

# Resident Guidelines

## Terms and Conditions of Residency at Weerona Student Accommodation

Weerona Student Accommodation has a unique place within the larger Wollongong and Illawarra community. The site was originally built by Australian Iron and Steel (now Bluescope) to house engineering cadets. It was purchased by the University of Wollongong in the mid 1980's and from that time until the end of 2020, housed University Students. In 2021 the site was purchased by the current owners, who recognised the need for additional privately owned and managed student accommodation in the area.

WSA hopes to assist students from a broad cross-section of cultural and socioeconomic backgrounds with welcoming, safe and affordable housing during their studies. As with homes that house a large number of people, there are "house rules" that apply. These have been put into place to ensure the safety, security and satisfaction of all residents and staff team members on site. It is expected that all residents conduct themselves in a mature manner which is considerate and respectful of others living or working at WSA. We encourage behaviour which:

- is polite and courteous to all
- does not impede the study or work of others
- is respectful of people and property
- assumes a sense of personal responsibility in all things

The terms and conditions of residency outlined below are designed to ensure that all residents and staff team members are able to enjoy the shared experience of being a part of Weerona Student Accommodation's new chapter.

Breaches of these terms and conditions may be subject to disciplinary measures which range from formal written warnings, financial restitution (in the case of damage to property owned by WSA) to having your accommodation agreement terminated by WSA. The application of disciplinary measures will be determined by WSA management.

Furthermore, residents living at WSA, as students, remain subject to the Rules, Codes, Policies and Procedures governing acceptable and unacceptable conduct of students during their studies. All students should review the contents of these policies to ensure they understand the rules that govern their time at their institution. Please access your institution's Website for further information on these policies.

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## 1.0 Assault

### Verbal & Physical Violence

WSA does not condone the use of any form of violence, intimidation, or harassment (further defined under section 6.0), whether this is physical or verbal. The use of violence for any reason will be regarded extremely seriously and may result in the immediate termination of your accommodation agreement with WSA. WSA Management may also refer any incidents of assault to the NSW Police Force.

## 2.0 Alcohol

### 2.1 Drunk and Disorderly Conduct

The abuse of alcohol is seen as unacceptable and harmful behaviour. A formal written reprimand may be issued to you if your behaviour whilst under the influence of alcohol is deemed disruptive or inappropriate. If you are of legal drinking age (18), you may consume alcoholic beverages but only in a moderate and sensible manner. Repeated incidents of disorderly/disruptive behaviour may result in:

- the resident being banned from consuming alcohol on the WSA site
- the resident having his/her accommodation agreement with WSA terminated

### 2.2 Alcohol Free Periods

WSA Management reserves the right to institute designated times throughout the year where Weerona will be a Dry (Alcohol Free) facility. Should this be deemed appropriate and/or necessary, or where it will benefit the majority of residents, notice will be communicated to all residents when applicable. These periods may be relevant to examination timetables or other times during the year. Management may impose sanctions for any breach that has an unacceptable impact on the right of residents to an environment conducive to study.

### 2.3 Drinking Games

WSA strongly discourages drinking games as they are not considered compatible with the responsible consumption of alcohol. The consequences of drinking games may include competitive pressure to drink, drunkenness, abusive behaviour and language, and harassment that causes offence to both drinkers and non-drinkers alike.

## 2.4 Glass Bottles and Utensils

Glass bottles and drinking utensils are only permitted in individual study bedrooms. For the consumption of alcohol in other areas of WSA, (Common rooms, BBQ area, deck, residents must use plastic drinking cups.

## 2.5 Group Drinking

In the interests of health and safety 'group drinking' at WSA, in student rooms is heavily discouraged. Groups are defined as being 10 or more people within the WSA student room. However, 10 or more people may gather and enjoy drinks in the WSA Common areas, including Common Rooms, the Deck, the BBQ area, the North Lawn, and the Inner Courtyard. Conditions apply, and the "host" resident must obtain prior permission from WSA Management.

Licensed premises are the appropriate venue for larger parties. (30 or more people)

Please note that multiple events on the same day or evening will not be approved. Approvals will be made on a "first in best dressed" basis.

Residents should also be aware that the grounds to the East of WSA are the property of Wollongong City Council and are governed by public ordinances prohibiting the consumption of alcohol.

## 2.6 Home Brewing, Kegs, and "Beer Bongs"

In the interests of health and safety, home brewing of beer or distillation of alcoholic liquor is not permitted within any part of the WSA residence nor is the possession or use of kegs, compressed gas cylinders or associated chemicals used in the making of the same.

Similarly, "beer bongs" encouraging the consumption of large quantities of alcohol, are not permitted. If found, "beer bongs" or the equipment used to construct a "beer bong" will be disposed of.

# 3.0 Community Standards

## 3.1 Abandoned Items

If any personal effects, including bicycles, are not claimed within 2 weeks of a student's permanent departure from Weerona Student Accommodation, they shall be declared abandoned.

Depending on their value and usefulness (which will be determined by WSA Staff), such items may then be donated to a local charity or discarded as rubbish (which may incur the associated disposal costs). Whilst every effort will be made to determine ownership of any unclaimed items, WSA cannot be held responsible for being unable to do so.

## 3.2 Appropriate Relationships between Residents and Management

Any/all interactions with WSA Staff, external contractors, will be professional. If at any time you feel that a contractor or staff member is acting in an inappropriate manner towards you, you should contact the WSA Management to discuss your concerns. Any such discussion will be treated in the strictest confidence. The resident/complainant will be advised of the outcome of any subsequent discussion Management has with the respondent in a time frame agreed between WSA Management and the resident.

WSA will not tolerate any rude or inappropriate behavior towards any staff member from residents. Any such behavior towards any staff member will result in termination of residents contract.

## 3.3 Upper Floors, External Stairs, and Windows

Throwing or allowing any item to fall from a window or the landings of the external stairwells is strictly prohibited. External stairwells are an emergency egress point and must be always kept clear.

Weerona Student Accommodation residents are requested not:

- to use the windows or external stairwells in any way that may endanger your own or another person's safety. This includes leaning over, sitting on railings, climbing out of or hanging off the side of window ledges, stairwells and "room hopping" from window to window. These behaviours are not only dangerous, but they are also a breach of public health and safety regulations.
- to use window ledges or stairwell landings as a storage area for boxes, refrigerators, furniture or other items.
- place furniture which is designed for internal use on external stairwell landings. • hang items over the railing and/or suspend temporary clothes lines across external stairwell landings or between windows
- post or suspend any banners or advertising material on the outside of the exit doors, over the railings of the external stairwells
- smoke, cook or use naked flames of any kind on the external stairwells (including candles or citronella lights)
- throw or allow any item to be thrown over the railings of external stairwells or from windows of the upper floors
- create excessive noise on external stairwells, or close to open windows (whether you are inside or outside of your room or common rooms) particularly late at night (after 11:00pm)

### 3.4 Visitors

Residents are permitted to have visitors to the WSA site however visitors are **NOT PERMITTED** to stay overnight unless the resident has obtained prior permission from WSA Management. A registration application must be completed at WSA Reception and the visitor must provide a copy of ID. Maximum stay permissible is two nights.

WSA takes the safety of all our residents very seriously and if a resident is found to have given entry to a non-resident without prior permission this is a security breach and the residents contract will be terminated.

If you or your visitor brings a child (a person under the age of 16 years) to the WSA site, you must ensure that they:

- are appropriately always supervised by you or another adult,
- cause minimal disruption to others,
- are not allowed access to areas which are restricted for health and safety reasons,
- are not allowed access to alcoholic beverages or other prohibited drugs or substances.

WSA Management may direct that a child be removed if

- the child's health or safety is at risk,
- the child is presenting a health or safety risk to others,
- the child's behaviour is causing undue disruption to the work of staff or students,
- or if in the opinion of Management, the presence of the child is inappropriate.

### 3.5 Conducting a Business Venture

Residents living at WSA are not permitted to conduct a business of any description from any part of Weerona Student Accommodation. If you have questions as to what constitutes a business, please consult a member of the WSA team or the WSA Manager before proceeding.

### 3.6 Cooking

**For safety reasons cooking in your room is prohibited at all times. ( see 10.1 )**

#### **Building A Ground Floor Commercial Kitchen and Dining Area**

All cooking must be done in Building A Commercial Kitchen. This kitchen is fitted with:-

- Ovens/Cooktops x 10
- Large Commercial Refrigerators x 4
- Large Commercial Freezers x 2
- Microwave Ovens x 4
- Zip Boil Outlet for Hot Water x 3
- Large Commercial Sinks and Tapware for washing of cookware/utensils.
- Shelving for storage of products / cookware / utensils.

Residents can use personal rice cookers / air fryers / toasters **in the Commercial Kitchen only**.

Residents should supply their own cookware / utensils. WSA recommends these items be kept in a container clearly marked with the resident's name.

WSA Reception will supply labels for all resident's for their food products. Food products should be clearly labelled with the resident's room number / name.

### **Buildings B & C have a common room / kitchenette on each level.**

These rooms are fitted with:

- A small refrigerator
- Zip Boil Outlet for Hot Water
- Microwave Oven

Residents can use personal items such as sandwich maker or toaster in the common room / kitchenette.

The following is **PROHIBITED IN THE COMMON ROOM / KITCHENETTE** of Building B and C

- The use of a Rice Cooker
- The use of an Air Fryer
- Food Preparation

## 3.7 Cleaning

Residents at WSA are responsible for cleaning their rooms and keeping them clean at all times. Where two students are living in a twin share room, both are equally responsible for keeping the room clean.

Vacuums are available at Reception for residents to use. Residents should complete the Vacuum Log Use Register and return the vacuum within 1 hour.

Rooms will be inspected by a member of the WSA Team on a regular basis and residents will be notified as to when inspections will occur.

Residents are responsible for removing rubbish from their rooms and placing it in the appropriate general waste or recycling bins outside of their building. Residents are strongly encouraged to keep common rooms and other general use areas clean and tidy, including hallways and bathrooms. These areas are cleaned regularly by WSA Cleaners.

Please note that if common or public areas of the facility are found to be deliberately or neglectfully left dirty/unkempt and unable to be used by others, the person/persons found responsible will have extra cleaning charges added to their accommodation fees account. If no one is found to be responsible, WSA Management reserves the right to determine a cleaning fee and split it amongst residents known to have been using that area.

Upon permanent departure from a contracted room, residents are obliged to leave the room clean and, in a state, fit for immediate use and occupancy by other residents. The room must be left in the same condition as at the date of first occupation, subject to fair wear and tear. Consideration is given to the condition report the resident submitted on occupation of the room.

### 3.8 Dress

Residents are expected to dress in a way that does not offend members of the WSA community. Sensitivity to the norms of residents from the many cultures that may be represented in WSA is expected. Wearing of appropriate footwear and clothing within WSA buildings is required at all times. In accordance with public Health and Safety requirements, footwear and clothing in dining and kitchen areas is essential.

Please note that transparent night attire and/or swimwear does not constitute adequate clothing.

### 3.9 Failure to Comply

Any reasonable request/direction from WSA Management, a WSA staff team member or relevant authority such as Police, Ambulance or Fire Brigade must be complied with. Failure to do so is deemed Failure to Comply.

Any resident who fails to comply may, depending upon the circumstances, have their accommodation agreement with WSA terminated.

### 3.10 Furniture

Weerona Student Accommodation furniture, equipment and other fittings are not to be used for any purpose other than their intended purpose. Indoor WSA furniture should not be taken outside, nor common area furniture removed or relocated to individual student rooms. Personal furniture approved for private spaces must not be used in outdoor or common areas. Residents, either individually or collectively (should the individual not be identified), will be charged any/all costs incurred by WSA in staff removing and disposing of any personal furniture and/or in relocating furniture to its original location.

Please note that approval from the WSA Manager must be obtained prior to any personal furniture and/or equipment items being placed or brought into and stored in WSA.

### 3.11 Gambling

Playing cards or other games for money or other stakes and including telephone or internet gambling or betting (on horses, football and so on) is prohibited within the WSA residence. Minor gambling in relation to social or charitable events organised under the auspices of WSA may be permitted with prior written approval by the Manager. (e.g., sale of raffle tickets)

### 3.12 Hazing/Initiation Pranks/Rites

At no time it is acceptable to participate, condone or organise any activity involving the harassment of new residents, commonly known as 'hazing'. Any such activities should be reported to the WSA Manager immediately.

### 3.13 Littering

WSA landscaping has worked hard to restore its grounds and continues with our commitment to the environment. In order to maintain an acceptable environmental and aesthetic standard, it is expected that you will not litter (dispose of unwanted rubbish), other than into designated bins located around the grounds of the premises. Please do not dispose of food packaging by dropping it out of your car in the car park areas. Please remember that the carpark areas are monitored by CCTV. If you are a smoker, please ensure that you do not leave cigarette butts on the ground or in the garden areas. Please dispose of these thoughtfully and appropriately.

### 3.14 Posters/Notices

WSA is committed to reducing paper wastage by limiting unnecessary advertising and promotion by way of posters. Within and around WSA, several notice boards have been placed in key locations for use by residents to place notices. Please note that some notice boards have been reserved specifically for posters or announcements by WSA or those that contain information that is in the public interest. WSA reserves the right to remove, without prior notice, posters that are considered out of date, offensive, posted by commercial organisations without prior approval, or otherwise inappropriately placed.

### 3.15 Raids

Conducting 'raids' on rooms within WSA will be regarded as a breach of residential community standards.

### 3.16 Solicitation

Solicitation is when a person or organisation tries to make contact with you (this may include, but is not limited to the following means: via Facebook invitation and posts, posters, emails or personal invite) without any invitation from you or in an approach that you do not welcome for the purpose of promoting or endorsing an idea or product. Such ideas/products can include – religious beliefs, political parties, seeking sexual favours, encouraging the purchase of an item or ticket to an activity or event, or promoting membership of a club or religious organisation (church, temple, mosque). These activities are prohibited at WSA. You may seek prior written approval from the WSA Manager to conduct fund-raising activities for a charity, provided your proposed activities do not impact negatively on the residential community.

## 4.0 Damage & Vandalism

### 4.1 Damage

You will be held financially responsible for any damages (whether inadvertent or wilful) to WSA property. Charges associated with the repair and/or maintenance to those damaged items will be passed on to the person/(s) found responsible.

In the event where accidental damage has occurred as a result of unacceptable behaviours described throughout this guide and/or were found to be the result of intentional destruction, termination of a residents accommodation agreement may be considered at the discretion of WSA Management.

### 4.2 Decorating

WSA management asks that residents do not affix fluorescent stars, double-sided tape, sticky tape or any glue on ceilings, walls or other fixtures as this will damage the paintwork. Please note that charges for cleaning or repainting of any damaged surface will be charged to the current occupant/(s).

### 4.3 Graffiti

It is prohibited to paint or draw murals, signs, messages or any form of artwork using any substance (such as paint, varnish, stain, nail polish, 'white out', marker pen (whether permanent or otherwise), pencil, charcoal, or chalk) on ceilings, walls, doors (including wardrobe doors), electrical appliances (such as refrigerators) or any other surface. Fees for cleaning or repainting of any damaged surface will be charged to the current occupant/(s).

## 5.0 Unlawful Behaviour

### 5.1 Drugs and Drug Paraphernalia

You (or your guests) may not use, produce or supply a prohibited drug on or around the WSA premises.

In accordance with the NSW Drug Misuse and Trafficking Act 1985, A Prohibited Drug is any substance, other than a prohibited plant as specified in Schedule 1 of the Act. Furthermore, the possession of drug related paraphernalia (whether it is being actively used or not) is also prohibited. As a WSA resident, it is expected that you will remove yourself from any situation in which drugs are present and to immediately report the presence of drugs to a member of Staff. Failure to do so is a breach of guidelines contained within this document.

Policy and legislation governing this area:

- NSW Drug Misuse and Trafficking Act 1985

Please note that Weerona Student Accommodation Management and Staff are obliged to assist law enforcement agencies with respect to enquiries regarding illegal drugs and will do so without hesitation. Furthermore, any resident found to be in breach of the above named legislation, may have their accommodation agreement with WSA terminated immediately at the discretion of Management.

### 5.2 Other Unlawful Behaviour

Behaviour that is deemed as unlawful is not tolerated at Weerona Student Accommodation. This is defined as any behaviour contravening any Australian or NSW Law. Any acts that are deemed as unlawful should be reported to the WSA Manager immediately. Any resident or residents found to be engaged in or having engaged in unlawful behaviour may have their accommodation agreement with WSA terminated at the discretion of WSA management. Furthermore, those actions may be reported to NSW Police.

## 6.0 Harassment

### 6.1 Discrimination

Discrimination or harassment in any form (racial, ethnic, religious, disability, sexual orientation, etc.) is unacceptable at Weerona Student Accommodation. It is every resident's responsibility (both individually and collectively) to ensure that the community is free of such behaviour. Everyone is encouraged not only to tolerate or even accept the differences between residents but to celebrate them as adding to the richness of community living. If you feel that you are being discriminated against or harassed, you should contact a member of the WSA Admin team, or WSA Management immediately.

Several government policies and legislation govern this area.

### NEW SOUTH WALES LEGISLATION

- Anti-Discrimination Act 1977
- Anti-Discrimination (Racial Vilification) Amendment Act 1989

### COMMONWEALTH LEGISLATION

- Racial Discrimination Act 1975
- Sex Discrimination Act 1984
- Affirmative Action (Equal Employment Opportunity for Women) Act 1986

## 6.2 Harassment

It is prohibited to harass a person because of their sex, race (including colour, nationality, descent, ethnic or ethnoreligious background), age, marital or domestic status, homosexuality (actual or perceived), disability (actual or perceived, past, present, or future), transgender status (actual or perceived), or carer's responsibilities (actual or presumed).

Anti-discrimination law defines harassment as any form of behaviour that:

- you do not want
- offends, humiliates, or intimidates you
- creates a hostile environment.

Depending on the circumstances, any of the following could be considered forms of harassment if it relates to a person's sex, race, age etc:

- material that is displayed in the workplace (for example on a noticeboard), circulated on paper, sent by fax, or put in someone's workspace or belongings
- material put on a computer, sent by email, or put on a website, blog, or social networking site
- verbal abuse or comments
- offensive jokes offensive gestures
- ignoring, isolating, or segregating a person or group - for example not inviting someone to a work event that everyone else is invited to
- any events that involve unwelcome behaviour
- unwanted communication via mobile or landline telephone including texting, chatting, unwanted sharing of pictures or photographs

Residents should always see WSA Reception and complete an incident report. This ensures that a formal complaint has been registered.

## 6.3 Stalking

Stalking is the persistent unwanted attention and pursuit of a person either physically (e.g., following a person around on and off campus) or over the internet (social media, chat rooms). It is another form of harassment and as such is strictly prohibited at WSA. Anyone affected by such behaviour should immediately report the behaviour to a member of the WSA

Administration team. Management will instigate an internal investigation and serious offences involving such behaviour will be referred to the NSW Police force. This may also be reported to the University of Wollongong in the interests of the safety and security of other students and the Campus community.

Residents should always see WSA Reception and complete an incident report. This ensures that a formal complaint has been registered.

## 7.0 Medical

### 7.1 Medical

A member of the WSA staff team should be informed immediately of any accident or incident involving a resident. All members of WSA staff hold First Aid Certificates and will be able to provide basic First Aid (during office hours). In the event of a serious accident or incident which occurs after hours, an ambulance should be called (on telephone 000) immediately in the first instance, and the WSA staff member secondly, and as a matter of urgency.

### 7.2 Mental Health

It is not unusual for students to feel anxious, stressed or depressed during their studies. Weerona Student Accommodation aims to provide a supportive environment in which residents live, learn and flourish. We will do our best to direct you to the appropriate support measures available. As part of our duty of care, our commitment to you is that if we have a concern about your welfare, we will reach out to check that you have been able to access the support that is needed to keep you and others safe.

The type of support available to you includes:

- Free 24-hour phone access to a confidential helpline from Wisdom Wellbeing: Call **1800 719 887** for wellbeing and mental health support
- UOW Wellbeing Counselling – Ground Level Building 19 or register online [uow.edu.au/student/support-services/counselling/get-help/](https://uow.edu.au/student/support-services/counselling/get-help/) or access the registration form through your UOW Student Portal
- UOW 24 Hours Mental Health Crisis Line: 1300 036 149 (Text: 0488 884 164)
- UOW Immediate Mental Health Crisis support if on campus call security 4221 4900
- UOW Student Accessibility & Inclusion – Ground Level Building 19 or register online [uow.edu.au/student/support-services/sai/getting-started-and-registering/](https://uow.edu.au/student/support-services/sai/getting-started-and-registering/) Email Enquiries [student-access@uow.edu.au](mailto:student-access@uow.edu.au) Phone: 4221 4942
- Lifeline Crisis Support: 13 11 14 available 24 hours
- Beyond Blue
- The Black Dog Institute and the Salvation Army

## 8.0 Noise

### 8.1 Disturbances

Any behaviour that causes a disturbance by impairing the reasonable freedom of residents to pursue their studies, research, or to generally participate in the life within WSA is prohibited. If you are being disturbed by a fellow resident or residents (particularly on your own floor or area), it is suggested that you should contact the WSA Office during business hours to report this behaviour.

### 8.2 Noise

Noise is a perennial issue in any community living environment and one of the greatest sources of discontent between residents. It is important that every member recognises that they should be considerate of others and respect their right to an environment that is conducive to academic pursuits. Disturbance caused by noise can occur at any time of the day or night and will be regulated through the residence, however as a matter of courtesy to your fellow residents you are required to keep noise to a minimum between 10:00pm at night and 9 am in the morning. If you are found to be making loud noises between these hours, you will be issued with a fine.

Persistence breaches of this standard can be considered under the Failure to Comply request and disciplinary measures may be taken because of this behaviour.

## 9.0 Prohibited Items

### 9.1 General Prohibited Items

The following items are not permitted within student rooms or common areas at WSA:

- Candles (including decorative, memento or souvenir candles)
- Oil burners or lamps
- Incense
- Microwaves (other than those provided and installed by WSA staff)
- Washing machines and clothes driers (other than those provided and installed by WSA staff)
- Bug bombs (aerosol pest control device) Any incidents of pests such as ants, cockroaches, wasps, fleas, rodents etc should be reported to WSA staff as quickly as possible
- Fireworks – Please note that fireworks are prohibited by law in NSW unless the operator is appropriately licenced and has the necessary permissions from local council to use them
- Beer bongs or equipment intended for the construction of such
- Drug paraphernalia of any kind flammable or combustible substances

- Chemicals (other than those provided by WSA staff to cleaning, maintenance or landscaping contractors)
- BBQs
- Stolen items (including road and directional signs, real estate signs, council and/or RTA signs)
- Hunting knives
- Weapons of any kind

This list of prohibited items is not exhaustive. Other items may be considered safety hazards and subject to prohibition at the discretion of WSA Management. If you have any doubts about what may or may not be allowed into WSA, please contact a member of the WSA Administrative team or WSA Management for clarification.

## 9.2 Air Conditioning Units

Portable air-conditioning units, air humidifiers or room dehumidifiers may only be used in your room with the prior approval of WSA Management.

## 9.3 Fans and Heaters

Due to the potential fire risks, floor radiators and bar heaters in rooms are NOT permitted. Electrical circuits in your rooms are not designed to carry heavy loads and indiscriminate use of electrical appliances will lead to 'tripping' of the circuit breakers.

Should a circuit breaker activate and cause electrical failure, please notify WSA Reception.

Fan heaters and column oil heaters of >800 watts are prohibited. Residents may use a desk or pedestal fan in their room during the warmer months for cooling purposes.

## 9.4 Hazardous Materials

Due to the potential risk to residents and staff, hazardous materials may not be used or stored in or around the WSA premises. Such materials may include:

- Flammable liquids (such as petroleum or paint thinner) kerosene,
- charcoal lighter fluid
- propane fuelled camping equipment
- automotive or industrial batteries
- dry ice
- chemicals
- corrosive liquids acid-like materials compressed gas cylinders
- explosives

WSA staff will remove any hazardous materials immediately with any resulting costs charged to the resident responsible for their presence site. If you have any doubts at all about a chemical or potentially hazardous item/material please contact a member of the WSA Administration Team or WSA Management for clarification.

## 9.5 Pets

You are not permitted to keep any pets in Weerona Student Accommodation. No fur, feathers or scales...although goldfish may be considered.

Service animals or support animals will be considered on a case-by-case basis and the proviso that they are certified and registered as service or support animals. Accompanying documentation attesting to the fact that a service/support animal is essential for your physical or mental wellbeing from your healthcare provider (medical or mental health) is essential.

Please note that “being considered” is not a guarantee that permission will be granted. Decisions in this regard will be made with the health, safety and well-being of the entire WSA community in mind.

## 9.6 Power Boards and Adapters

For safety reasons, you may not use ‘double adapters’. WSA reserves the right to immediately remove without notice any ‘double adaptor’ found in a student room/common area.

*NOTE: It is your responsibility to ensure that ALL personal electrical equipment in your room is*

*safe. All adaptors should be Surge Protected*



Please ensure that any ‘power adapters’ brought in from overseas conform to Australian Standards before use. A member of the WSA team can help you with this. It is recommended however, that international students purchase any adapters they may need after arrival in Australia to ensure that all safety standards are met.

Please note that should the wattage of your personal electrical appliance/s overload the circuit, you will be charged any associated costs with rectifying the situation.

## 9.7 Swimming Pools and Wading Pools

Due to pool safety legislation and potential health issues relating to stagnant water, collapsible swimming pools/spas, wading or small pools (toddler pools) are not permitted on the WSA premises.

## 10.0 Safety & Security

### 10.1 Fire Alarms and Building Evacuations

In the event of an activated fire alarm (whether deliberate or accidental) causing an evacuation and leading to a Fire & Rescue NSW unit attending WSA, a charge of approximately AUD\$2000 is raised by NSW Fire Safety. This fee WILL BE passed on to the resident or residents (or their guest/s) found to be responsible. Should the re alarm be set off in a common area and no one takes responsibility, this fee will be shared amongst all members of the floor/area.

It is prohibited for residents to place a cover (sometimes known as boxing) over the fire detector in their rooms. If a resident is found doing this their contract will be terminated immediately.

In the event of an alarm leading to Fire & Rescue NSW being alerted for repeated callouts caused by a specific room or common area, or in the case of an actual fire caused accidentally, the full call out charge of approximately AUD\$2000 may be imposed on the resident or residents on the floor or area.

See also section on 'Candles, Other Naked Flames'.

All residents are required by law, to evacuate as directed, should an alarm sound at any time. It makes no difference if you are in the shower, sleeping, or if the alarms have sounded several times in a row. You MUST evacuate every single time. Residents may not re-enter buildings until such times as a directive is given by NSW Fire Services personnel, other emergency services personnel attending, and a member of WSA staff.

Failure to comply with directives from WSA staff, emergency services personnel, in this instance may result in the resident having his/her accommodation agreement with WSA terminated.

### 10.2 Fire Safety Equipment

Access to such re exit doors should not be impeded – e.g., do not place tables in front of re exit doors, nor drape items of clothing or other materials over fire extinguishers.

Tampering with re safety equipment - or fire exit doors are offences under the Law. Tampering can comprise of:

- attempting to cover or in some other way disable a smoke/heat detector
- silence or decrease the safety warning emitted from a siren or horn
- or making a fire exit door or extinguisher unusable
- activating a “break glass” touch point causing an alarm

Residents should be aware that if, in accordance with appropriate due process, you are found responsible for the unauthorised discharge of a fire extinguisher, or having tampered with fire safety equipment (as outlined above), your accommodation agreement with WSA may be terminated. Such actions may also be reported to the relevant authorities.

Should you tamper with fire prevention/safety equipment, and damages to property or injury to yourself or others occurs, you may be held liable, both financially and legally. The cost of replacing or repairing fire extinguishers and/or equipment will be passed on to the individual resident responsible or, if no one takes responsibility, costs may be shared by all residents on a floor or in a particular area. That is, if the fire extinguisher or other associated fire protection or detection equipment in your room is found to be tampered with or discharged, the cost of restoring it will fall to you. If such equipment in a common area is damaged, then the costs may be divided amongst all residents living on your floor.

A number of policies and legislation govern this area:

### COMMONWEALTH

Work Health and Safety Act 2011

## 10.3 Smoking / Vaping

Weerona Student Accommodation is a smoke free environment. Smoking is prohibited in all internal areas including resident's rooms, common rooms, the deck, courtyards, and external stairwells. There are designated smoking areas, the grassed area fronting the deck and the grassed area beside the rear gate. Please dispose of any cigarette butts in the cigarette bin located in the designated smoking areas.



## 10.4 Restricted Areas

Entering restricted areas without authorisation is prohibited. 'Restricted areas' include, but are not limited to, office spaces, formal meeting/conference rooms, roof tops (including window awnings and walkway roofs), secure storage areas, and electrical, communications or machine rooms. Climbing to or from window ledges is also prohibited. You must not access a restricted area unless specifically authorised by a member of the WSA team.

