



FACTSHEET 2023

PROPERTY DETAILS

Property Name UniLodge Park Central

Property Address 8 Gillingham Street, Woolloongabba QLD 4102

Property Email Address parkcentral@unilodge.com.au

Property Phone Number +61 7 3556 9500

APARTMENT / ROOM TYPES

Four (4) Bedroom Apartment	Yes	<p>Plan on maximising your social life this semester? Then the 4 Bedroom Multi-share is the perfect accommodation solution. Join 3 other students in a spacious, fully furnished apartment, designed for shared living. Need some alone time? Retreat to the privacy of your bedroom, which also includes a dedicated study nook.</p> <p>Bed Size: King Single</p> <p>Bedroom Size: 11m2</p>
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Five (5) Bedroom Apartment	Yes	<p>Plan on maximising your social life this semester? Then the 5 Bedroom Multi-share is the perfect accommodation solution. Join 4 other students in a spacious, fully furnished apartment, designed for shared living. Need some alone time? Retreat to the privacy of your bedroom, which also includes a dedicated study nook.</p> <p>There is also an option to have your own private bathroom within this apartment type. (a higher rate does apply)</p> <p>Bed Size: King Single</p> <p>Bedroom Size: 11m2</p>
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Six (6) Bedroom Apartment	Yes	<p>Plan on maximising your social life this semester? Then the 6 Bedroom Multi-share is the perfect accommodation solution. Join 5 other students in a spacious, fully furnished apartment, designed for shared living. Need some alone time? Retreat to the privacy of your bedroom, which also includes a dedicated study nook.</p> <p>Bed Size: King Single</p> <p>Bedroom Size: 11m2</p>
Studio Single Apartment	Yes	<p>Our studios are perfect for students who prefer living in their own space. Come home to your own private sanctuary, complete with city views, unrivalled proximity to public transport and premium room features.</p> <p>Bed Size: King Single</p> <p>Apartment Size: Approximately 19m2</p>
Studio Double Apartment	Yes	<p>Our studios are perfect for students who prefer living in their own space. Come home to your own private sanctuary, complete with city views, unrivalled proximity to public transport and premium room features.</p> <p>Bed Size: Double</p> <p>Apartment Size: Approximately 16 – 19m2</p>
Studio Accessible Apartment	Yes	<p>Built with accessibility in mind our studios are perfect for students who prefer living in their own space. Come home to your own private sanctuary, complete with city views, unrivalled proximity to public transport and premium room features.</p> <p>Bed Size: Double</p> <p>Apartment Size: Approximately 21m2</p>
Studio Premium Apartment	Yes	<p>The Studio Premium Apartments are suitable for couples. With weekly rent being an additional charge of \$50 per week. If you would like to book this room as a couple please include both names in the application form. Note: Both applicants will be required to sign a General Tenancy Agreement Form 18a. Subject to availability.</p> <p>Bed Size: Double</p> <p>Apartment Size: Approximately 21m2</p>

Studio Deluxe Apartment	Yes	<p>Live large with our studio deluxe corner apartments that are perfect for students who prefer living in their own space. Come home to your own private sanctuary, complete with city views, unrivalled proximity to public transport and premium room features. These large studios are also suitable for couples. With weekly rent being an additional charge of \$50 per week.</p> <p>Bed size: Double</p> <p>Apartment Size: Approximately 25m2</p>
Bond		<p>Four (4) weeks of rent. Bond is lodged with the Residential Tenancies Authority (RTA). The RTA are a state government statutory authority that holds the Bond on behalf of the resident for the term of the lease and / or for any further period in which the resident may occupy the apartment. Bond lodged is in Australian Dollars only.</p> <p>The bond cannot be used for rent unless authorised by the Property Manager.</p> <p>The cost of repair or excessive cleaning may be deducted from the bond.</p>
Initial Deposit / Rent		<p>An initial advance rent equal to Two (2) weeks rent is required at the time of accepting the offer. This will go towards your first Two (2) weeks rent from the commencement date of your lease agreement. In some circumstances, should you fail to commence your tenancy or cancel outside of the agreed terms, this deposit may be forfeited.</p>
Paying Rent		<p>Rent is to always be paid in advance. You can make sure of this by always paying your regular rent again before the due date (where you are paid up too). Due dates for rent payment are specified in the Rent Payment Calendar. For a copy of the calendar please contact reception.</p> <p>For example, your initial advance rent of Two (2) week will cover for when you start your lease. You will then need to align your payment with the payment calendar which will be issued to you on arrival or can found online (click here). Thereafter, you will need to pay your rent Two (2) weeks in advance before the next due date.</p> <p>It is best to always keep your rent paid Two (2) weeks in advance just in case any emergencies come up and you are unable to pay rent on a certain week.</p>
Contracts (length)		<p>Half Year – 6 months for minimum of 26 weeks</p> <p>Full Year – 12 months for minimum 48 weeks</p>

APARTMENT INCLUSIONS & FEATURES

Air-conditioning	Yes	All apartments and bedrooms include air-conditioning. Enjoy year-round air conditioned comfort. The reverse cycle air split system is perfect for the warm Brisbane summer and will undoubtedly keep you warm during chilly winters.
Bathroom	Yes	Studio apartments feature your own private bathrooms, while the Six (6) Bedroom multi-share apartments contain three (3) shared bathrooms, Four (4) Bedroom multi-share apartment contain two (2) shared bathroom, Five (5) Bedroom multi-share apartment contain two (2) shared bathroom and there is also an option to have your own private bathroom within this apartment type. Each bathroom includes a vanity or basin, mirror, shelving, shower with shower curtain, toilet, towel rail, coat hooks. The Studio Accessible bathrooms can have accessible grab rails and a folding shower seat installed if required.
Bedrooms Secure – Electronic	Yes	With your security and safety in mind, access to your floor and apartment is via Onity swipe cards., including your bedroom door.
Departure Cleaning (at end of lease)	By arrangement only	Your apartment has been professionally cleaned and fitted with a new mattress protector prior to your arrival. As a condition of your lease you must leave your premises in the same condition as when you entered them. To take some of the stress out of your exit process, UniLodge has negotiated volume rates with a bond cleaning company that delivers a high standard of service that meets our expectations. Ask your friendly customer service staff at Reception for pricing!
Dining Table & Chairs	Yes	High dining tables and bar stool are included in the Six (6), Five (5) and Four (4) Bedroom apartments, so you can sit down and enjoy a home cooked meal in the comfort and privacy of your own apartment.

Electricity	Yes	Your electricity connection and usage is included in rent – No need to pay bills at the end of each month!
Heating	Yes	Each bedroom features a reverse cycle heater for those days when it gets a little too cool for comfort.
Internet	Yes	We know internet is important when you're a student, which is why you can enjoy the high-speed Unlimited Wi-Fi internet, as part of your room rent! Why limit yourself, go unlimited!
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials! The studio apartments include a 2 burner ceramic induction cook top, rangehood, sink, garbage bin, 30L convection microwave and a 221L top mount refrigerator. The Six (6), Five (5) and Four (4) bedroom apartments also include the all essentials in a studio and a free standing oven unit with 4 burner cook top and 503L refrigerator.
Kitchen, Linen & Bedding Packs	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 UniLodge residents think of Your Shop, head to the Your Shop FAQ.
Study Desk & Chair	Yes	These key essentials are included in your apartment for your academic needs, along with a large pin board and shelves. And we have also added a Double power outlet along with built-in Double USB points and overhead desk lighting.
Water	Yes	Your water connection and usage is included in rent – no need to pay bills at the end of each month!
Televisions	Yes	All Six (6), Five (5) and Four (4) bedroom mutlishare are installed with a large 40-inch flat screen Full HD LED SmartTV. But who needs TV when you have unlimited Wi-Fi to watch all your favourite things online!
PROPERTY FEATURE & FACILITIES		
Barbeque	Yes	BBQ facilities are located in the outdoor recreation area in both Metro Tower & Sky Tower – enjoy a BBQ with your friends, or prepare dinner for one.
Bike Space	Yes	Bike racks are available to residents and are undercover and secure. There are over 800 spaces in the building located in the basement accessible via lifts.

Building Security	Yes	Resident safety is our number one priority for UniLodge. The property features secure access to the building – no one can gain access to enter the building without an electronic swipe card or unless accompanied by a resident or staff member. And we have friendly security guards from ASG Security patrolling the property every night to ensure our residents and building are safe.
Car Park	Yes	UniLodge Park Central offers approx. 400 undercover car park spaces. Parking is for resident and general public use. Resident Parking is securely located on Levels B2 and below. Get in quick and register for a car park. Priority given to students who wish to secure for their entire lease period. Car Park Registration Form is currently available online via the resident portal.
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.
Common Areas	Yes	<p>Whether it's studying, socialising or relaxing, there is a space for you within the exciting common areas at UniLodge Park Central.</p> <p>Head down to Level 2 – Common Area for your ultimate student living experience.</p> <ul style="list-style-type: none"> • Work on your assignments in the Quiet Study Area with booths and study tables • Cook up a storm with your friends in the Kitchen and Dining Area in the Metro Tower and Sky Tower, equipped with everything you will need to create a gourmet feast. • Practice in the Music Room located in the Metro Tower and get together with friends for a fun-filled jamming session. • Stay fit in the Gym located in the Sky Tower with a great range of exercise equipment and TV • Chill out, socialise or enjoy the fresh air in the Outdoor Dining & Kitchen Deck which includes outdoor seating and tables. • Hangout with your mates in the Common Areas which offers a large space in both Metro and Sky Towers • Enjoy Netflix in the TV Lounge and watch your favourite TV shows, movies or sporting events on Foxtel in the state of the art Theatrette. The theatrette also features a massive 75-inch TV screen to promote your ultimate experience • Challenge your friends to a game in the Games Area on the ground level, which features pool tables, foosball table, table tennis, TV and vending machines • Enjoy the landscaped outdoor area that provides a fine mix of herbs and plants

Community Spirit Program	Yes	Community Spirit Program (CSP) membership is included in your rent! The program offers a great range of activities & events – ranging from day trips (Australia Zoo, Wet n Wild, Movie World, Sea World, etc.), BBQs, dinners, helping charities, game competitions, career and life skill workshops and much more – check out our Facebook Page for photos of our recent events!
Gym	Yes	Never miss a workout! Our 24hr Gym located in Sky Tower, Level 2 will help you look after your health and feeling good. The Gym is free for use for all residents. Please ensure you have signed a Gym Consent Form when you arrive to gain access to the Gym.
Laundry Room	Yes	Being the Largest Student Community in Australia, we have added not one (1) but two (2) Laundry Rooms. Laundry Rooms are located in both Metro Tower and Sky Tower on level 2. These rooms are fully equipped with cashless washing machines and gas dryers, hand washing tub and iron stations. Access to the laundry is available 24/7 – do you washing at any time of the day. Fee – \$4 per wash & \$4 per dry
Mail Boxes	Yes	Mail boxes are located behind reception for each apartment. You are able to collect your mail any time during reception hours.
Media Room/Theatrette	Yes	Enjoy watching your favourite movies and TV shows within the Theatrette on level 2 which boasts a massive 75-inch screen TV. For all the sports lovers and movie lovers – this is your haven!
On-site Staff	Yes	Our on-site friendly customer service focused staff offer general assistance and pastoral care services – you will always have someone there for you.
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		Step outside the front entrance of UniLodge Park Central and you'll find Buranda Train Station and the Buranda Busway.
Shops, Restaurants & Cafes		Feeling hungry or time to treat yourself?

		<p>Then check out Hanaro Mart located on the ground level retail precinct under UniLodge Park Central. (More great retails providers to come!)</p> <p>Stones Corner is less than a 5 minutes walk with some really cool cafes, bars & Aldi supermarket.</p> <p>Or you can take a short walk to Buranda Village with a range of food outlets, retail shops, supermarket and banking facilities only 10 minutes walk away.</p>
Study Rooms		<p>Studying is an integral part of living at UniLodge and we want to ensure you have enough space to study.</p> <p>Dedicated quiet study area is located in the Metro Tower on Level 2 with ample study desks and double power points and USB points for you to plug in your laptop and charge your mobile hand-held devices.</p>
Universities – Distance		<ul style="list-style-type: none"> • Queensland University of Technology (QUT) – Gardens Point Campus Less than 20 minutes • Queensland University of Technology (QUT) – Kelvin Grove Campus 12 minutes by bus • University of Queensland (UQ) – St Lucia, 8 minutes by bus • Griffith University – Mount Gravatt Campus, 15 minutes by bus • Griffith University – Nathan Campus, 21 minutes by bus
Wi-Fi in Common Areas	Yes	<p>UniLodge Park Central features high speed unlimited Wi-Fi internet throughout the building, so no matter where you are within the property you can access the internet.</p>