



House Rules

BE A 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...

General Courtesies to Peaceful Living :

- Television, Lights & Fans are the responsibility of all residents and should be turned off by the last person in the room.
- Social gatherings are encouraged but it is the responsibility of those involved to clean up. Mess and rubbish are expected to be removed by 9am the following day. Failure to do so will incur a **\$15 CLEANING FEE**
- Visitors may stay overnight for a maximum of 2 consecutive nights on an occasional basis. Visitors must be accommodated in the residents own bedroom. The shared areas and sofa are out of bounds for overnight visitors. Notice to the landlord must be given of intention for visitors intending on staying any longer than 2 Nights.
- 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 10PM AND 7AM or on a SUNDAY.** Should an emergency occur, please call 000.
- Bike racks are available should you wish to bring a bike. These are the sole responsibility of the owner.

Security:

- Everyone is Responsible to make sure ALL Doors, Gates & Windows are shut when they come & go from The Lodge.
- 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.
- The Lodge does not allow non-residents to enter unless they are an individual's guest (in which case they are your sole responsibility) Please be mindful that it is a shared living environment so should you wish to entertain guests, ensure you are courteous and make other's aware ie. The Lodge internal FB page.
- 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.

Cleaning/Maintenance

- All MAINTENANCE ISSUES are to be reported to the Landlord Immediately preferable by Email ifo@thelodgewagga.com.au
- Shared areas are cleaned twice weekly. The cleaners DO NOT WASH DISHES.
Please Note - 9AM each morning a walkthrough of each Kitchen area will occur, any dishes washed or dirty that are left out ON BENCHES / SINK AREA will be placed into a second chance bin in the Kitchen for the OWNERS of those items to put away IMMEDIATELY...at the end of that day the container is emptied into 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 is not provided tenant will need their own, including vacuum.
- Toilet paper is provided in the bathrooms, Please check the upstairs store room
- Kitchen cleaning items are not provided to residents.
- 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.
- The landlords conduct 4 room inspections per year, with a 2 week notice.

ZERO TOLERANCE

- No candles or flames of any sort permitted
- 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.
- Stealing including from other tenants fridge space, is a criminal act. Police will be called and charges will be made.
- No cooking or ironing in bedrooms.
- No heaters, 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** everynight- *Special consideration is to be made during exams.*

Furnishings/Equipment

- All bedrooms and shared areas are semi- furnished. No furniture or equipment may be removed from the room without prior agreement and arrangement with the landlord. Any additional furniture may be accommodated for, please discuss with the landlord.
- 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.
- Do not use any other heating or cooling devices without prior permission as heating and cooling is provided.
- 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 Letter of Breach, 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.
- **Please NOTE – FIRE is our biggest RISK at The Lodge.**
- **We make your SAFETY our UTMOST PRIORITY, we have regular FIRE SAFETY CHECKS & AUDITS. We ask that you also do your part to contribute to this area.**
- A fire blanket is in all kitchens, fire extinguishers and fire hoses are also provided.