

UNIRESORT

Rules



Please read and sign the UniResort rules.
Non adherence to these rules may result in eviction.

Rent

You are required to pay rent 2 weeks in advance. Payments can be made by direct debit facility. All tenants will be required to sign an authority for direct debit from their bank account.

Room Inspections and maintenance

Residents must take care of the shared environment as well as their own room and ensuite.

Room inspections take place every month. At this time you will be notified if you need to clean the area or replace damaged or broken facilities in the room.

Common areas

Residents and guests are to leave common areas neat and tidy after using them. These areas include the gym, the pool, sauna, spa, tennis court, patios, living room, kitchen, yard and prayer room. The BBQ area needs to be booked at Reception.



Residents behaviour

Residents are required to be respectful of others peace, privacy and comfort at all times. Residents must not enter other resident's rooms without permission ref. Residential Services Act (2002).

Guests behaviour

As a resident you are responsible for your guest and their behaviour while they are at UniResort. You must ensure your guests also respect the other tenants comfort at all times. Please make your guest aware of the rules regarding the shared areas. Guests staying longer than 3 consecutive nights will incur a \$50 per week fee on top of your normal rent payments. It is your responsibility to inform the office if you have guests staying for extended periods and what arrangements you would like to make for this. Your guests may rent rooms for short periods. Please contact the office if you would like to make arrangements for room rental.

Cross cultural awareness

UniResort promotes a fair and welcoming multicultural environment. Please respect other residents and their cultural differences while you are staying at UniResort.

Rooms

Residents wanting to move rooms must contact the office. This is arranged at the front office. A room shift charge does apply. You will be charged \$100 this is strictly an administration fee.

If residents are found shifting rooms without being processed by the office a one off \$1000 fee will apply.

Locks and keys

Residents and guests must not change or tamper with key codes or door locks. If you have difficulty with your door lock please contact the office and the staff will help you. All codes are to be kept confidential.

Pets and animals

No pets or animals of any kind are allowed at UniResort at any time.

Breaches of the Law

The following breaches of rules will be considered very serious and will require management to notify the police.

- Use of illegal drugs on the property
- Firearms in the rooms, cars or on the property
- Violence to other residents, guests or staff at UniResort
- Theft of property belonging to UniResort
- Removal of trolleys from shopping centres (this is theft)

Breaches of rules

The following breaches of the rules will be considered serious and the tenancy maybe terminated if residents do not comply with the rules at UniResort.

- No smoking in the rooms
- No littering the property
- Do not damage the property, furniture and fittings
- Do not leave garbage in stair wells or shared areas
- No excess noise at anytime (day or night) in the rooms or common areas
- Excessive untidiness in the shared areas in the apartments

Times

The pool area, tennis court, sauna and spa areas can be used between 6.30am and 10pm.

The BBQ areas can be used from 6.30am to 10pm. The BBQ must be booked at the office.

YOUR NAME: _____ SIGNATURE: _____ DATE: ____ / ____ / ____

OFFICE USE ONLY: UNIRESORT WITNESS

NAME: _____ SIGNATURE: _____ DATE: ____ / ____ / ____