

**UniLodge**

*Where I want to be*

2025

**RESIDENT  
HANDBOOK**

# Version Control

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## Terms of Reference

Console	Property management software used to manage the end to end Lifecycle of a student's residence
Property Manager (PMO)	Property Manager - Operations
RA	Residential Advisor
Residence	UniLodge Wellesley Apartments
Resident	A person residing at UniLodge Wellesley Apartments
Resident Handbook	The document that outlines the rules and obligations between UniLodge and a student who wishes to reside at UniLodge Wellesley Apartments
Residential Tenancy Agreement	Legally binding contract between UniLodge and a student who wishes to reside at UniLodge
Residential Tenancy Act 1986	Your contract abides by the New Zealand Residential Tenancy Act 1986.
RGM	Regional General Manager
RLC	Residential Life Coordinator
RLP	Residential Life Programmes
Student	A resident of UniLodge Wellesley Apartments
Student profile	Residency records maintained within Console for each student
UniLodge	The manager appointed by the building owner to oversee the day-to-day operations of UniLodge Wellesley Apartments Accommodation and instil the rules as outlined in this document
University	The Tertiary education facility that you attend

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## **Managers Welcome**

We would like to welcome you to our 2025 UniLodge family of academic scholars. We trust that your stay here will be both enjoyable and productive. The residence, UniLodge Wellesley Apartments, will be your home away from home along with 450 other students. Moving away from family and the familiar can be quite daunting. Rest assured we are here to facilitate a smooth transition and manage the rhythms of the academic year in a safe and supportive residential setting.

All of our team are aware that you are here not only to enjoy yourself but also to study, and we understand that at times you will be under pressure to complete assignments. The Resident Handbook (this document) is designed to ensure that everybody understands and observes the requirements and rules so that all students can enjoy their stay.

As a cohort, you may not only be from New Zealand but from all around the world. You study a variety of subjects, have a wide range of interests and talents, and have diverse cultural backgrounds. We will embrace diversity and similarities to produce a tight-knit and vibrant community, one in which we have confidence you will be able to make lifelong friendships and memories.

Most of the information in this handbook is based on common sense and already been explained during your initial sign-up process. Our requirements and rules ensure the COMFORT, SAFETY and SECURITY of all students.

We hope that this handbook will also prove useful in answering any questions and in assisting you with the most common issues that may occur. We have team members on call 24 hours a day, should you not find the answer you're looking for then please do give us a call.

This handbook is applicable to all residents regardless of your Tertiary education provider, and it is important to note that all residents are applicable to this guide.

The UniLodge Wellesley Apartments team wants to develop an atmosphere that provides students with the greatest opportunity to maximise their success, enjoyment and experience from their time studying in Auckland.

This property is formally recognised under the Residential Tenancy Act (RTA) 1986.

Please read through this guide thoroughly to help you settle in. It is a useful reference tool to come back to throughout the year if you have any uncertainties.

We wish you an exciting year of self-discovery, success, and memory-making.

## Our Staff

General Manager	Susan Shen
Property Manager – Operations	Trevor Penn
Customer Service Manager	Abhinav Kumar
Residential Life Coordinator	Pisila Toeoanna
Customer Service coordinator	Michelle Braceros
Customer Service coordinator	Brandyn Cronin
Administration	Lupe Fisi'iahi
Facilities Manager	TBA

## Contacts

Reception: 09 9888 5038

Duty Phone: 022 105 6793

## Pre-Arrival

What should you bring with you?

We recommend that you bring all your medications, personal health products and items that make you feel at home.

You will also need:

- Duvet and duvet cover
- King single bed sheets
- Pillow and pillow slip
- University essentials Laptop
- Stationery Coursebooks, etc.
- Crockery and cooking utensils
- Towels
- White Tac for posters and pins for pinboard
- ID, content insurance and community services card
- Coat hangers
- Personal first aid kits
- Your favourite coffee mug
- Washing basket

What you should not bring with you

- Fridge, heater, rice cooker, electric jug, electric iron, electric blanket, or extra furniture
- Fireworks and any kind of weapon
- Bed
- Candles or incense
- Anything that can be consider offensive or pose undue risk
- Any kind of pet

## Immunisation

Are you immunised?

It is recommended that all students are fully immunised including against measles, mumps, rubella (MMR), meningococcal ACYW, meningococcal B and pertussis (whooping cough)

The varicella immunisation is also recommended for students who have not had chicken pox the disease or have not already completed a course of the varicella immunisation.

## Medical

If you require a fridge for medication or a sharps bin, please let us know before you arrive.

Please let us know of any medical conditions that may affect you while you stay with us, it will not affect

your application!

### Insurance

Before you arrive for your time at UniLodge Wellesley Apartments Accommodation, we strongly recommend that you arrange insurance for all your personal belongings including but not limited to, cars motorcycles, bicycles, computers, and personal effects. UniLodge Wellesley Apartments Student Accommodation does not carry insurance for resident's belongings. Parents household insurance may cover their children's personal belongings, please check with your parents, never assume with insurance. The UniLodge Wellesley Apartments Accommodation holds no responsibility for loss, or theft of students belonging's or possessions.

### Carparking

There is no Parking for rent at the UniLodge Wellesley Apartments Accommodation.

## Your Living Space

### Room allocation and room change

Room allocations are made with careful thought and consideration. We always encourage a preference, but we cannot always provide for that preference. If you are unhappy with your room, we ask that you stay in there for at least two weeks, put up some personal belongings and try it out before requesting a room change. We cannot guarantee a room change at any point in the year. A change may incur a cleaning fee

### Room Inventory

You will be emailed a link to the room inventory (Property Inspection Report) form on your arrival. You will need to complete it and email it back within 48 hours. You will need to note all the issues in the room even if you think it is not too bad.

We expect that when you leave at the end of the year, the room will be in the same condition in which it was found at the start.

### What is Provided

Bed, desk, wardrobe, chair, drawers. Apartments have a small, shared kitchen and lounge area and there is also a large communal kitchen located on the ground floor.

### Room Cleaning

You are required to keep your room clean, tidy and pest free. Vacuums can be borrowed from the reception to assist you with this. Please work with your roommates to keep the common areas clean. Please ensure you keep your shower drain clear of hair to avoid flooding your bathroom. There are regular room inspections which you are required to pass. Should you not pass your inspection you will be asked to reclean your room. Should you still not pass, you may be charged for a contractor cleaner to bring your room back to the expected level.

### Changing Rooms

A charge of \$150 for a room change and \$150 for room cleaning required, depending on the cleanliness of the room, will apply on each occasion that the resident requests and is granted a move from one room to another apartment within UniLodge Wellesley Apartments Accommodation.



## Entry into Rooms

UniLodge staff will provide 48 hours' notice before entering your apartment, however we reserve the right to enter any room at any time for any purpose reasonably connected with the wellbeing, welfare, and safety of people or for urgent maintenance of UniLodge Wellesley Apartment property. For non-urgent requirements we will arrange suitable times with you directly providing a minimum of 48 hours' notice. Should you advise us of a maintenance issue in your room we will contact you regarding timing and a contractor can attend to fix this.

## Miscellaneous

- Please take care when putting items on the wall. Only use the notice board or WHITE tac.
- Costs other than fair wear and tear, related to damage will be added to your account.
- Any questions about room furnishing should be directed to your RA in the first instance.
- You are fully responsible for your room and the behaviours of visitors and happenings within, whether you are present or not and visitors must always be with you.
- Be always noise aware and respect your community
- There will be no room swaps.
- Please do not move furniture out of your bedroom or communal spaces.
- To ensure that your room is adequately ventilated, please open the windows daily.
- Sustainability is a key part of our UniLodge Wellesley Apartments Accommodation mission. Please use the recycling bins whenever possible. These can be emptied in your communal recycling bin or if the items are too big to fit in communal recycling, please contact your RA to help you drop them off to the recycling point.
- You are responsible for removing the rubbish from your room to the designated rubbish area. Importantly you are responsible for keeping your studio clean and tidy state.
- All electrical appliances must be certified. You are required to clean up after yourself in all common areas.

## Laundry

Commercial laundry is available on the ground floor. There is a cost for this, and each cycle lasts 40 minutes (best to set a timer so you do not forget). A hand washing tub, irons and ironing boards are also provided.

Do not leave your clothes in the washer or dryer once the cycle has completed. Clothes left in the laundry without collection will be removed to lost property, Any damage will be reported to reception asap.

Each resident supplies their own laundry detergents and pegs. Please only buy front load washing detergent.

## Communal Kitchen Etiquette

- Please store bags on the floor while preparing meals.
- Please ensure to wash your hands for 20 seconds with soap and use the sanitiser before preparing your meal.
- After your meal, please ensure you dispose of scraps and rubbish appropriately.
- Please ensure you clear up any spills you have immediately.
- Please ensure you clean your own dishes and leave the benches clear and clean for other residents to use.
- Please ensure you store your food correctly for your own health and wellbeing please do not hesitate to ask a team member if you are unsure.

## Residential Life Program

Residential Life experience is based on an integrated, contemporary, residential life program, run by UniLodge for our Residents. It is designed to support and bring out the best in each Resident through the duties and activities carried out by Residential Advisors, the Residential life Coordinator, the Customer Service Manager, the Customer Service Staff, the Property Manager and the Regional General Manager.



### Our fully inclusive community Vision

We promote a culture of mutual respect, tolerance, and celebration of diversity. We aim to provide opportunity for the building of cross-cultural understanding and friendship. We aim to create an environment where everyone feels respected and looks out for everyone else. A community where residents feel they belong and can share a sense of family and friendship. We aim to provide opportunities for residents to interact with, learn from, and value everyone. We also work to ensure we respect the founding principles of the Treaty of Waitangi.

The three 'P' s are often referred to are the principles of partnership, participation, and protection. These principles are derived from the underlying tenants of the treaty. These underpin the relationship between the Government and Māori and are the tenants of the Treaty

Our success will be you developing a sense of belonging.

It offers a balanced program of activities that supports Resident life across many dimensions such as: standard of living and quality of life, mental and physical health wellbeing, academic and personal achievements, personal and social relationships, safety and security and community connectivity.

### What kind of programmes will be run?

- Socially responsible activities such as getting Residents involved in raising much needed funds for a charity such as Movember, or participation in community activities.
- Educational and special interest forums, seminars and focus groups
- Life skill sessions such as budget workshops, interview skills, and resume writing workshops
- Game nights and movie nights
- Community driven events.
- Sporting activities such as netball, basketball, rugby, cricket – it is up to you!
- Themed parties and cultural activities

## Attending Events

Attending and signing up for events is easy. The wide range of events will be loaded via the Student App for the upcoming months so you can see what events are coming up and choose the ones you wish to attend, so simple! Our customer service staff at reception can assist you or answer any questions you may have.

## Photos at Events

Photos at residential life events will be taken, and from time to time we will use these to post on social media or in marketing materials. If you would like us to remove a picture of you, please contact reception.

## Security

Things to remember

- Avoid walking alone at night.
- Travel with a friend whenever possible.
- Always use well illuminated walkways and recommended walking routes at night.
- Report any unusual behaviour to reception, even the smallest incident.
- Ensure that all vehicles are locked when parked.

Access to the hall is restricted to the main entrance. Do not allow tailgating through external doors. If you are uncomfortable at any time, call the Duty RA/manager and ask for assistance, it is just good sense to do so.

## Keys

Do not lend your keys to other people.

Lost or damaged your key? Report it to your RA or Reception staff. Replacements are \$50.00. If you lock yourself out, you will receive three complimentary lockouts, then you will be charged \$25 per lockout.

Please do not give any other person entry into buildings unless they are your registered guest. This is a security risk.

## Cyber Safety and Security

The internet access provided at UniLodge Wellesley Apartments Accommodation comes with responsibility.

For your own protection, do not share your password or username. No Information and Communication Technologies (including mobile phones, laptops, tablets, etc.) should be used to; upset, offend, or harass other members of the community (residents, staff, or visitors) even if meant as a joke. Internet connectivity provided at UniLodge Wellesley Apartments Accommodation should not be used to operate a business or carry out illegal or unethical activities.

## Confidentiality

Staff at UniLodge Wellesley Apartments Accommodation will endeavour to treat all residents' concerns and private details with respect and confidentiality. However, there are occasions when it may be necessary for staff to contact or disclose information to concerned parties outside the UniLodge Wellesley Apartments Accommodation This may occur when:

- There is clear imminent danger to students or staff.
- There have been serious breaches of the regulations Issues with the payment of accounts.

## Maintenance

If anything in your room or another part of the residence needs repairing, please let us know via Reception. If anything needs urgent or emergency attention please ring, come by reception or contact the Duty RA.

## Maintenance Response

We work hard to quickly resolve all maintenance jobs. Once you have logged a maintenance request, you can expect the following response times:

- Routine - 5 days
- Urgent - 24 hours
- Emergency - 4 hours

However, sometimes it may take a bit longer than expected depending on the circumstances of the job. In these cases, we will always endeavour to keep you up to date. If you would like an update, you are always welcomed to come to reception and ask.

## Building-wide Maintenance

Throughout the year UniLodge Wellesley Apartments Accommodation will undergo maintenance and checks to make sure our building is in tip top shape. We will notify all residents at least 48 hours before any occurs.

## Departing the Residence

At the end of your residential agreement, you will need to depart the residence. To prepare for departing the residence you will need to work with staff to make sure all the correct steps are followed. Generally, you will need to provide a departure date, arrange a room inspection, tidy, and fully clean your room, settle your account and hand back your keys and swipe card. More information will be given to you at least one month prior to your departure.

## Withdrawing from your Residential Agreement early

When you accepted your fixed-term Residential agreement, you agreed to remain in the residence and pay for the entire residential period. If you find that you cannot continue with your study and wish to withdraw from your agreement you must first speak with your Property Manager to complete the required paperwork. There may be financial consequences for withdrawing from a contract early (break lease) and your property manager can talk to you about them.

## Misconduct

### Damage and Consequences for Breaking Rules

Residents are responsible for any damage to their room.

Any resident who causes damage in the UniLodge Wellesley Apartments Student Accommodation property will be expected to pay the full cost of repair or replacement and this will be charged against their account.

Graffiti: Decoration of walls or furniture with graffiti of any description is not permitted.

If the damage is considered wilful then the Accommodation Contract may be terminated, via the residential Tenancy tribunal and the resident may be asked to leave the UniLodge Wellesley Apartments Accommodation, and if deemed appropriate New Zealand Police may be involved.

Damage to Hall property should be reported immediately to staff.

Danger to other residents or self may be reported to the Police.

## Possible Eviction

The UniLodge Wellesley Apartments Student Accommodation promotes tolerance, courtesy and care for others and the different needs within the community. Management reserves the right to issue written warnings to residents whose behaviour is found to be unacceptable. Residents who have received a warning and continue with unacceptable behaviour will be reported to the Tenancy Tribunal for eviction.

Application may be made to terminate your contract in the following circumstances:

- Carrying, using or distributing illegal drugs or other illegal substances.
- To be involved in the harassment of or discrimination against another resident, staff member or person
- To be involved in the sexual and/or physical assault of another resident, staff member or person.
- To be involved in theft of another person's property.
- To continue to engage in unacceptable behaviour as described in the Occupancy Agreement or this handbook after management has issued a warning.
- Any action which threatens to cause harm to another resident.
- Any behaviour which is against the law may also lead to eviction and the police being contacted

## Complaint Process

UniLodge aims to resolve resident complaints in a transparent and fair manner. With respect to our privacy policy UniLodge will disclose to the complainant any requested information or documentation required to fully address the complaint.

Our objective in providing a complaints process is to allow our residents to air their grievances in a constructive manner with a focus on reaching a mutually acceptable solution. Where a mutually acceptable solution cannot be reached, UniLodge may refer to the resident handbook or to your Residential Tenancy Agreement in response to your grievance.

UniLodge aims to reach resolution of the complaint in a reasonable time frame, with a focus on minimising any ongoing impact to the resident engaging in the complaints process.

**Step 1:** Contact the RA or Residential Life Coordinator (RLC), or Customer Service Manager (CSM) at UniLodge Wellesley Apartments Accommodation. Explain your grievance and your desired outcome.

The ResLife Coordinator or the Customer Service Manager will respond to your complaint within five business days and may request to meet with the complainant as part of reaching a solution.

(Not resolved?)

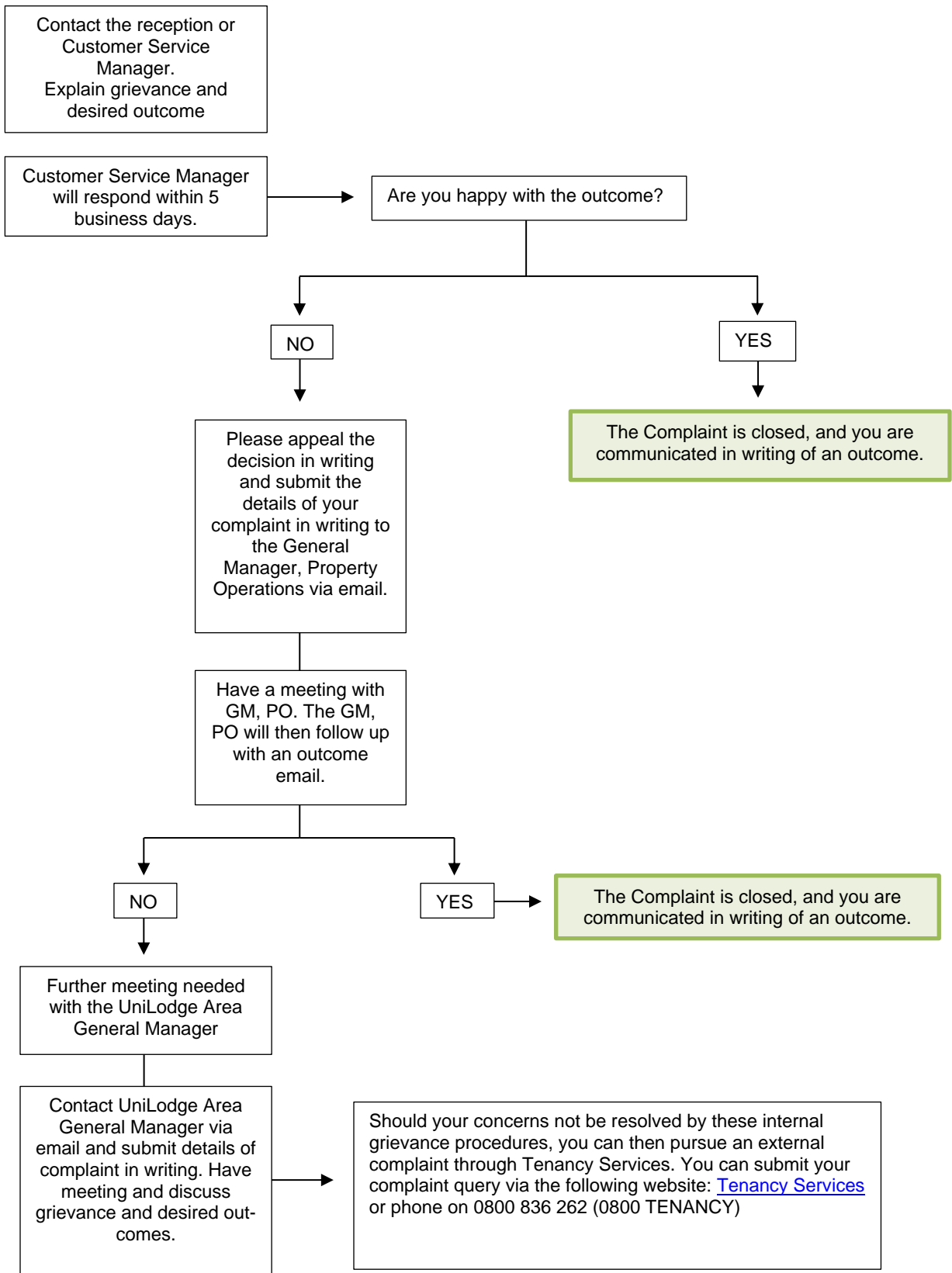
**Step 2:** Contact the Property Manager via email and submit the details of your complaint in writing. Property Manager will request a meeting to discuss the matter further.

(Not resolved?)

**Step 3:** Contact the UniLodge Regional General Manager via email and submit the details of your complaint in writing. UniLodge Regional General Manager will request a meeting to discuss the matter further.

(Not resolved?)

**Step 4:** Should your concerns not be resolved by these internal grievance procedures, you can then pursue an external complaint through Residential Tenancies Board. You can submit your complaint query on the



## Advocacy and Welfare

There are times where you might be worried or concerned about someone in our community, a friend, or family member. We encourage you to start a conversation, it's okay not to be ok. You do not need to be an expert to reach out just be a friend and listen. If you are worried about a friend but you do not want them to know you are concerned, we encourage you to fill out a care report (covered later in the handbook). We can then touch base with the resident you are concerned about.

We have set out our rules and guidelines to promote a safe and productive environment for all those in our care. It is designed to foster our expectations of who we are.

We are open and able to hear other points of view

We have a sense of connection with people and an interest in the well-being of others

We are willing to abide by group and UniLodge Wellesley Apartments Accommodation agreements

We are willing to speak up

We are willing to be quiet and listen

We have a healthy sense of self

We encourage you all to act in this way, to help grow our community.

### Tips on taking care of yourself

Share thoughts and feelings with friends, family, or a counsellor. Talking your problems through as soon as they appear can really help relieve stress and anxiety.

Eat nutritious food, get adequate sleep and exercise regularly. Doing these things can trigger a chain of healing affects - especially when you feel anxious or under stress.

Build and maintain your self-esteem. As you work on building your self-esteem you will feel better more often, enjoy your life more than you did before, and do more of the things you have always wanted to do.

Learn to relax and spend time doing the things you love to do! There are many relaxation techniques and other methods available to suit personalities and lifestyles, e.g., hobbies, reading and meditation. Seek help. A problem can sometimes be too hard to solve alone - or with friends and family - so it is important to seek professional help. You can see your family doctor, a community group, a psychiatrist, nurse, occupational therapist, psychologist, social worker, or counsellor.

Your education provider will have a student Union, independent of the University and exists to support students. You can contact the Advocacy and Welfare Team via email, phone, or just drop into their offices to discuss your concern. The Advocate will be able to assist you in:

- Navigating the correct University appeals and complaints processes.
- Concern, complaint, and appeal letter writing.
- Locating and understanding important University regulations and policies
- Helping you to understand all your options and avenues for resolution.
- Advising you on what evidence may be required for an appeal or complaint.
- Facilitating communication between you and the University.
- Attending meetings as a support person or advocate and assisting with appeals.

The Student Advocate exists to provide this independent, confidential support to students so that they do not have to navigate appeals, grievances, or general concerns alone – deciding to pursue one of these can be daunting, and it can help to have someone who knows the process to help you out!



## Alcohol, Drugs, Smoking and Vaping

- Drinking in the residence must be in a controlled, civilized manner so the rights of others are not compromised, and personal health and safety is ensured. The sensible use of alcohol using ALACs standard drink guidelines is officially accepted at UniLodge Wellesley Apartments Accommodation.
- Self-regulatory behaviour is expected around consumption and quantities purchased.
- Laws relating to underage drinking pertain to all aspects of Residential life.
- There are no more than 5 people allowed per bedroom, or 10 per apartment. Host responsibility is key.
- The consumption of alcohol is NOT allowed in any public area (e.g., hallways, kitchens, TV lounges, and on the grounds of UniLodge Wellesley Apartments Accommodation).
- Alcohol is not to be stored in communal refrigerators and will be confiscated if found.
- Spirits, Kegs, crates, funnels, drinking games, and use of alcohol delivery services are strictly prohibited. No kegs, crates, casks, home-brewing kits, or liqueurs.
- Residents breaching the guidelines can expect to be brought to the attention of the Property Manager and RM and will be followed up.
- Empty vessels must be taken to house recycling not stored as trophies on your windowsill (we have more class than this).
- Being grossly intoxicated on site is a breach of contract with severe consequences.
- Guests are not permitted to bring alcohol into the Hall.

## Drugs/Drug Paraphernalia

Except in the case of medical prescriptions, the use of drugs and the storage of equipment to consume drugs is banned at UniLodge Auckland Accommodation. Where a disciplinary process establishes that a resident has committed a breach of this policy, their contract will be terminated. This sanction may be reviewed through the appeals process outlined in the accommodation contract.

## Legal Substances

At any given time, a substance can be classed as legal and yet it can have serious effects on your mental and physical health, some of which are not yet known. The legality of substances is something that can change suddenly because of the government passing laws. The fact that a substance has become illegal after you purchased it will not be accepted as an excuse by the law or by UniLodge Wellesley Apartments Accommodation. While we recognise that some readily available substances are classed as legal, we cannot condone the use of these substances due to the unknown or potentially negative health effects they will have. Should any changes be made to current legislation relating to alcohol purchase and/or use, these will naturally apply automatically. Cannabis is not permitted on site in any form.



## Emergency Plans

### Safety, Security and Fire

- Please ensure external doors are shut behind you after you come in. This is for the safety of you and your peers.
- To protect your belongings, it is crucial that you lock your door and windows whenever you are away from your room (even if just for a short time). It is also advisable that you lock your bedroom when you go to bed at night.
- Cleaners will lock your room once they have cleaned it, regardless of whether it was locked when they entered it.
- Fire safety requirements strictly prohibit the burning of candles or incense in the buildings.

All rooms are fitted with sensitive smoke alarms that can be set off by deodorant spray, hair straighteners and burnt toast, for example:

Any fire callout caused through resident carelessness will be charged to the resident responsible.

Fire Exits **MUST NOT** be used unless in an emergency. Any use will sound an alarm.

Students **MUST NOT** cover smoke detectors or sprinklers in their rooms.

Tampering with fire equipment/ lifesaving systems may result in cancellation of your residential contract.

### Fire Alarms

It is a requirement that all students residing at UniLodge Wellesley Apartments Accommodation know the fire evacuation protocol. Staff will reinforce procedures at the start of the year. In the event of a fire alarm, leave the door of the room you are in unlocked but closed and close your window if safe to do so. Calmly exit the building through the nearest emergency exit (know where the nearest emergency exit is). Assemble point and congregate with the members of your floor. A roll call will be taken promptly.

Do not re-enter a building with an alarm sounding once you have evacuated.

Alert duty staff if anyone is sick and room bound or needs assistance exiting a building.

If you know that someone is out of Residence, tell your RA or a senior staff member. Please do not leave the evacuation area until the "all clear" has been given.

### False Alarms

False fire alarms form the bulk of NZ Fire Service callouts. Each one has a cost to the taxpayer and UniLodge Wellesley Apartments Accommodation. Whether accidental or malicious, there are circumstances where this can be charged to the individual who set it off. Some common activators of false alarms include touching/tapping or knocking a detector in any way, steam from hair dryers and straighteners, excessive use of alcohol-based sprays and aerosols, smoke from overcooked food.

**DONT BURN POPCORN!! if you do, open it outside.**

## **Lockdown**

### **In the rare event of a Hall lockdown**

Remain indoors, draw curtains if can, keep away from windows, out of sight and low to ground, turn off lights, lock and barricade door, stay quiet but alert, put cell phone on silent, calm breathing, await instructions and all clear. If possible, all key access will be suspended until lockdown has been cleared.

### **Emergency Preparedness**

You should be prepared for an emergency. It is recommended that all residents have a small personal emergency kit that is kept in their room, containing the following.

Emergency contact details

Torch and spare batteries

Sturdy pair of shoes

Medications

Hand gel

Bottles of water

Snack

Jacket or something warm

Cell phone

Mask

## **Important Contacts**

- Safe to talk <https://safetotalk.nz/>
- Visit R U OK <https://www.healthnavigator.org.nz/videos/m/mental-wellbeing/r-u-ok/> <https://www.ruok.org.au/> there is a lot of helpful information there.
- We also ask that you let one of the accommodation staff know, including RAs, if someone needs a hand.
- Need to talk? Free call or text 1737 any time for support from a trained counsellor
- Lifeline – 0800 543 354 (0800 LIFELINE) or free text 4357 (HELP)
- Crisis Resolution on 0800 920 092
- Suicide Crisis Helpline – 0508 828 865 (0508 TAUTOKO)
- Healthline – 0800 611 116
- Samaritans – 0800 726 666
- Youthline – Free call 0800 376 633, free text 234, email [talk@youthline.co.nz](mailto:talk@youthline.co.nz) or Web chat from 7pm–10pm
- [thelowdown.co.nz](http://thelowdown.co.nz) – or email [team@thelowdown.co.nz](mailto:team@thelowdown.co.nz) or free text 5626
- For all emergencies, call 111

RA's provide pastoral and administrative duties to support the operation of UniLodge Wellesley Apartments Accommodation and enhance the environment to maximise the safety, well-being, academic success, and personal growth of the Residents.

They are there for you, they are approachable, lovely, friendly, and can help answer or direct you to who can answer any question you have.

## Care Reports

This form is for reporting a concern about a current UniLodge Wellesley Apartments Accommodation Resident. CARE reports should only include objective, observable, and information. We ask that you avoid labels, stereotypes, and reporting based on hearsay or mere assumptions. A staff member will review the information within two (2) business day and take appropriate action, which may or may not include contacting the student, you, and any witnesses identified. If you have questions about a report you filed, please call us. CARE reports are not reviewed outside of business hours or on university holidays. Please note that in most cases we are UNABLE to provide an update to the person/s lodging this report due to several reasons.

All CARE reports are routed to the Office of Residential Life.

Does the person you are creating a report pose a threat of harm to self or others? If yes, please call emergency services (111) and then Resident life manager, or Property Manager.

If no, please proceed with completing the [We Care Form](#)

## Consent

With 450 Residents at UniLodge Wellesley Apartments and thousands of young adult students at local tertiary institutions, relationships will form between Residents. These may range from casual friendships to more intimate interactions. In all relationship matters it is essential that mutual respect and consent is followed by both parties. All Residents of UniLodge Wellesley Apartments Accommodation must be very clear on the meaning of sexual consent. Prior to arrival you will receive a link to your on-line training platform for UniLodge Wellesley Apartments which all residents must complete prior to arrival.

Accommodation, these courses are mandatory for all residents. Sexual activity without consent may be treated as serious misconduct and may include the New Zealand Police.

The following are very good guidelines.

Consent must be **CLEAR**. The absence of a no does not mean yes. Silence is not consent. No means no.

Consent must be **COHERENT** People who are asleep or incapacitated by drugs or alcohol cannot give consent.

Consent must be **WILLING**. It is never given under pressure, whether that is emotional or physical manipulation or threats being used.

Consent must be **ONGOING**. If someone consents to one sexual activity, that does not mean consent to all or repeated activities. As a community you are also responsible for each other. Please look after your friends and be pro-active in supporting anyone who is in potential danger or harm.

Helpful links

<https://safetotalk.nz/>

<https://betterblokes.org.nz/>

## Important Regulations:

- Maximum number of tenant(s) is 1 per bedroom.
- All tenants must be attending a tertiary-level institution.
- Alcohol not to be consumed in public areas unless at an approved event.
- No pets allowed.
- No smoking is allowed in the building and inside the apartments.
- Body Corporate building rules and Resident Handbook rules needs to be always followed for full duration of the stay.
- Cancellation by Resident: If you give us written notice that you wish to cancel this agreement, the following will apply: (a) if we receive notice on or before moving in, any overpayments will be repaid but the Bond Paid will be refunded by the Tenancy Services. (b) if received whilst in house you are responsible for payment to the end of your fixed term contract. Notice to terminate tenancy\* above
- Repairs, Maintenance and Cleanliness – The Resident is liable for any damage or loss caused by negligence or misuse of the Room as set out in this agreement and the Resident will be charged for labour, any associated costs of repairs, special cleaning and rubbish removal.
- Fixed-term tenancy cannot be renewed unless agreed by both tenant and UniLodge or otherwise it will end.
- Hot and cold-water connection and its usage are included in the rent.
- Lockout Fee – The first three lockouts are complimentary – following this a charge of NZ\$25 is payable by the Resident if the Resident locks himself or herself out of the Building or their Room after Hours.
- Replacement Swipe Card – a charge of NZ\$50 is payable to provide a swipe card to the Resident if it is lost or misplaced.
- Proxy tag – a charge of NZ\$50 is payable to provide a proxy tag to the Resident if it is lost or misplaced.
- False Call Out Fee for Department of Fire and Emergency Services (FENZ) or contracted Fire Systems company – any charges incurred from a false fire alarm caused by the Resident or a guest of the Resident, will be on-charged to the Resident.
- Debt Collection costs – any charges incurred as a result of UniLodge having to contract a debt collection agency to collect all or some of the Residence Fee or any other miscellaneous charges related to this contract will be charged to resident.
- Rent is required every 2 weeks in advance - It is different from the bond (bond will be lodged to the Bond Centre upon receipt)
- The management/landlord can end the tenancy through the Tenancy Tribunal if: The resident has breached their contracts i.e.: Overdue rent arrears or repeat offence of anti-social behaviours
- If rent is unpaid, we will revert through to the Tenancy Services to collect payment. If the use of a third-party debt collection agency, UniLodge will on charge the debtor any associated costs for the collection of outstanding funds.

### Extra information:

*“Some tenants find the concept of “rent in advance” confusing. A way to explain it is that it's like paying money into a parking meter. You pay the money when you park, which covers the period from then until the money runs out. Then you pay again for the next period.”*



## Resident Handbook Acknowledgement Form

# IMPORTANT

By signing this form, you acknowledge your responsibilities as a Resident of UniLodge Wellesley Apartments Accommodation, the standard of conduct expected of you as member of the community, and that you agree to abide by these standards.

I, \_\_\_\_\_ (Name/Names)

at UniLodge Wellesley Apartments Accommodation, I acknowledge that I have read, fully understood and accept the contents of the **Resident Handbook**.

I acknowledge my responsibilities as a Resident at UniLodge Wellesley Apartments Accommodation, the community standards expected of me, and I will follow them according.

**Signature(s):** \_\_\_\_\_ **Date:** \_\_\_\_\_