

## TERRACES STUDENT RESIDENT ABSENCE AND REDUCED RATE POLICY

### PREAMBLE

St Barnabas Broadway recognises that student residents of the Terraces may wish to return home or otherwise go on holiday during scheduled university term breaks.

Although it would be reasonable for St Barnabas to require students to either continue paying full occupancy fees, or terminate their occupancy agreement with notice and relinquish their room, St Barnabas has adopted the following policy, to maximise value for full-time students and increase the likelihood of continued occupancy in the longer term, reducing occupancy turnover and weeks without tenancy.

### POLICY

Full-time student residents may apply for up to two (2) periods of leave of absence each calendar year, where:

1. One of these periods of leave is taken between March and November, and is up to four (4) weeks long, and the other is taken during the summer break of Nov to March, and is up to six (6) weeks long;
2. The dates of this leave are communicated in advance to the St Barnabas Office;
3. The resident is absent from the Terraces and does not enter their room for the entire week
4. Prior to departing their room, the resident ensures:
  1. all electrical equipment is unplugged from wall sockets, all lights are turned off, and no opened food of any kind is left
  2. All perishable food belonging to them has been removed from the kitchen and refrigerator
  3. That they have left all common areas and bathrooms clean and tidy for other residents to enjoy;
5. The resident consents to an inspection of their room during this period should St Barnabas have any concerns that these requirements have not been met.

Should all requirements be met, St Barnabas will usually grant a reduction in rent to the student resident for the period of leave of absence of \$100/week, or \$70 for a shared room.

This policy does not form any part of the occupancy agreement, is provided for indicative purposes only, and may be rescinded at any time without obligation on behalf of St Barnabas. St Barnabas reserves the right to refuse or withdraw offers of a leave of absence at any time.