, Any ILLEGAL DOWNLOADS or ACTIVITY is STRICKLY PROHIBITED & will be traced back to the USER to incur SIGNIFICANT FINES & associated costs.

### **3 Strike Policy :**

- If you have broken any of the Rules you will be issued a Written Warning, this is considered a STRIKE... 3 of these will see you removed from The Lodge

### **In case of Emergency**

- In the event of an EMERGENCY, call 000. All calls will be taken seriously.
- **We make your SAFETY our UTMOST PRIORITY, we have regular FIRE SAFETY CHECKS & AUDITS.**
- A fire blanket is in all kitchens, fire extinguishers and fire hoses are also provided.