

STUDENTLIVING®

BY **UniLodge®**



STUDENT LIVING ON LONSDALE FACTSHEET

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PROPERTY DETAILS

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|------------------------|--|
| Property Name | Student Living on Lonsdale |
| Property Address | 39 Lonsdale Street, Melbourne VIC 3000 |
| Property Email Address | onlonsdale@unilodge.com.au |
| Property Phone Number | Customer Service Team +61 3 9224 7888 (Business hours) 0428 690 891 (After hours) On-Site Building Management 0406 952 813 |

APARTMENT TYPES

| | | |
|-----------------------|-----|--|
| Apartment – Studio | Yes | Our self-contained and fully-furnished studio apartments are perfect for students who prefer living in their ownspace but have the comfort of knowing there are many great communal areas within the property to study or socialise with other residents or friends. |
| Apartment – 1 Bedroom | Yes | Our self-contained and fully-furnished 1 Bedroom apartment is perfect for students who prefer living on their own or share with a friend or partner. In addition to the bedroom, there is a separate living/dining space within the apartment for those looking for a little more space or to socialise with other residents or friends. |
| Apartment – 2 Bedroom | Yes | Our self-contained and fully-furnished 2 Bedroom apartments are perfect for students who prefer to share with a friend or partner – or someone just looking for a little more space. |

LEASE DETAILS

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| Bond | Yes | <p>A Bond is payable, equivalent to 1 month's rent. A Bond is a payment that acts as security against the resident meeting the terms of their rental agreement or their duties under the Residential Tenancies Act 1997. The bond must be lodged with the Residential Tenancies Bond Authority (RTBA). The RTBA will hold the bond in trust until the end of the lease. Then, the bond is:</p> <ul style="list-style-type: none">• refunded entirely to the tenant/resident,• or claimed in part or in full by the landlord/owner. <p>Bond must be paid to UniLodge prior to checking-in. We will then lodge a bond application with the RTBA. You will then receive an email from the RTBA to complete the bond submission. Check out this handy guide.</p> |
| Contracts (length) | | 12-month & 6-month leases are available. Short-term leases may also be available. |

APARTMENT INCLUSIONS & FEATURES

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|-------------------------------|-----|---|
| Air-conditioning | Yes | Each apartment features a wall-mounted reverse cycle or portable air-conditioner – perfect for those warm summer Australian nights! |
| Bathroom | Yes | Private bathroom in every apartment with shower, vanity, and toilet. |
| Building & Apartment Security | Yes | With your security and safety in mind, access to your floor with your swipe card and your apartment with your key. |
| Cleaning Apartments | Yes | Don't like cleaning? That is ok! For an additional fee we can assist in organising a regular cleaning of your apartment, so you have more time to hit the books, mingle with your friends in the great common areas, or explore Melbourne! |
| Dining Table & Chairs | Yes | A dining table and chairs are included in each of our apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment. |
| Electricity | No | Electricity connection and usage are not included in your rent and need to be arranged separately. |
| Heating | Yes | Some of the apartments feature reverse cycle air-conditioning or wall mounted heating. |
| Internet | Yes | Unlimited Wi-Fi internet is included in your rent. |
| Kitchen | Yes | The kitchen in your apartment has all your essentials, including fridge/freezer, cooktop, ducted range hood and microwave oven. |
| Kitchen Kits | Yes | Available for purchase through Your Shop – have them ready in your unit when you arrive! It is easy, convenient and value for money – awesome! Other kitchen and household items are also available for purchase from Your Shop . Here is what our UniLodgers had to say – “The order was great, and I am so thankful to you and everyone else for ensuring it would arrive by the day I arrived. I am pleased with and I am so thankful to you and everyone else for ensuring it would arrive by the day I arrived. I am pleased with everything in the order and again especially with how fast it came.” |

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| Linen Kits | No | Available for purchase through Your Shop – have your linen kits and other items purchased from Your Shop ready in your unit when you arrive! It is easy, convenient and value for money – awesome! Other household items are also available for purchase from Your Shop . Here is what one of our UniLodgers had to say – “I am satisfied with my product. It was very good value for money, and having everything already in my apartment when I moved in was a great relief.” |
| Phone | No | Building Intercom provided only. |
| Televisions | Yes | Each apartment features a TV. |
| Water | No | Your water usage and connection are an additional charge to your rent and is payable at the end of each month. We will have your details forwarded to Great Western Water and they will send you your water usage bills directly. |
| Other Inclusions | Yes | Single Bed; built-in wardrobe & blinds to every bedroom window and contents insurance are included. |
| PROPERTY FEATURES & FACILITIES | | |
| Bike Space | Yes | Please see the Building Manager by visiting the on-site Reception to arrange. |
| Building Security | Yes | Resident safety is number one priority for UniLodge. The property features secure access to the building – no one can enter the building without swipe card access, along with 24-hour video surveillance. |
| Car Park | No | Unfortunately, there is no car park available at the property. |
| Cinema | No | Check out all the latest movies at Hoyts Cinemas Melbourne Central –only a short walking distance away which is a leisurely 15-minute down Lonsdale Street towards Melbourne Central. |
| 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. |

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| Common Areas | Yes | The common lounge is located at the Basement. |
| Gym & Pool | No | A variety of gyms are available nearby. For Swimming, Spa and Sauna, see Melbourne City Baths Located on Swanston Street close to RMIT main campus |
| Laundry Room | Yes | The laundry room includes both washing machines and dryers. Access to the laundry is available from 7am to 11pm Monday to Sunday (Usage charges apply). |
| Mailboxes | Yes | Your apartment mailbox is at the property's front entrance. You will be provided a key when you check in to access your mail 24/7. |
| On-site Staff | No | On-site Building Management is available to assist with Building related matter during office-hours. For Apartment related matters or general assistance, counselling, and pastoral care services, please visit us at 339 Swanston Street during office-hours or via phone/email - you will always have someone there for you. |
| Photocopying & Printing | No | If you need to make a photocopy or print off an assignment, Officeworks QV is only 7-minute walk away. |
| Public Transport | | The property is in a great location with close access to public transport. Quick 2-minute walk to Parliament Station, trams & bus stop. Check out PTV's website for more info. |
| Shops, Restaurants & Cafes | Yes | Student Living on Lonsdale is a close distance to Chinatown and the CBD. 10-minute walk to Emporium which offers Australia's first Uniqlo, the largest Australian designer precinct in the country and 30 unique food icons, all in the heart of the CBD. The precinct features a mix of local and international designers, innovative concepts and flagship stores and world class architecture. There is an array of cafes and restaurants to suit everyone's taste buds. For your convenience, there is also an IGA supermarket on the building's ground floor. |
| Universities – Distance | | Conveniently located to all the major Universities and education institutions. RMIT main campus 14 mins (600m), Melbourne University 22 mins (1.6km), Taylors College 13 mins (1 km), Holmes Institute 3 mins (190m), Central Queensland University 3 mins (230m), Monash College 9 mins (750m), Victoria University 19mins (1.4km) and ACU 12mins. |