

Student Accommodation Available for 2018

112 Rusden Street, Armidale

Armidale Uniting Church runs a student residence (St Andrews House) that supports Christian and non-Christian students wishing to live in a self-managed community, guided by Christian values.

- Six individual furnished bedrooms
- Two bathrooms and two living areas, large kitchen
- Internet and electricity included in rent
- Central city location (200mtrs from supermarket and bus stop)
- Comfortable and affordable
- Support from Armidale Uniting Church members.

For further information see below or contact Russel Glover – Mob: 0409 477 583 or Email: russelglover55@gmail.com

St Andrews House has room for six students, each with their own bedroom.

Students are supported by the local congregation and invited to join its activities. St Andrew's provides a friendly, supportive and stable environment for the residents, who manage the house themselves.

St Andrews is self-care with residents cooking for themselves and sharing cleaning. Furniture, heaters and the internet are provided in the rent price.

St Andrews is centrally located in town (112 Rusden Street, next to the Uniting Church) only a block from the main shops and 200 metres from a bus stop that is serviced by regular buses to the University.

St Andrew's is an ideal residence for students looking to live in a Christian environment. It is a friendly community without the pressures that are often part of college life. The support of our Minister and the local congregation ensure that residents are able to seek help if the need arises.

BEDROOMS

Each bedroom contains:

- Bed and pillows
- Wardrobe
- Desk, study chair and desk light
- Heater and electric blanket
- Residents provide their own bedding – some complimentary bedding is provided

LEASE TERMS

Lease Period

Students are required to commit to residing in the House for a minimum of one trimester. At the end of this period, students are free to discontinue the lease or renew for another trimester.

2018 residency periods are below:

Trimester 1: 24 Feb 2018 – 30 June 2018 (18 weeks)

Trimester 2: 1 July 2018 – 28 October 2018 (17 weeks)

Trimester 3: 29 October 2018 - 18 February 2019 (16 weeks)

Rent Costs

Weekly rent includes accommodation, electricity and unlimited data internet. Students whose degree includes compulsory practical requirements away from Armidale may be offered some rent relief.

A 10% rent discount is given to students who reside in St Andrews for more than 12 months.

Weekly rent is higher in Trimester 1 and Trimester 2 when heating requirements are greater and running costs (electricity) rises.

2018 weekly rent costs are:

Trimester 1: \$149/week

Trimester 2: \$149/week

Trimester 3: \$132/week (indicative – to be confirmed).

TERMS AND CONDITIONS

1. Bond of \$50 paid prior to moving in: The bond is a guarantee that:

- you will take up residence;
- you will take care of your room, the house, and furniture and leave them clean and tidy and in good condition when you move out;
- all outstanding accounts are paid.

Provided the above conditions are met and subject to an inspection of the house, your bond will be refunded.

2. Lodging: rent is to be paid 2 weeks in advance: Payments are to be made each fortnight directly into the church's bank account by direct debit, with your name as reference. *If you are having problems paying rent or a payment will be late, you must inform one of the St Andrew's House Committee members ASAP.* You need to keep records of payments you have made. All payments are to go directly in the Church Account by Friday of the week in which they are due – no payments of rent will be accepted by committee members. Monthly statements of your payments will be issued.

3. Involvement in life of Church: Priority for housing will be given to those who regularly attend Armidale Uniting Church services. If a resident does not belong to Armidale Uniting Church, they may regularly attend and be actively involved in another Christian church and will be expected to participate in an Armidale Uniting Church service at least once a month.

4. No illegal drug use or possession.

5. No smoking inside the house and cigarette butts are to be disposed of properly.

6. Keys: You will receive a set of keys when you take up residence. You will be expected to replace keys if you lose them.

7. Your room: friends are permitted to stay overnight subject to agreement of other residents.

8. House rules: everyone is required to contribute to cleaning of the House. These duties will be rostered. If a person is unable to undertake their cleaning when rostered they are required to try and swap turns with another resident. If a resident misses their rostered duty and costs are incurred by the House Committee to complete that task or to make the House habitable, the resident will be charged a reasonable cost to cover expenses incurred and the time of any volunteer completing the work or an associated task.

9. Pets: No pets that have feathers or fur are allowed unless approved by all house members and the House Steering Committee. Dogs and cats are to remain outside the house or be kept in the laundry and birds must be kept in a cage.

10. Your responsibility:

- Residents are to leave all common areas clean and tidy each day (i.e. washing up done promptly and personal belongings taken back to bedrooms) and will share in regular, rostered cleaning and upkeep of the House.
- Residents are required to assist in the maintenance and upkeep of the house yard.
- Residents are responsible for the behaviour of their guests.
- All breakages and requests for maintenance or changes to the property are to be made to the Property Committee through its representative on the House Steering Committee.
- The resident will pay for willful or malicious damage to the houses, including any damage done by his/her guests.
- Residents are encouraged to resolve conflicts that arise with the assistance of a house mentor as required.
- Residents are to respect other house members, their property and privacy. Entry into other residents' rooms is to be upon invitation only.
- Residents are expected to participate in regular house meetings.

Inspections of the house will be undertaken twice yearly on behalf of the Church Council.

The St Andrew's House Committee will meet with the community once per semester. Members of the Committee are available to discuss any concerns you may have during your time at St Andrew's House. You are encouraged to do this, in the first instance, through the house mentors.

Request to Leave: A resident may be asked to leave if:

- rent is more than four (4) weeks in arrears without agreement from the House Committee;
- s/he persistently engages in behaviour that negatively affects other household members; and/or
- s/he is guilty of gross misconduct.

Term of Agreement this is generally a minimum of one trimester, but is negotiable and is agreed for each resident. Where a resident wishes to extend the term of their Agreement and receive the benefit of a reduced rent for a longer period of residency, they are required to extend their Agreement a minimum of eight weeks (8) prior to the termination of their existing Agreement.

The Term of the Agreement and the rent payable are binding. A resident may seek to vary the term by submitting a written application to the House Committee. The decision to vary the Agreement in response to such a request is at the sole discretion of the Committee.