

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. The Residence Manager 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 complete the Permission for a Gathering/Party Request form which must then be approved by the WSA Manager. This must be completed 24 hours prior to the event, and by no later than noon on the Friday beforehand if the event is to take place over the weekend.

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 with Staff

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 Manager 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 the Manager and the resident.

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 Children on Site

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 in Rooms

For safety reasons cooking in your room is prohibited at all times. In Buildings B & C there is a common room/kitchenette on each floor where snacks are able to be prepared. Building A currently has one kitchenette, however more are planned for the near future.

Common room/kitchenettes contain a refrigerator, microwave oven and a zip boil outlet. Other items may be provided by WSA upon consultation with management. Residents may also opt to use their own items such as a toaster, sandwich maker or rice cooker in the common room/kitchenette if they wish.

3.7 Cleaning

Residents at WSA are responsible for cleaning their bedrooms 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. Rooms will be inspected by a member of the WSA Operations team on a regular basis and residents will be notified as to when inspections will occur.

Residents may request to have their room cleaned professionally, either on an ad hoc basis or a regular schedule. If this is something you would like, you will need to complete and submit a Cleaning Request Form. There will also be an hourly charge for cleaning added to your accommodation account for this service.

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 will be cleaned regularly by WSA operations staff.

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

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.

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, which is why Weerona Student Accommodation services aim to provide a supportive environment in which residents live, learn and flourish.

We see health and wellbeing as a two-way conversation. We will make sure that we ask you “how are you going?” but if you have a health challenge that you feel you may need some extra support with, we ask that you connect with members of the experienced and understanding WSA staff team.

We will do our best to work with you to assist you in putting appropriate support measures in place as early as possible to ensure you have the best possible experience at WSA. 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 are ok and able to access the support that is needed to keep you and others safe.

The type of support available to you includes:

- The student support and counselling services contact 02 4221 3445
- The out of hours crisis line: 1300 036 149
- The Campus Clinic: 02 4208 1018
- Disability Services: 02 4221 3445
- Wellbeing planning: the management team at WSA can work with you to develop a wellbeing plan to help you maintain your health and wellbeing whilst living with us.
- Lifeline
- Beyond Blue
- The Black Dog
- Institute
- The Salvation Army

Remember, it is important to reach out for help if you feel distressed or if you have a concern for the welfare of others.

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 10:30pm at night and 9 am in the morning.

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 (other than that provided by WSA in the BBQ area in the Southern Courtyard)
- 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 a member of the WSA Administration team (if the outage occurs during office hours) or on call manager (outside of office hours) immediately.

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.

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 \$1750 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.

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 \$1750 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

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 is a designated smoking area at the far west of the main carpark. Please dispose of any cigarette butts appropriately and thoughtfully.

It is a condition of residence in Weerona Student Accommodation covered by these Rules that a resident, family member or guest aged 12 and over, complies with any request made by UOW Accommodation

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.

11.0 COVID-19 Vaccination

11.1 Vaccination A Condition of Residency

Because of the increased risk of COVID-19 transmission in shared residential settings and consequential health risks, it is a condition of residency that Weerona Student Accommodation, which is covered by these Rules, that every resident, family member or guest aged 12 years and older, either:

- has had 2 doses of a COVID-19 vaccine (being a vaccine approved by the Therapeutic Goods Administration of the Commonwealth for use in Australia as a vaccine against

COVID-19, or recognised by the Therapeutic Goods Administration of the Commonwealth as an appropriate vaccine against Covid-19 for incoming travellers to Australia) and

- any additional doses for which they are eligible, in accordance with published NSW Health recommendations, or
- a single dose of the Janssen (Johnson & Johnson) COVID-19 vaccine, or
- has a medical contraindication that prevents them from receiving any COVID19 vaccine available in NSW

Please see the Therapeutic Goods Administration website for details of approved vaccines.

<https://www.tga.gov.au/>

11.2 Proof of Vaccination

It is a condition of residence Weerona Student Accommodation that a resident, family member or guest aged 12 years and over, complies with any request made by WSA staff to provide evidence of their compliance with the condition at 11.1 (see below for acceptable forms of evidence), in the manner and within any timeframe specified in the request.

- Evidence from the Australian Immunisation Register (e.g. online immunisation history statement, a COVID-19 digital certificate from the Australian Immunisation Register)
- Official evidence from an equivalent central register or health department if vaccinated in another country
- A certificate from a registered medical practitioner if neither of the above available

Evidence of a medical contraindication should take the form of:

- Evidence from the Australian Immunisation Register that a medical contraindication has been recorded
- A certificate issued by a registered medical practitioner certifying that, because of a specified It is a condition of residence in Weerona Student Accommodation covered by these Rules that a resident, family member or guest aged 12 and over, complies with any request made by UOW Accommodation medical contraindication, the person cannot have any approved COVID-19 vaccine available in NSW.

All evidence must be

- clear, legible, and presented in the English language,
- contain the person's name and date of birth.

11.3 Resident Covid Plans

Residents with a medical contraindication to vaccination will be required to enter into a written Resident COVID Plan (RCP), which will set out agreed measures to manage risks associated COVID19. The content of the RCP will depend on each Resident's individual circumstances and will include reasonable requirements and adjustments to that person's living situation designed

to manage the health and safety risks to themselves and others that are associated with living in high density housing.

These measures may include

- moving to a single room, wearing a mask in common areas
- undertaking regular COVID-19 PCR or Rapid Antigen Testing and supplying the results of that testing to WSA Administration.

Once in place, Residents will be required to comply with the terms of their RCP.