

**STUDENTLIVING®**

BY **UniLodge®**

**ON A'BECKETT**

**RESIDENT**  
**HANDBOOK**

# WELCOME

## WELCOME TO STUDENT LIVING ON A'BECKETT

*On the lands of Wurundjeri Woi Wurrung people, of the Kulin Nations, and whose elder's past, present, and emerging we acknowledge,*

We trust that your stay here will be both enjoyable and productive. We understand that you are here not just to study, but also to enjoy yourself and be at ease.

Student Living on A'Beckett is managed by UniLodge. The Resident Handbook is designed to enhance everyone's understanding of the building and to understand your obligations in observing the "House Rules" in relation to the Residential Rental Agreement. The aim is that through a better understanding, all residents can enjoy their stay.

Most of the issues in this Resident Handbook are based on common sense. The regulations are designed for your comfort, safety, security, and wellbeing.

We hope you find this guide useful in answering any questions you may have - but should you still have any queries, please feel free to ask – we are here to help!

And remember, everyone in the Student Living team is here to help you settle in and feel at home throughout your stay so always feel free to come and have a chat with any member of staff.

Enjoy your stay!

Student Living on A'Beckett Team

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# CONTACT DETAILS

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**Emergency Services Contacts** (Police, Fire, Ambulance)  
Call **000**

## **Property Address**

Please address your mail and parcels with full details (name, apartment and street address) Each apartment is allocated a mailbox, located at the main entrance to the building. Example of how mail should be addressed as follows:

Your full name	Mr John Citizen
Wurundjeri Country	Wurundjeri Country
(APARTMENT NUMBER) / 106 A'Beckett Street,	301/ 106 A'Beckett Street,
Melbourne VIC 3000	Melbourne VIC 3000

If your mail does not include your apartment number, it will cause delays in delivery to your letterbox or may result in the mail item being returned to sender.

*Australia Post has started encouraging Australians to include the name of the traditional lands we live on in our postal addresses. This information can be included after your name, and before your street address. We live on Wurundjeri Country.*

For groceries, meal deliveries, or perishables – drivers will need to contact you directly to deliver any of these.

## **Customer Service Details**

- Email: [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au)
- Telephone: 03 9224 7888
- Website: [www.unilodge.com.au](http://www.unilodge.com.au)

## **Wellbeing Related Issues**

- Email: [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au)

## **Building Management**

Responsible for assisting with building management related matters. Contact the Building Manager for assistance with building access control, common areas cleanliness concerns, excessive noise concerns, and so forth.

- Email: [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au)
- Telephone: 03 9224 7888 | 0428 690 891
- Address: 339 Swanston Street, Melbourne VIC 3000
- Operating Hours: Monday to Friday – 8:30am to 5:00pm

# SETTLING IN

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We understand that as students coming from overseas to reside and study in a new country; you may experience a certain amount of culture shock.

The people, the weather, the food, the buildings, etc. will be new and may seem different in the beginning. It may take you a little time to get used to your new surroundings and a feeling of homesickness and/or loneliness is not unusual.

Many new students, including Australian students, are living away from their family and friends for the first time so we encourage you to become involved in student activities and events, so that you will make new friends and begin to feel more at home.

There are many different nationalities represented at Student Living. If you are having difficulty settling in or with the language, or if there is anything you are unsure of, our friendly staff are here to help you. For after hour's assistance we have a caretaker on site that can help you with security problems and/or emergency issues relating to your apartment.

Please come and see us even if it's only for a chat! Student Living wants your stay to be an enjoyable and memorable experience. We want you to achieve your goals, but also gain independence, confidence, useful abilities, and resourcefulness.

Our staff will not only assist with questions and queries you may have regarding the complex, but they also have a wide range of knowledge concerning the local area, medical assistance, travel, general information etc. They are always there to help you.

To assist students, the student handbook has simplified the rules of the body corporate. For a more detailed and comprehensive look at these rules, please refer to the confirmation email or please ask the reception.

Please note that it is your responsibility to read the student handbook and understand the rules of occupancy. Ignorance is not an excuse!

We hope that you enjoy your stay here at Student Living on A'Beckett! If you have any questions, please do not hesitate to see us in person, or email us and we will assist you in any way that we can.

# STUDENT LIFE

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Connecting you to services, people and places is just one of the important roles we play here at Student Living on A'Beckett. So, whether you want to connect with other students, the local community or just know the best places to hang out, we can help you.

We want to assist you wherever possible to fit into your home away from home as quickly, safely, and securely as possible so you can get on with the job of studying and enjoying your time here.

At Student Living on A'Beckett, we strive to provide community-based support. One of the big advantages of living in a community is that there is always someone there. If you become worried or concerned over anything, the sooner you discuss it, the sooner we can connect you to someone who can help. You can be assured of a sympathetic ear, regardless of the size or nature of your problem. Your privacy is paramount, and confidences are kept.

As a new resident you may have trouble adjusting to:

- The transition from school to tertiary education / university life
- A different education system and different demands
- Living away from home and being wholly responsible
- Being away from the support of family and friends
- Settling into city life, a new state, or a new country
- Language barriers
- Lifestyle and culture changes, which can include such things as:
  - Finding your way around i.e., transport, clubs, churches etc.
  - Setting up bank accounts

## OUR STAFF

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Regardless of what your enquiry, question, or requirement, our staff are here to assist you wherever they can.

Please feel free to call us or pop by Reception during office hours and we will give you the information you need.

For after-hours assistance such as urgent maintenance, please feel free to call the after-hours phone as stated above.

If you are experiencing illness, an accident, or the death of a relative, please contact us at any time. We can connect you with appropriate counselors for additional support if needed.

## GET TO KNOW YOUR NEIGHBOURS

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Here are some handy hints towards getting to know and living happily with your neighbours:

- Introduce yourself to your neighbours and have conversations with them whenever you can – don't be shy, you may have lots in common!
- Respect others' sleeping and studying habits by not creating excessive noise.
- Don't leave your belongings lying around in shared areas.
- Clean up after yourself.
- Don't use other people's things without asking.
- Have consideration and respect for others in all facets of life.
- Remembering that most residents of Student Living are students. You could assist each other with study and/or have study groups together.
- Suggesting social activities that you and your neighbours could attend together within or outside of Student Living may be a great way to make new friends and meet more people!

# **RIGHTS & RESPONSIBILITIES**

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Student Living on A'Beckett acts as the Managing Agent for the Residential Rental Provider of the apartment.

## **Resident Rights**

- Access to an apartment that inhabitable to live in, in a good state of repair and complies with health and safety regulations.
- Peaceful enjoyment of the premises.
- A secure environment.
- To be given a copy of the rental agreement.

## **Resident Responsibilities**

- Pay the rent by due dates and through the agreed method of payment.
- Do not use the premises for illegal purposes.
- Do not cause a nuisance or interfere with the reasonable peace, comfort, or privacy of a neighbour.
- Keep the premises and inclusions clean.
- Be responsible for your guests' behaviour.
- Do not intentionally, maliciously, or negligently damage, or allow anyone else to damage the premises or inclusions intentionally, maliciously, or negligently.
- Report to Student Living on A'Beckett any damage to the premises. Email to [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au).
- Pay applicable charges as outlined in the Residential Rental Agreement.
- Abide by the terms of the Residential Rental Agreement and Rules and Regulations of the building detailed in this handbook.
- Only use the premises for residential purposes.
- Be responsible to pay for any blown light bulbs or damage in your apartment.
- Be responsible to pay for any False Fire Alarm call outs that may occur from your apartment.

## **Residential Rental Provider Rights**

- To send Remedy of Breach notices to residents who break the terms or conditions of the Residential Rental Agreement and/or cause damage to any parts or inclusions of the building and/or cause inconvenience to others.
- To issue Remedy of Breach notices to residents defaulting on their rental payments, and to send a Notice to Leave if not remedied.
- To inspect the condition of the property between 9am and 5pm at a time previously arranged. Entitled to maintain rules and regulations (permitted by law) regarding the limitation, prohibition, the use of drugs and alcohols within the premises.
- Request ID from residents.



### **Residential Rental Provider Responsibilities**

- To make sure the apartment is clean and fit to live in at the start of the agreement.
- Provide a reasonable level of peace, comfort, and privacy in the premises.
- Ensure the premises are reasonably secure.
- Ensure compliance with laws regarding the health and safety of persons using or entering the premises.
- Maintain the premises and inclusions in good repair.

If you have any concerns, suggestions, or feedback, with the terms of your leasing agreement, please contact the Student Living on A'Beckett team on (03) 9224 7888 or [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au) who will happily discuss any concerns you may have.

If you feel your concerns have not been resolved, please contact UniLodge Head office on [feedback@unilodge.com.au](mailto:feedback@unilodge.com.au) and a member of the Operations Head Office team will contact you within three (3) business days.

Should you feel that your concerns warrant an independent party to assist with a resolution, you may contact Consumer Affairs Victoria at <https://www.consumer.vic.gov.au/>

# **YOUR AGREEMENT WITH US**

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## **Bond**

The Bond is sent to the **Residential Tenancy Bond Authority (RTBA)** – a government organisation. There, the bond is held in trust for the term of the tenancy. The bond cannot be used for rent at any time. The cost of any repairs or excessive cleaning may be deducted from the bond post departure.

## **Condition Report**

At the commencement of the Residential Rental Agreement, a condition report will be completed and signed by both the Resident(s) and a Student Living representative.

This condition report will be used at the end of the agreement to assess any damage to your apartment, its furniture and equipment. **The completed and signed condition report must be returned to Student Living on A'Beckett within five (5) business days of you receiving the report.**

Failure to do so, will result in the original condition report forming the basis for any bond claims at the end of your tenancy.

## **Rental payments**

Rent is to be always paid in advance. Failure to pay rent in accordance with the Residential Rental Agreement will result in eviction.

**The preferred method of payment is by direct deposit.**

Direct bank deposit at any Bank of Melbourne branch or Internet bank transfer to:

**Bank Name:** Bank of Melbourne

**Account Name:** CHM UniLodge on A'Beckett Trust

**BSB:** 113-879

**Account No:** 468 534 243

**Reference:** All rental payments MUST be transferred with your apartment number to clearly identify your payment.

We DO NOT accept EFTPOS, Credit Card, Cheque or Cash payment.

## **Insurance**

Residents acknowledge that the Residential Rental Provider's insurance does not provide cover for the resident's possessions. Resident's monthly rental does include limited content's insurance. If you feel that you require more, it will be the resident's responsibility to purchase said insurance. (Note: it is strongly recommended the resident take out contents insurance to adequately cover their possessions).

## **Internet**

Superloop and Student Living have teamed up to deliver the best available student internet solution on a next generation high speed network. Students find Superloop Internet is the smart, safe, and easy solution for your internet needs. Your monthly rental includes unlimited Internet. You will be provided with your login details prior to move-in.

## **Termination of Rental Agreement**

A Residential Rental Agreement may be terminated if:

1. The Resident fails to pay the rental within fourteen (14) days of the due date. Also, if the Resident fails to pay all outstanding expenses within seven days after receiving their account. Eviction notices require the resident to vacate the property within fourteen (14) days.
2. The resident permits or allows any breach or fails to comply with the Terms and Conditions of the Residential Rental Agreement or Rules of Occupancy.

At the termination of a Residential Rental Agreement, the Resident's private property must be removed. Any property left in the apartment will be disposed of in accordance with the Residential Tenancies Act 1997.

The Residential Rental Agreement is a legally binding document, which if broken, will incur penalties. Where a resident believes that they cannot continue to stay in the apartment, they must notify Student Living on A'Beckett management as soon as possible.

## **Breaking the Residential Rental Agreement**

When considering the premature termination of your Residential Rental Agreement, it is your responsibility to:

- Continue to pay all rent charges until a new resident can be secured or the Residential Rental Agreement ends, whichever comes first.
- Pay all associated costs including applicable advertising and break lease fees.

## **Cancellation of confirmed booking prior to arrival**

The payment of the first month's rental and other upfront charges is required in advance of your arrival and to secure the booking. This is on a non-refundable basis. Only in special circumstances (with appropriate supporting documentation) would a refund be considered, subject to the Residential Tenancies Act 1997. In such an instance a cancellation/administration fee may apply.

## **Important Reminder to Renters**

The Residential Rental Agreement you have entered is a legally binding contract.

The Residential Rental Provider reserves the right to seek recovery of any monies owed, should you fail to meet your legal requirements.

# **UNDERSTANDING YOUR TENANCY**

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These obligations form part of your Residential Rental Agreement with Student Living on A'Beckett. If you have any questions or need a translator, advise us.

## **Absent from your Apartment.**

If you intend to leave your apartment for more than 14 days, please email [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au). This will help us to locate you in an emergency. Please note if you are away over a rental instalment date, it is your responsibility to ensure that your rent is always prepaid.

## **Access to other Apartments**

Entering another resident's apartment without authority is not permitted. Offenders may be detained and charged with trespassing by the appropriate authorities. If you are invited into an apartment, and subsequently asked to leave, you must do so immediately. To prevent trespassing and, theft, all residents should keep their doors closed and windows locked regardless of whether they are in their apartment or not.

## **Access to the Building**

For security reason, the foyer doors are programmed to operate with the use of a proximity fob at all time. It is necessary to use your fob to open the entry door.

## **Furniture**

The furniture, and other items provided in the apartments and communal areas are to be used for the purposes which they are designed for. The Resident is liable for damage to any property.

The Resident is not permitted to make any alternations or additions to the apartment or the furniture and equipment within the apartment, unless the request has been given in writing and approved by Management / Residential Rental Provider

## **Alcohol**

Management promotes a responsible attitude towards the use of alcohol. Alcohol is permissible (if you are over the age of 18) only if consumed within your own apartment. Alcohol is NOT permitted in common areas, hallways, or outside the entrance of the building.

## **Behaviour**

Residents must agree to abide by the code of conduct. Acceptable behaviour includes not interfering with another person's living conditions or personal security. Unacceptable behaviour will be dealt with by management. Repeated offences could constitute grounds for early termination of your Residential Rental Agreement.

## **Smoking**

Smoking is NOT PERMITTED anywhere inside the building, including apartment or balconies. Smoking is only permitted outside the building. This includes the use of e-cigarettes and vaping.

## **Drugs and Illegal Substances**

The use of/or being under the influence of any illegal substance in the building is strictly forbidden. This means under NO circumstances are any illegal substances permitted within the complex, including possession or use of equipment associated with the use or manufacture of illegal drugs/substances. Failure to comply with this rule can result in eviction. If you or someone you know is struggling with drug use, please speak to our team so that we can help connect you with appropriate support services.

## **Guest Policy**

Residents are responsible for the behaviour of their visitors and must understand that visitors are also bound by all the Rules of Tenancy whilst in the building. Residents are responsible for personally letting their guest/s out of the building after hours. The issued swipe card must not be given to the guest/s to exit the building by themselves.

## **Noise Levels**

All residents must observe consideration for their neighbours. In correspondence to the Environment Protection (Residential Noise) Regulations, no excessive noise is permitted as follows hours: Monday to Thursday before 7:00am and after 10:00pm; Friday, Saturday & Public Holidays before 9:00am and after 11:00pm; Sunday before 9:00am and after 10:00pm.

## **Neighbours**

You are further reminded to keep the noise down when entering and exiting the building, especially at night. Please be respectful to our local neighbours, who can be bothered by loud noises residents make coming home late at night. Residents who do not respect this may receive a breach. A breach notice is a formal warning that one of the parties is not fulfilling their obligation. The notice provides details on what must be done for the party to be compliant and how much time is allowed for the party to respond.

## **Garbage**

Bin chute is located on each level near the laundry. Please put your small bagged rubbish behind the chute door.

Several large bins are located on the Upper Basement (UB) for bigger items. Please be aware that you need to separate normal rubbish (bins with red lids), recycling bins (bins with yellow lids) and cardboard recycling bins (blue bins). Cardboard cartons must be flattened before disposal. Signs are located outside for further instructions. There is no rubbish collection during weekends, please disposal all the rubbish during Monday to Friday morning to help us keep the building clean and tidy.

Items like mattress, fridge, etc. are considered as hard waste, please advise the Building Management, and will update you with the hard waste collection date to put those unwanted items in the rubbish bin area. Fines may apply upon failure adhering to information.

Please consider the environment and dispose of all rubbish thoughtfully. If garbage is left on the ground, it will be investigated and costs charged to your account, with a Breach of Rental Agreement notice issued.

### **Pets**

Under no circumstances are you are permitted to bring any pets or animals into the building as the building is not suitable for pets. This includes fish.

### **Common Areas**

Residents must not interfere with or damage any common property or equipment, nor leave anything on or obstruct the use of common property. The Residents are liable for all damages caused.

The Laundry is located on each floor near the bin chute which has washing machines and dryers available for resident's use. Laundry operation hours are limited. Please check laundry signage for further information. Ensure your belongings are collected promptly after use to avoid loss or theft.

### **Requests of Staff**

Residents must comply with all reasonable requests from Student Living management, Building Manager and support staff.

# LOOKING AFTER YOUR APARTMENT

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## **Maintenance**

Student Living on A'Beckett can engage maintenance staff and contractors to attend to any damage or problems that occur on the premises. The Resident is liable for all damages or loss caused by negligence or misuse and will be charged for any costs associated with rectification including labour.

Please follow the procedure below if there is something that requires maintenance in your apartment.

1. Kindly download the console tenant app
2. Provide full description of the issues and attach relevant photos.
3. The customer service team will give you an approximate time frame that you can expect for the maintenance to be completed.

Maintenance contractors will attend to maintenance during their own operational hours Monday – Friday. Please remember that they are not direct employees therefore will schedule your repairs to be completed along with their existing workload.

## **Departure Cleaning**

Your apartment has been professionally cleaned 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, Student Living has been able to negotiate volume rates with a bond cleaning company that delivers a service that we believe is of a very high standard which meets our expectations.

Please do not remove any items or equipment from your apartment

## **Ensuite bathrooms**

Keep the grout and silicone clear of mould and stains through regular (we recommend weekly) cleaning using water, a cloth, and a shower cleaner or natural alternative.

## **Hanging items on walls**

You can hang items on your walls, but you must ensure you do not damage the walls in the process, and that you remove everything before you leave. You can buy special hooks, such as 3M removable hooks, from supermarkets or hardware stores, which are designed not to damage the walls once removed. Please do not use sticky tape or blue tac, as both will cause damage. Any damage caused because of removing these hooks will be your responsibility and repair will be at your cost.

Hanging items in common or shared areas including the front of apartment doors, balcony and windows is strictly prohibited.

### **Mattresses**

Please ensure that you use the mattress protector on your bed between the mattress and your sheets to prevent stains or damage to your mattress.

### **Carpets**

Ensure to vacuum clean your floor regularly.

### **Cleaning**

It is expected that you will always keep your apartment clean and tidy to avoid potential pest infestation. Student Living on A'Beckett have monthly pest control plan in the building, please advise if you have any issues. Please see below some tips for living in healthy environment.

Keep food covered!

Clean and wash dirty dishes after every meal.

Wipe down all bench-tops and stovetops, appliances including rangehood in the kitchen every night with a cloth containing warm soapy water.

Garbage bins to be kept lidded and regularly disposed of.

Sweep, vacuum & mop floor regularly!

### **Fridge**

Do not use harsh, abrasive cloths or cleaners or highly perfumed, strong-smelling cleaners or solvents on any part of the refrigerator or freezer. The amount and types of food stored determines how often cleaning should be carried out. Ideally it is recommended that the refrigerator is cleaned and defrosted every 2-4 weeks. Remove the shelves and wash in warm water. Rinse in clean water and dry before replacing.

### **Cooktop**

Keep the cook top clean and free from food spillage, grease & oil. Keep an eye on your cooking as overflow water / soup may cause damage to the electrical cooktop.

### **Microwave**

Please ensure cooking times are correctly set as over cooking may result in the food catching fire and subsequent damage to oven.

When food is heated or cooked in disposable containers of plastic, paper, or other combustible material, check the oven frequently due to the possibility of ignition. If smoke is observed, switch off, keep door closed.

Do not rinse the turntable by placing it in water just after cooking. This may cause breakage or damage.

Utensils should be checked to ensure that they are suitable for use in microwave oven. Never use metal or aluminium utensils inside the microwave.



### **Blinds, Windows & Balcony (If Applicable)**

You will find a chain on the side of the window or sliding door. Pull the chain gently and smoothly from directly underneath to either raise or lower your window blinds. Should you pull the chain off, it will be at your cost to have it re-attached.

No items are to be hung in or attached to your window. Clothing can be hung on a clotheshorse in your apartment or can be dried by using the dryer in the laundry. Any item(s) placed on your window or balcony area (if applicable) is a direct breach of your rental agreement.

### **NO SMOKING, NO HANGING CLOTHES, NO ITEMS SHOULD BE PLACED IN BALCONY AREA.**

Avoid condensation inside the apartment. This can cause dampness, mould issues, wood rot and corrosion inside the apartment. Please keep the windows open, ventilate bathroom, kitchen, cupboards, and wardrobes to let the air circulate freely inside your apartment.

Ensure to regularly wipe down windows, frames, and other affected areas with a fungicidal mould-killing wash. Make sure you follow the manufacturer's instruction precisely. Dry clean and shampoo mouldy carpets. Report ongoing issues to reception or email [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au)

### **Light Globes & Fluorescent Light fittings**

Residents are responsible for replacing their own light globe. These can be purchased from a supermarket or department store. Student Living staff can arrange the replacement of light globe or fluorescent light fitting at cost to you, please contact our office for more details.

### **Smoke Detector**

Your apartment has been installed with a smoke alarm. Generally, they are located on the ceiling of your apartment. Each one is connected to a 240V power supply via your apartment switchboard. **If you attempt to tamper with or remove your smoke alarm, you may be fined more than \$3,000 by Fire Services Victoria.**

# EMERGENCY PROCEDURES

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Student Living on A'Beckett staff will provide residents with emergency assistance in the event of:

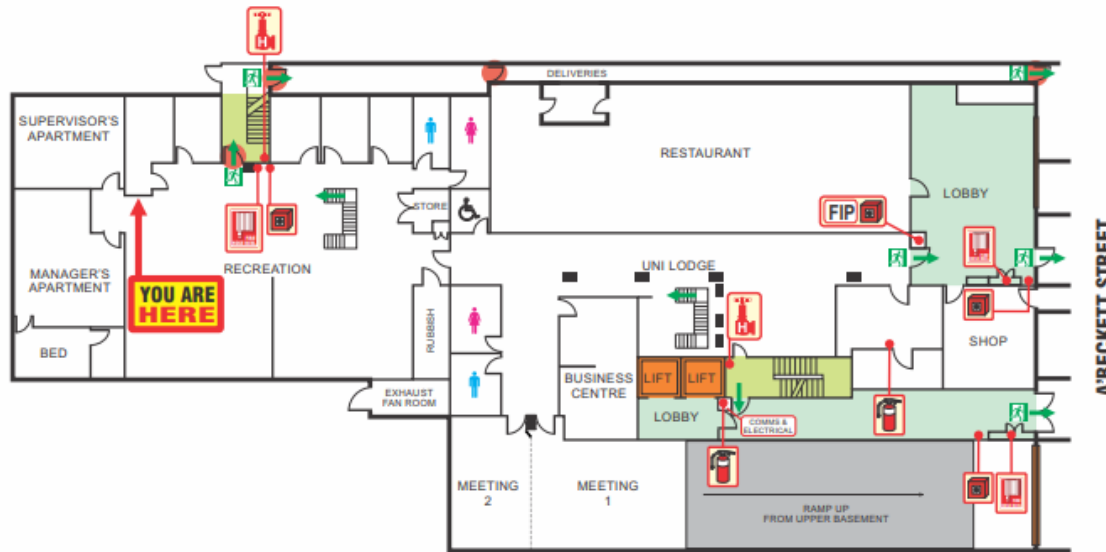
- Personal, physical or mental emergencies (e.g. theft, assault, harassment, vandalism, lost and found items, accidental or self-inflicted injury or medical condition)
- Building emergencies (e.g. fire or storm damage)
- Maintenance emergencies (e.g. loss of power, loss of heating, flooding due to plumbing blockages or breaks, malfunctioning locks, damage to doors or windows)
- Tenancy rule breaches (e.g. excessive noise, trespassing, other disturbances)
- Lockouts – where a resident is locked out because he/she misplaced the key swipe.

## **Assembly Location Point - Evacuation**

If you are instructed to evacuate the building, make your way to the nearest FIRE EXIT and continue down the stairs to Ground Level as outlined in the Evacuation Diagrams throughout the building and await further instructions from the building Fire Warden. Before re-entering the building, please wait until instructed to do so by the fire department authority and/or the building Fire Warden, as it may not be safe to automatically re-enter the building.

Assembly location point: **Corner of Elizabeth Street and A'Beckett Street**. A copy of the evacuation plan diagram for the ground floor is located on the next page.

# EVACUATION DIAGRAM



**GROUND FLOOR**



- LEGEND**
- Exit Sign
  - Egress Path
  - Fire Hydrant
  - Fire Hose Reel
  - Fire Extinguisher (DCP)
  - Manual Call Point (Red)
  - Fire Indicator Panel
  - Fire Door
  - Roller Door

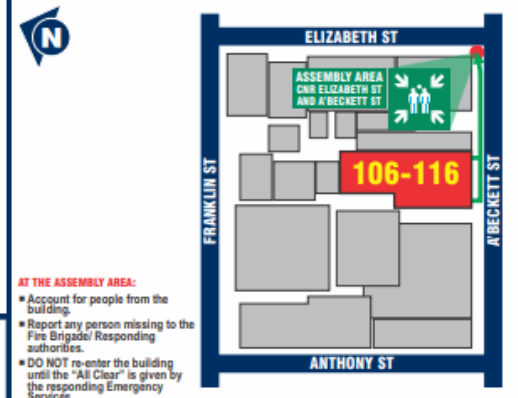
**106-116 A'BECKETT ST  
MELBOURNE VIC**

	<b>000</b> EMERGENCY CALL		<b>106</b> TEXT EMERGENCY CALL	<b>P</b> POLICE
			<b>FIRE</b>	
			<b>AMBULANCE</b>	

**EVACUATION PROCEDURES  
FIRE AND EMERGENCY OPTIONS  
IN CASE OF FIRE**

- R** REMOVE PEOPLE FROM IMMEDIATE DANGER AREA  
Continually assess the situation, do not put yourself or others at risk (Do not obstruct Exits and/or Exit Routes)
- A** ALERT OTHER PEOPLE IN VICINITY OF THE FIRE/EMERGENCY  
Dial **000** and ask for the Fire Brigades/Service
- C** CONFINE FIRE/SMOKE  
Close doors behind you and where practicable, windows also (To contain smoke/ fire)
- E** EVACUATE  
(Extinguish/Contain Fire, if trained and if safe to do so, operate appropriate extinguishers)  
**DO NOT USE LIFTS**

**SITE PLAN**



## **Fire Sprinklers and Smoke Detectors**

Never cover or attempt to remove the smoke detector in your apartment as these are connected to the main fire alarm system and these actions may cause a system fault and or a false alarm. In the event of a false alarm that is caused by interference with a smoke detector, Fire Services Victoria has within its powers to levy fines and commence prosecutions (current fines exceed \$3,000). You may also be responsible for the cost of repairs to the system that this damage may cause.

**False alarm callouts by can result in fees more than \$3,000 that you are required to pay.**

Please open your nearest **window** and “fan” the fumes away from the detector which will then cease its alarm if cleared.

**Each apartment has a fire sprinkler. In the event of a fire, you should always remove yourself and others (if safe to do so) from the immediate danger, closing the doors behind you.**

**The building has fire rated doors and advanced systems for your safety**

***Do not touch the smoke detectors and sprinklers  
Do not hang coat hangers from the sprinkler device***

Touching the sprinkler head may result in it being activated, causing hundreds of litres of water to gush into your apartment, which will flood not only your apartment but also those below. Severe damage costs **more than \$25,000** may incur upon anyone who interferes with a fire sprinkler or a smoke detector!

*In the event of Fire*

- Assist any person in immediate danger, only if safe.
- Close doors to stop oxygen fuelling the fire.
- Call the **Fire Brigade (000)**.
- Attack fire if safe to do so.
- Evacuate to assembly area using the stairs, assist anyone else, only if safe to do so.
- Remain at assembly area and await all clear or roll call.

***REMEMBER: DO NOT USE LIFTS IN A FIRE EMERGENCY***

## **Fire Escape Doors**

Fire escape doors, where provided, must not be tampered with, and must be used only in an emergency.

## **Fire Safety**

All residents have a legal and personal responsibility to assist in maintaining a safe environment within the building. The building is fitted with the most up to date technology in terms of fire and smoke detection. Each apartment is fitted with a smoke alarm, sprinkler system and a warning announcement device.

# **BUILDING SECURITY**

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- All Residents and visitors agree to be bound by the security regulations or as instructed by Management.
- We suggest that you keep your doors always locked and take your keys and proxy card with you.
- Under no circumstances must residents loan out their proxy card or apartment keys.
- Residents are responsible for the behaviour of their visitors and must understand that visitors are also bounded by all the building rules whilst in the facility.
- Residents should NOT allow access into the building to person unknown.
- Each apartment has its own individual restricted series key – which mean it cannot be copied unless authorised and ordered via Student Living on A'Beckett staff.

## **Intruders**

Although we take all precautions, intruders may occasionally gain entry to the building. If you see anyone behaving suspiciously, call the building manager immediately notifying of the location. Do not approach the person as it may put you at risk.

- The building has 24-hour video surveillance.
- Do not show any person to a resident's apartment or tell them where they live - the resident concerned may not wish to see the visitor.
- Do not swipe your building proxy card for any other person in the lifts or open the front entry door.
- Tell any visitors requesting entry to call the person they are visiting.
- Do not write your apartment number (or your name) on your key card (if lost, it should not indicate where or who it belongs to).

## **Access to other Apartments**

Entering another Resident's apartment without consent will result in the same action as trespassing. That is, offenders may be detained and charged with trespass by the appropriate authorities. To prevent trespassing and theft, all Residents should keep their doors closed and locked regardless of whether they are in their apartment.

## **Lockouts**

A lockout fee will apply should you lock yourself out your apartment. Please contact Wynn's locksmith on (03) 9690 8888 for assistance.

# **LIVING TOGETHER AT STUDENT LIVING ON A'BECKETT**

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## **Privacy**

Your privacy is important to us. Our [privacy policy](#) clearly outlines how we handle all confidential matters. Should you wish to discuss any matter in private, please ask. All matters discussed will remain confidential.

## **Workplace Health & Safety**

Under the Workplace Health and Safety Act, Student Living on A'Beckett is recognised as a workplace and, as such, this puts responsibilities on both Student Living Management and residents. As residents, you must not be negligent in terms of causing or contributing towards an accident. E.g., preventing easy access or exit from the building by leaving personal articles or rubbish blocking any thoroughfare including exits, or interfering with any fire safety notices or equipment.

At no times are Residents to use the fire stairs as a form of access in and out of the building. Fire stairs and fire doors are only for evacuation purposes in an emergency.

## **Sexual Harassment**

Sexual Harassment is unacceptable and contravenes the law. It occurs where:

- A person subjects another person to an unsolicited act of physical intimacy; or
- makes an unsolicited demand or request (whether directly or by implication) for sexual favours from the other person; or
- makes a remark with sexual connotations relating to the other person; or
- Engages in any other unwelcome conduct of a sexual nature in relation to the other person.
- Anyone engaging in the conduct described above does so:  
with the intention of offending, humiliating, or intimidating the other person; or  
in circumstances where a reasonable person would anticipate the possibility that the other person would be offended, humiliated, or intimidated.

Student Living on A'Beckett is a friendly and supportive community, and it is expected that residents will be pro-active in ensuring that it remains so.

The Anti-Discrimination Act makes discrimination unlawful on grounds including **gender, race, age, sexual orientation, physical, religion, political belief, or activity**.

If you think you have been subjected to any form of discrimination, please contact us.

# **GETTING HELP**

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Should you at any time be unsatisfied with any outcome regarding your rights of occupancy, please contact our office.

Address – Reception/339 Swanston Street, Melbourne VIC 3000

Telephone – 03 9224 7888

Email – [onabeckett@unilodge.com.au](mailto:onabeckett@unilodge.com.au)

## **Financial Difficulties**

If you are experiencing any financial difficulties, please speak to the Customer Service Manager. Often, these difficulties can be managed by the implementation of a financial plan.

If you are a student, The Customer Service Manager can also help connect you to the University, which may be able to offer some form of assistance through their Financial Aid team. The Financial Aid team provides student loans, advice and advocacy around Government student payments, grants based on financial need (including housing/rent assistance grants) and welfare support.

## **Personal Problems**

Please talk to us if you are experiencing any difficulties, personal issues, study problems or just anything that may be getting you down. Our staff are here to support you and provide guidance, assistance, and referral where necessary. We have connections with university counsellors (for university students), or community provided health specialists, should you require specialist support.

# GETTING AROUND MELBOURNE

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Melbourne is one of the most liveable cities in the world and is well known for its festivals, parks, sporting events and café culture.

For information on Melbourne or to check out local events visit [What's On - City of Melbourne](#).

Information on public transport can be obtained from the [Public Transport Victoria website](#) or you can [download the PTV app](#) on your mobile phone. Our friendly customer service staff can assist you to navigate the website or the app. You can find out more about concession pricing for tertiary students at [Public Transport Victoria](#).

## **Buses**

The bus stop at the corner of Queens Street and A'Beckett Street you to the western and south-eastern suburbs of Melbourne.

## **Cycling**

Melbourne has dedicated on-road bike lanes that run throughout the CBD.

Cycling without a bike helmet is illegal. You can purchase helmets from [Big W](#), [Target](#) and other stores.

## **Trains**

Getting around Melbourne is easy with Melbourne Central station located a two-minute walk from your front door.

## **Trams**

There is a free tram service throughout the Melbourne CBD. Trams also run throughout the Melbourne suburbs. Tram routes can be found on the [Public Transport Victoria website](#).

## **Walking**

106 A'Beckett Street is conveniently located within 5 minutes' walk of [Queen Victoria Market](#), [QV](#), [Melbourne Central](#), [Emporium](#), [Elizabeth St restaurants](#), [RMIT University](#), [Victoria University City Tower](#), [University of Canberra](#)



# EMERGENCY CONTACTS

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## Emergency (Fire, Police, Ambulance) 000

Melbourne Uni Student Services	136 352	Lifeline (24 Hours)	13 11 14
AIDS Helpline	1800 133 392	Medicare	13 20 11
Asthma Victoria	1800 645 130	Mental Health Foundation of Australia	03 9427 0406
Cancer Hotline	13 11 20	Men's Line Australia	1300 789 978
Centre Against Sexual Assault (CASA) - Crisis Line	1800 806 292	National Security Hotline	1800 123 400
Centrelink	13 10 21	Nurse on Call (24 Hours)	1300 606 024
Direct Line (Drug & Alcohol Counselling 24 Hour Line)	1800 888 236	Poisons Info Line	13 11 26
Eating Disorders Foundation of Victoria	03 9885 0318	Pregnancy Help Line (24 Hours)	1300 139 313
Epilepsy Association	1300 374 537	Quit Line	13 18 48
Gambling Helpline	1800 156 789	SANE Mental Illness Hotline	1800 187 263
Gay and Lesbian Switchboard	03 9663 2474	Suicide Call Back Service	1300 659 467
Grief Line	03 9935 7400	Suicide Help Line (24 hours)	1300 651 251
Immigration / Multicultural Affairs	13 18 81	Vic deaf	03 9473 1111
Information Victoria	1300 366 356	Women's Domestic Violence Crisis Service	1800 015 188
Interpreting Service (24 Hours)	13 14 50	Women's Info and Referral Exchange (WIRE)	1300 134 130
Kids Helpline	1800 551 800	Tenants Union of Victoria	03 9416 2577
Victorian Legal Aid	1300 792 387		