

UniLodge



UNILODGE THE MANORS FACTSHEET

PROPERTY DETAILS

Property Name	The Manors
Property Address	300 Sir Fred Schonell Drive, St Lucia QLD 4067
Property Email Address	manors@unilodge.com.au
Property Phone Number	+ 61 7 3870 5444

APARTMENT / ROOM TYPES

Apartment – 1 Bedroom	Yes	Our one bedroom 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.
Apartment – 2 Bedroom	Yes	Our two bedroom apartments are perfect for students who prefer to share with a friend or partner – or someone just looking for a little more space.
Apartment – Multi-share (3 bedrooms)	Yes	3 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!

LEASE DETAILS

Bond	Yes	A Bond is payable, equivalent to 4 weeks rent, and is payable to the Residential Tenancies Authority . A Bond 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 Bond is not the same as paying rent in advance. The Bond will be refunded to the resident once the apartment is vacated
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and is in good condition following the completion of the Exit Condition Report.

Contracts (length)

6 and 12 month leases are available, subject to availability.

APARTMENT INCLUSIONS & FEATURES

Air-conditioning

Yes

Some apartments include air-conditioning but this is not guaranteed.

Bathroom

Yes

Each of our apartments feature bathrooms: 1 bedroom apartment – 1 bathroom; 2 bedroom apartment – 2 bathrooms; 3 bedroom apartment – 2 bathrooms.

Bedrooms Secure

Yes

Each apartment has lockable front entry doors. Only some apartments have lockable room doors in the apartment.

Cleaning Apartments

Yes

Don't like cleaning? That's ok! We can recommend a regular cleaner for so you have more time to hit the books, mingle with your friends in the great common areas, or explore Brisbane! The cost of this would be paid directly by you to the cleaner.

Dining Table & Chairs

Yes

A dining table and chairs are included in each of our apartments, so you can sit down and enjoy a home cooked meal in the comfort of your own apartment.

Electricity

No

Your electricity usage is not included in your rent. You will need to connect your electricity with Silver Asset. When you have submitted your booking form, you will receive an email back with the Silver Asset electricity application form attached to it. Please complete it as per the instructions on the form.

Heating

No

Unfortunately the apartments do not feature heating. Some do have reverse cycle air conditioning, however this cannot be guaranteed.

Internet

No

Internet is not included in your rent. You can connect with Big Air almost instantly by connecting to their wireless network or via internet socket in your

		apartment using an Ethernet cable. There is a subscription fee that Big Air charges. You can obtain the brochure from the front desk.
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, cooktop, ducted range hood, microwave, and oven.
Kitchen Kits	No	Available for purchase through Your Shop – have them ready in your apartment 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 .
Laundry Room	Yes	Each apartment comes with a washing machine and dryer.
Linen Kits	No	Available for purchase through Your Shop – have your linen kit and other items purchased from Your Shop ready in your apartment 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	No	You will need to subscribe with a phone line provider of your choice such as Telstra, Optus etc. There is an intercom in the complex in each building.
Study Desk & Chair	Yes	Each apartment comes with study chair and study desk essential for your academic needs.
Televisions	Yes	Each apartment is furnished with a television in the lounge room.

Water	Yes	Your water connection and usage is included in rent – no need to pay bills at the end of each month! We encourage all residents to use water wisely.
Other Inclusions	Yes	Each apartment comes with bed/beds varying in size from Single, King Single, Double, Queen and King. Basic lounge furniture such as couch and TV unit are also included in the apartment, and each apartment also features a balcony.
PROPERTY FEATURES & FACILITIES		
Barbeque & Pool	Yes	There's no better way to enjoy the hot Queensland summer than swimming in a pool and having a BBQ with some mates and it's for this reason that our current residents love living at The Manors. The property features a wonderful swimming pool and BBQ facilities surrounded by palm trees, which makes summer living perfect for all of our residents. The opening hours of the pool and BBQ area are between 7am – 9pm daily.
Bike Space	Yes	Bike racks are available to all residents, on a first in basis. For secure bike racks, please enquire at reception.
Building Security	Yes	Resident safety is number one priority for UniLodge management. The property features secure access to the building – no one can enter the building without swipe card access, a key or in the company of a resident or staff.
Car Park	Yes	A secure undercover car park comes with each apartment and is included in the weekly rent.
Cinema	No	There are several options for cinemas within a short distance from @ UQ – St Lucia. There is a cinema located on campus which shows films on the weekends and during the week occasionally. There are large commercial cinemas located either at Indooroopilly Shopping Centre, the South Bank Cultural Precinct or in the Brisbane CBD, and there is a very lovely boutique cinema in the nearby suburb of Rosalie surrounded by a large variety of restaurants. All are located within walking distance or a short bus ride.

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.
Community Spirit Program	Yes	Community Spirit Program membership offers a great range of activities & events – ranging from day trips (Movie World, Dreamworld, etc.), BBQs, dinners, game competitions and much more! See the Community Spirit Program page for upcoming events and to secure a spot. Community Spirit Program membership is an additional charge.
Gym	No	The University of Queensland provides gym, pool and other sports facilities. They are all within walking distance.
Mail Boxes	Yes	If you reside in A or B Block, your mailbox is located just outside of your building; If you reside in C or D Block, your mailbox is at the car park entrance facing 139 Macquarie Street which you can access through the back gate of the complex.
On-site Staff	Yes	Our on-site friendly customer service focused staff will be available offering general assistance – you will always have someone there for you.
Public Transport		The property is in a great location with close access to public transport. Quick 5 minute walk to the City Cat stop and the bus stop.
Shops, Restaurants & Cafes		You can easily access to the nearby regional shopping centres (Toowong Village and Indooroopilly Shopping Centre). They are only about 5-10 minutes away by bus. There are some shops and restaurants nearby that are within walking distance.
Universities – Distance		The University of Queensland St Lucia campus is located within very short walking distance. We are located less than 15 mins walk from the Biological Sciences Library, the Great Court, the Student Union Centre and the Walter Harrison Law Library.