

**UniLodge**



**UNILODGE @ UC – COOPER LODGE FACTSHEET**

## PROPERTY DETAILS

Property Name UniLodge @ UC – Cooper Lodge

Property Address Corner Telita & Pantowora Street, Bruce ACT 2617

Property Email Address uc.cooper@unilodge.com.au

Property Phone Number +61 2 6109 4200

## APARTMENT / ROOM TYPES

Studio	Yes	Our studio apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends.
Studio Deluxe	Yes	Similar to our Studio, the Studio Deluxe apartments are great for students who want to experience independent living but with a bit more floor space and a couch provided by UniLodge.
Studio Double	Yes	Our Studio Double apartments are furnished with a queen sized bed and are an excellent option for couples looking to get the on campus experience while having the comfort of their own space. Studio Doubles are also great for students who want a larger room.
Studio Double Deluxe	Yes	Our Studio Double apartments have a larger floor area than the Studio Double and are furnished with a queen sized bed and are an excellent option for couples looking to get the on campus experience while having the comfort of their own space. Studio Doubles are also great for students who want a larger room.
Multi-share Apartments (5 bedroom + Accessible)	Yes	5 Bedroom Apartments. The multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! A cheaper option than our studio apartments, the Multi-share Apartments offer a spacious living area and bathrooms, while ensuring that all students have their own quiet space

to study in their secure bedroom. Accessible options exist within 5 Bedroom apartments, designed with easy wheelchair access in mind.

## LEASE DETAILS

Security Deposit	Yes	A Security Deposit is payable to UniLodge. A Security Deposit is money that the resident pays at the beginning of a tenancy which UniLodge can claim on behalf of the owner if the resident owes money for rent, damages, or other costs at the end of the tenancy. The Security Deposit is not the same as paying rent in advance. The Security Deposit will be refunded to the resident once the apartment is vacated and is in good condition following the completion of the Exit Condition Report.
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Contracts (length)		Two contract end dates offered: December 31 or January 31 the following year. 2019 contracts will begin from February 1 – please refer to your Offer Letter.
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Study Abroad		As a Study Abroad student, you're not just here to enhance your qualifications. You're also here to enjoy the journey of a lifetime. That's why UniLodge offers the shortest accommodation contracts of the UC accommodation options – saving you money and giving you the freedom to travel!
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**[View our Study Abroad Flyer](#)**

## APARTMENT INCLUSIONS & FEATURES

Air-conditioning	No	Each apartment features an opening window and a wall mounted fan.
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Bathroom	Yes	Private ensuite bathroom to Studio room. 5 Bedroom Apartments include 2 showers, 2 toilets and 3 basins to share.
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Bedrooms Secure – Electronic	Yes	With your security and safety in mind, access to the building and your apartment is via swipe card.
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Cleaning Apartments	No	Cleaning of the apartments during tenancy is the responsibility of the residents.
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Dining Table & Chairs	Yes	A dining table and chairs are included in each of our Studio Double Deluxe and 5 Bedroom apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment.
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Electricity	Yes	Your utilities and usage is charged at a flat rate of \$25/week. This includes electricity, gas, water and phone line rental for your in-room telephone.
Heating	Yes	Each apartment features a heater for those days when it gets a little too cool for comfort in your apartment.
Internet	Yes	You can sign up for internet connection with our building internet provider, Big Air. Packages start from only \$19.95/month. Wi-Fi hotspots available for use with internet subscription in all common areas.
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop, ducted range hood and microwave oven.
Kitchen Kits	No	Available for purchase through Your Shop – have them ready in your unit when you arrive! It’s easy, convenient and value for money – awesome! Other kitchen and household items are also available for purchase from Your Shop. Here’s what our UniLodgers had to say – <i>“The order was great and I am so thankful to you and everyone else for ensuring it would arrive by the day I arrived. I am pleased with everything in the order and again especially with how fast it came.”</i> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.
Linen Kits	Yes	Available for purchase through Your Shop – have your linen kits and other items purchased from Your Shop ready in your unit when you arrive! It’s easy, convenient and value for money – awesome! Other household items are also available for purchase from Your Shop. Here’s what one of our UniLodgers had to say – <i>“I am satisfied with my product. It was very good value for money, and having everything already in my apartment when I moved in was a great relief.”</i> To read more on what other UniLodgers think of Your Shop, head to the Your Shop FAQ.
Phone	Yes	A phone is provided in your apartment for your personal use – charges apply and will be added to your account on a pro-rata basis.
Study Desk, Pedestal Chair, Pin Board & Desk Lamp for each person	Yes	All of these key essentials are included in your apartment for your academic needs.
Televisions	Yes	Each apartment features a large TV.

Water	Yes	Your utilities and usage is charged at a flat rate of \$25/week. This includes electricity, gas, water and phone line rental for your in-room telephone.
Other Inclusions	Yes	Queen or king single bed; built-in wardrobe & full length mirror; blinds to every bedroom window.

**PROPERTY FEATURES & FACILITIES**

Barbeque	Yes	BBQ facilities are located on the roof top of the property – enjoy a BBQ with your friends, or prepare dinner for one. The BBQ is electric and free for all residents to use.
Broadband – Wi-Fi Broadband Connection	Yes	The property features high speed wireless broadband throughout the building, so no matter where you are within the property you can access the internet.
Bike Space	Yes	Secure bike sheds are available to all residents and are located to the side of the property.
Building Security	Yes	Resident safety is a number one priority for UniLodge management. The property features secure access to the building – no one can enter the building without swipe card access or in the company of a resident or staff. Onsite management and after hour’s staff are always available in case of emergency.
Car Park	No	Unfortunately there is no car park available at the property. Parking is provided by the university with car parks located close to the building.
Cinema	Yes	Small theatre room located in our 4th floor common room. You can also check out all of the latest movies at Hoyts Cinemas Belconnen – only 1.9km away which is a leisurely 10 minute walk.
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	UniLodge @ UC features some great common areas with our 4 <sup>th</sup> floor roof top balcony and commons. With TV’s, study benches, dining tables and chairs; common kitchen and BBQ’s at your disposal. A baby grand piano in the music room and large projector in the theatre room ensure you’ll never be bored.

Community Spirit Program	Yes	The program offers a great range of activities & events – ranging from day trips (Canberra zoo, Questacon, Perisher valley), BBQs, dinners, helping charities, game competitions and much more! See the Community Spirit Program page for upcoming events and to secure a spot. Community Spirit Program membership is paid annually.
Gym, Pool, Sauna	No	UC Fit Sport and Fitness Centre – 2 minute walk, 700m; Canberra International Sports and Aquatic Centre (pool, sauna and gym) – 500m, 5 minute walk.
Laundry Room	Yes	The laundry room includes both washing machines and dryers. Access to the laundry is available 24/7, so you can do your washing at any time of the day. The laundry room also includes ironing facilities.
Mail Boxes	Yes	A mail box is located behind reception for each apartment. You are able to collect your mail any time during reception hours.
On-site Staff	Yes	Our on-site friendly customer service focused staff will be available offering general assistance, referral to counselling services, 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	Yes	The property is in a great location with close access to public transport. Quick 10 minute walk to the Belconnen bus interchange. Bus stops at the university.
Shops, Restaurants & Cafes	Yes	On the ground floor of the property there is an array of cafes and restaurants to suit everyone’s taste buds. Located a 10 minute walk to Westfield Belconnen shopping centre which is one of the largest in Canberra, featuring around 270 specialty stores.
Universities – Distance		On campus at the University of Canberra.

### The National Rental Affordability Scheme

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative that seeks to address the shortage of affordable rental accommodation by offering a financial incentive to providers of new rental dwellings. The incentive is offered on the condition that the dwellings are rented to eligible low to moderate income earners at a minimum of 20% below market rates.

As an NRAS approved accommodation provider, The University of Canberra, with the support of the ACT Government, will provide an additional affordable accommodation for students over the coming years. This will include The University of Canberra – Weeden Lodge.

To receive the Government incentives, The University of Canberra must satisfy the following conditions applying to NRAS approved dwellings:

- They must be allocated to low to moderate income earners (refer to eligibility requirements below).
- Tariffs must be set at a minimum of 20% below market rates.
- Yearly tariff increases are capped at the rental component of the Consumer Price Index (CPI) for the ACT from December to December.
- The University must give priority to students travelling from elsewhere in Australia.

### Eligibility Requirements

To be eligible you must be a domestic or International student whose 2017-2018 annual income (in Australian Dollars) is below the following limits:

<b>Annual Household Income Limits for 2017 – 2018 NRAS Year for UC Accommodation</b> (indexed in accordance with the NRAS tenant income index on 1 May each year)		
Person type	Initial Income Limit (\$AUD)	Upper Income Limit (\$AUD)
First Adult	\$49,547	\$61,934
Each additional adult *	\$18,954	\$23,693

\* Applies to each additional adult living in share accommodation. I.e. combined initial income limit of a couple living in a Studio Double Deluxe will be \$68,501 or \$125,363 for all individuals living in a 5 Bedroom Apartment.

^The income limits specified are applicable to domestic and international students and are calculated in Australian Dollars.

### Initial Eligibility

To be eligible to become a resident in an NRAS approved dwelling, your annual gross income must not exceed the Initial Income Limit outlined in the table above. To enable the University to assess your eligibility, you will therefore be required to:

1. Provide an estimate of your annual gross income for the 12 months immediately prior to the date you submit your online application for accommodation, and
2. Provide a complete Income notification form and supporting documentations evidencing your gross income for the 12 months period ending on the day before your Occupancy/Room Agreement is due to commence. The completed form and supporting documentation will need to be submitted your residence on the day that your Occupancy/Room Agreement is due to commence.

**Please note:** If the University is unable to satisfactorily determine your income based on your completion of the Income Notification Form and the supporting documentation that you provide, it may require you to complete a Commonwealth Statutory Declaration.

### Continuing Eligibility

The continuing eligibility of residents of NRAS approved dwellings will be assessed on the 12 month anniversary of the day they took up residency. If a resident's annual gross income exceeds the Upper Income Limit in the above table they may cease to be eligible.

Resident's will therefore be required to submit an Income Notification Form, and supporting documentation, or Statutory Declaration if required by the University, on the 12 month anniversary of the day they took up occupancy substantiating their gross income for the 12 months immediately prior.

If you have any questions about your eligibility, please contact us on 02 6109 4200 or email [uc.cooper@unilodge.com.au](mailto:uc.cooper@unilodge.com.au).

More information on the National Rental Affordability Scheme can be found on the Department of Human Services website.