

**“HOUSE RULES”  
for  
RESIDENTS  
of  
Torrens Valley International Residence  
(TVIR)  
41-69 Smart Road, Modbury, SA 5092**

*Welcome*



**IMPORTANT INFORMATION ENCLOSED - PLEASE READ**

## **1.0 GENERAL**

### **1.1 LOCATION**

Torrens Valley International Residence (TVIR)  
41-69 Smart Road, Modbury SA 5092  
Telephone: (08) 8161 2724  
Facsimile: (08) 8161 2805  
Email: tvir@tvir.biz  
www.tvir.biz

#### **RECEPTION OPENING HOURS: -**

8.00am-8.00pm – Monday to Friday.

These hours may change on occasion due to staff shortages

**CLOSED:** Saturday, Sunday and Public Holidays.

### **1.2 ROOMING HOUSE PROPRIETOR**

The TVIR is owned and operated by Northern Adelaide Local Health Network (NALHN), (Rooming House Proprietor), as part of the Modbury Hospital.

The Manager of the TVIR appointed from time to time by Northern Adelaide Local Health Network is authorised to deal with the day-to-day operations of the facility and to deal with Tenancy matters, including the execution of Rooming House Agreements on behalf of the Rooming House Proprietor

## **2.0 BEHAVIOUR AND SAFETY**

Residents are required to behave in an appropriate manner at all times and to show consideration to staff and other residents.

**Please note** that if a resident cause's serious damage, creates a danger to other residents, acts inappropriately towards other residents or disturbs the peace and quiet enjoyment of another resident, then their Rooming House Agreement may be terminated and they can be asked to leave the property.

### **2.1 ILLEGAL OR IMMORAL PURPOSE**

The resident must not use the premises for illegal or immoral purposes.

### **2.2 QUIET ENJOYMENT**

**“PARTIES” ARE NOT PERMITTED IN THE RESIDENCE.**

Residents are encouraged to socialise and enjoy the use of common areas in a responsible manner, having regard at all times to the **reasonable peace, comfort and safety of all other residents**. Residents shall ensure that their guests brought into the TVIR behave

in an appropriate manner at all times. Residents are held responsible for their guest's behaviour. **Please keep any noise to a minimum after 10 pm of an evening.** The “Common Room” in the basement is available for use at all times of the day or night.

### **2.3 EQUAL OPPORTUNITY**

The TVIR is covered by the Equal Opportunity policies adopted by NALHN. These policies are designed to promote an environment which is free from harassment and discrimination.

#### **SEXUAL HARASSMENT AND RACIAL DISCRIMINATION WILL NOT BE TOLERATED WITHIN THE RESIDENCE.**

Any complaints of this nature should be reported to:

- a) Manager, Torrens Valley International Residence;
- b) Student Amenities Officer; or
- c) Equal Opportunity Unit at College or University where you study.

Such complaints will be thoroughly investigated and appropriate action taken.

Further information in relation to the Equal Opportunity Commission of South Australia can be found at the following website [www.eoc.sa.gov.au](http://www.eoc.sa.gov.au)

### **2.4 FIRE**

#### **READ THE FIRE PROCEDURE NOTICES IN YOUR ROOM AS WELL AS THOSE THROUGHOUT THE FLOOR YOU LIVE ON**

The TVIR building is equipped with centralised fire detection systems including smoke and thermal detector and fire fighting equipment including extinguishers, hose reels and sprinkler system.

Residents **shall not** misuse or purposely cause fire equipment to be activated. This creates a danger to other residents and/or disturbs their peace and enjoyment. **Zero tolerance applies to the tampering of fire equipment, your Rooming House Agreement will be terminated immediately if you misuse fire equipment.**

**Large fines can apply and will be enforced.**

**Any resident** who misuses the fire equipment, or causes false alarm activation **shall be responsible for any cost of attendance, rectification and/or servicing of equipment,** and any making good of the property required as a result of such misuse. Please note that there are significant fees if the Metropolitan Fire Service attends the site.

Compromising the fire protection of the building by overloading of power circuits, tampering with smoke detectors, fire sprinklers, break boxes or fire extinguishers will not be tolerated. Lighted candles or any item with an open flame, burning of incense, sparklers, smoking, cooking in rooms, any steam related items and aerosol products may cause an alarm to activate.

Residents should familiarise themselves with the locations of fire exits and fire fighting equipment and with the alarms and testing procedures for this equipment.

**In the case of a fire emergency, Residents should: -**

- **Dial Operator on 33#** immediately if a fire breaks out and state “**CODE RED ..... FLOOR TORRENS VALLEY INTERNATIONAL RESIDENCE.**”
- **CODE RED** is the code name used over the Hospital Public Address System to indicate **FIRE**.
- **ON HEARING FIRE ALARM, ALL RESIDENTS MUST EVACUATE THE BUILDING IMMEDIATELY USING THE NEAREST EXIT**
  - **DO NOT USE LIFTS IN EVENT OF FIRE**

The basement fire escape door must **only** be used in the event of a fire.

**EVACUATION POINT:**

**Main hospital car park corner Reservoir & Smart Road**

**2.5 FIRE LECTURES**

**Compulsory Fire lectures** are held twice a year and all residents of TVIR are expected to attend **one** lecture per year. Warnings do apply for non-attendance and non-attendance is recorded.

**2.6 ILLICIT DRUG USE**

NALHN and TVIR have adopted a **zero-tolerance policy** regarding illicit drug use, supply or cultivation within Torrens Valley International Residence and the Modbury Hospital site.

Residents will face immediate eviction from the building if found to be participating in such activities, which are considered to create a danger to property and other residents. Management will not hesitate to involve the police should circumstances warrant such action.

**2.7 ALCOHOL**

Whilst the consumption of alcohol is permitted in the building residents are expected to act responsibly and to not overindulge.

Excessive noise, aggressive or unruly behaviour whilst under the influence of alcohol is not acceptable.

**Consumption of alcohol is not permitted outside of the building or on the grounds of the Modbury Hospital. Fines will be applicable.**

## 2.8 SMOKING

**Any form of smoking is PROHIBITED** everywhere in and about the TVIR building including all balcony areas, this includes vaping. TVIR has adopted a **zero-tolerance policy** to smoking within the building.

Smoking is not permitted anywhere within the Modbury Hospital Site, Grounds or buildings and a **\$200 fine** applies if caught by Hospital security.

Smoking is deemed to create a danger for other residents and constitutes a serious fire safety & health hazard.

**Residents are responsible** for ensuring that their visitors comply with this policy.

**Residents Rooming House Agreements will be terminated if found to be in breach of TVIR's House Rules.**

## 2.9 CANDLES AND INCENSE

**Burning of incense and candles** is not permitted in Torrens Valley International Residence. (See section 2.4)

## 2.10 COOKING IN ROOMS

**Cooking in rooms is strictly prohibited** in Torrens Valley International Residence. (See Section 2.4)

## 2.11 ELECTRICAL SAFETY

**Turn off all electrical items when not in use and unplug them from the wall.**

All electrical items that are **used outside of the Resident's room** must be checked for safety and compliance and tagged before being used within TVIR. An Electrical Checking form is available in your Information folder in your room otherwise this also can be arranged through TVIR Reception. Residents are responsible to ensure their check & tagged electrical appliances are up to date.

**Cooking Appliances must only be used** in the communal kitchen areas, this includes kettles or beverage makers.

**Irons and clothes steamers** are to be used only in the laundry area.

**Residents must not use double adaptors, electric blankets, extension cords, radiators, bar or fan heaters within the TVIR building.**

**Power boards** with a cut-out switch are allowed.

**The following items are not permitted to be used in your room:**

**Kettles, toasters, coffee makers, electric hotplates or grills, air fryer, microwaves, rice cookers, toaster ovens, sandwich maker's,**



**irons or steamers of any kind. NO COOKING OF ANY KIND PERMITTED IN ROOMS**

## **2.12 CHEMICALS WITHIN TVIR**

Torrens Valley International Residence has strict guidelines for the use of chemicals used within this facility. All chemicals used by staff are required to have a Safety Data Sheet and they must be used in conjunction with the instructions for use.

Café S.A 12 which is supplied for residents to use in the kitchen areas has a Safety Data Sheet on display and must be used as per the instructions.

Chemical related products brought into Torrens Valley International Residence for personal use by residents **must be kept in their room** and must be used according to the directions on the packaging. Items that fall into this category would be hygiene products and products which are used in the kitchen or laundry areas.

## **2.13 LIFTS**

Residents must operate the passenger lifts with due care and not interfere with, prop open, or unduly delay the operation of the lift doors, as this may cause the lifts to malfunction. **Residents causing malfunction and/or damage to the lifts will be charged for repair costs.** TVIR has two lifts, Lift 1 and Lift 2. Lift 2 is dedicated to residents and the Lift 1 is used predominantly by staff and contractors. Residents should call Lift 2 by using the up and down call buttons. Residents should note that lift mechanics will not generally be called to attend lift breakdowns outside of normal business hours excepting in the case of an emergency event. (i.e., Passenger trapped in lift.)

## **2.14 SECURITY AND ACCESS CONTROL PROVISIONS**

Residents are required to observe and comply with the Security and Access Control System procedures and provisions set down from time to time by the Proprietor for the control of access and general security of the TVIR facility and residents. **Further details are set out in Section 5 below.**

# **3.0 TENANCY MATTERS**

## **3.1 ACCOMMODATION**

The TVIR provides predominantly fully equipped single rooms for single occupancy. Each room has a single bed, linen provided, fridge, built-in wardrobe, bedside table, desk, chair and in-house telephone access. Rooms are carpeted, all rooms have curtains. All rooms have heating in the winter months and upgraded rooms have a TV and cooling in the summer months.

Shared showers, bathroom, toilet and laundry facilities are provided on each floor. A shared lounge/television room and kitchen/s are also provided on each floor.

### **3.2 LEASE INQUIRIES**

All lease inquiries should be directed to the TVIR reception on the ground floor of the building during the opening hours as signed.

### **3.3 AFTER HOURS CONTACT-urgent matters**

An after-hours supervisor resides in Flat 1 on the ground floor of the TVIR, and is generally available to deal with **urgent matters** outside of office reception hours. **If the After-Hours Supervisor is not home, please, write a message on the message board outside of the door or place a note under his door, please leave your name, room number and phone number so he can contact you.**

#### **In case of matters which require immediate attention,**

- **Urgent** Building maintenance issues can be reported to the Modbury Hospital Reception by dialling 9# on the TVIR telephones, state the nature of the emergency i.e., no power, no water, no gas, no heating or cooling.
- **Matters of personal safety or property security** should be reported to the Police by phoning 13 1444.
- **Fire** should be reported to the operator by dialling 33# (Section 2.4)
- **Emergencies – Ambulance, Fire & Police** dial “0” for a line out when using an internal phone then **000 state nature of emergency**

### **3.4 RESIDENTIAL TENANCIES ACT 1995**

All Rooming House Agreements within the TVIR will operate under the Residential Tenancies Act 1995.

### **3.5 RESIDENT SELECTION**

The Torrens Valley International Residence is being operated with the purpose of providing residential accommodation to International, Interstate, SA Country and local students attending recognized Education Facilities within the Adelaide Metropolitan Area, staff of SA Health, patient’s relatives from various Adelaide hospitals and also for people who are employed on a full-time basis.

New residents will be required to hold current student identification and/or have a letter of enrolment or recommendation from their education facility and full time employed residents need to supply proof of employment. Other documents may be required depending on the day to day running of the facility.

“In House” residents of TVIR can have visitors stay but they must apply for a room, maximum stay is 3 months.

The TVIR Manager has the final decision as regards to selection and deemed eligibility of applicants and special circumstances may apply.

### **3.6 RESIDENT APPLICATION**

Residents seeking accommodation in TVIR will complete an Application Form available from the ground floor reception (or via website or email request) and submit this to the TVIR Manager for consideration. **All applications are required to have 2 forms of identification attached which relates to their place of study or employment. Additional documents may be required depending on the circumstances relating to the time of booking. Applicants must be 18 years of age.**

The TVIR Manager has the right to accept or reject any application.

The TVIR Manager may accept applications for tenancies on a periodic basis (no fixed term) or for a fixed term at their discretion.

### **3.7 ROOMING HOUSE AGREEMENTS**

Approved Residents will be required to: -

- Enter into a written Rooming House Agreement.
- Make payment of at least one week's rent in advance on arrival.
- Complete a room inspection sheet.
- Acknowledge receipt of the House Rules which will apply to the tenancy.
- Comply with the Rooming House Agreement and House Rules.

### **3.8 TVIR RENTAL PAYMENTS**

TVIR invoices **Long Term** resident's fortnightly (every 2 weeks) in advance therefore residents will receive an invoice (account) under their door when rent is due. Rent payments are due and payable within the first few days of receiving the account.

**Short Term** residents pay for the full length of their stay therefore choose the length of your stay wisely as refunds will not apply if you leave before your end date.

### **RENT BREACHES WILL APPLY TO OVERDUE ACCOUNTS**

**Invoices/accounts must be presented at the time of payment.** Cash or EFTPOS is an acceptable form of payment. TVIR will accept payment over the phone via card on 08 81612724.

### **3.9 PROPERTY OUTGOINGS**

No additional charge will be made to Residents for rates and charges for water supply, electricity, gas, and telephones for incoming calls.

### **3.10 ROOM MOVES – Fees apply**



Room moves will generally be considered only for residents who have been in occupation of a room in TVIR for more than 3 months under a Periodic Rooming House Agreement at the time of the request.

### **3.11 VACATING YOUR ROOM**

Residents will provide notice of termination of their Rooming House Agreement as required by the Residential Tenancies Act 1995 to TVIR Reception.

**Long Term Residents** are required to give 1 full “working” days’ notice to vacate TVIR. **Please ensure your account is settled at this time.**

**Exit inspections** will be carried out prior to residents vacating their room, residents will be informed of this inspection when they provide notice to vacate TVIR. Rooms will be checked against original Room Inspection form.

**Residents will be charged** for replacement costs of items unaccounted for, extra cleaning if deemed necessary, damages caused to the room (other than fair wear and tear) and for damaged or lost keys.

**Check out time** is generally at 11am on a business day unless otherwise arranged with Reception staff.

**Please ensure that the room is clean and tidy and that all items included on the inspection sheet are clean, undamaged and accounted for.** All linen must remain in your room.

Please make sure lights and fan are turned off and door is locked, **keys are to be handed in to Reception staff or left in TVIR’s letterbox at Reception.**

### **3.12 ABANDONED POSSESSIONS**

Possessions abandoned by a resident at the expiry of tenancy will be disposed of or sold in accordance with the provisions of the Residential Tenancies Act 1995 which provide that, perishable foods can be disposed of immediately and that other items will be stored for a period of 14 days, after which they may be disposed of or sold.

### **3.13 RENTAL REVIEWS**

Rental reviews will generally be undertaken annually around 30th November in each year or as otherwise provided within individual Rooming House Agreements.

4 weeks’ prior notice in writing will be given to the Resident on each occasion in accordance with the requirements of the Residential Tenancies Act 1995.

Increases will have regard to the general market rental value of the accommodation services provided, the cost increases of operating the

TVIR and having regard to any increase in the Consumer Price Index (All Groups) for Adelaide.

### **3.14 TERMINATION OF AGREEMENT**

The Agreement **may be terminated** by TVIR in accordance with the provisions of the Residential Tenancies Act 1995, as follows:

- **Immediately** if the Resident causes serious damage to the rooming house, creates a danger to a person or property in the rooming house, or seriously interrupts the privacy, peace comfort or quiet enjoyment of another resident.
- **On 2 days** notice if the rent remains outstanding for at least two rental periods or two weeks rent (whichever is the lesser).
- **On 7 days** notice if the Resident breaches a term of the Rooming House Agreement.
- **On 4 weeks** notice under a periodic rooming house agreement without specifying a ground for termination.
- **Upon expiry** of a fixed term Rooming House Agreement

Residents may terminate a **periodic tenancy upon 1 full “working” days notice** without specifying a ground for termination, **however** 1 week’s notice would be preferred so accounts can be settled.

Residents may terminate a fixed term agreement at the **expiry** of the fixed term. Management has the right **not to renew** a Fixed Term Agreement at the expiry of the fixed term.

TVIR Residents shall not permit or allow residents to enter or re-enter the building if the person has been issued with a “Termination of Agreement” Notice due to breaching TVIR House Rules.

### **3.15 PROBLEMS ARISING/GRIEVANCES**

When residents have, a problem concerning their accommodation at Torrens Valley International Residence, they are encouraged to discuss the matter with TVIR Office Manager.

The timely management of conflict is important. Should any Resident have a grievance they should put this formally in writing to the Office Manager, TVIR. **(Complaint/Incident Forms are in your Information folder or available at Reception). Please add your name to ensure a quick response.**

Rooming House Agreements and Lease disputes which can not be resolved with discussions as indicated above, may be referred to the Residential Tenancies Tribunal pursuant to the Residential Tenancies Act 1995. Please refer to your “Quick Guide for Rooming House Residents” for further information.

### **3.16 SUGGESTIONS**

Resident’s suggestions, comments and feed-back are welcomed.

A Survey form is located in your Information Folder in your room.

Please provide these to the Staff at Reception.

## 4.0 HOUSEKEEPING MATTERS

### 4.1 AFTER-HOURS SUPERVISOR

The After-Hours Supervisor resides in Flat 1 on the ground floor of the TVIR and is generally available to Residents to assist with any **urgent** matters. The After-Hours Supervisor may be contacted at the Flat or by leaving a message on the message board outside of the Flat or alternatively by placing a note under his door, please include your name, phone number and your on-site location. The After-Hours Supervisor is not on-site 24/7.

#### *Examples of Incidents to report to Out-of-Hours Supervisor:*

- a) **Major Maintenance Breakdowns**  
e.g. Air conditioning (levels 7, 6, 4 only), no heating, no water, no electricity, no gas or automatic doors not working or lift break down.
- b) **Behavioural Disturbances**
- c) **Locked out of Room due to lost keys. The After-Hour's Supervisor can let you into your room however he cannot issue new keys**

Minor jobs i.e., Light globes, fluorescent lights, etc. are to be reported to Reception during office hours. Collection of Linen can only be done during business hours.

**Be prepared** to give your name and room number to the Supervisor at the time of any reports. Residents must comply with any reasonable request from the After-Hours Supervisor.

**NB.** The After-Hours Supervisor has the delegated authority to act in the interests of NALHN (TVIR).

### 4.2 ROOMS – Resident responsibilities

Residents are responsible for **room security, cleanliness and tidiness**. **Ensure that your room is locked at all times**. Nails, drawing pins or adhesive materials must not be used on walls or furniture. Do not tie up or pin back your curtains. The use of 'blu-tak' is permitted, providing that it is removed by the resident prior to the termination of their Agreement. A special pin board area is provided in each bedroom. The resident has an obligation to keep and maintain his/her room in good repair, order and condition. Residents are prohibited from making any alterations or additions to the premises.

**Residents will be charged for any damage made in their rooms.**

**Smoking and Cooking is not allowed in rooms**

### 4.3 APPEARANCE OF TORRENS VALLEY INTERNATIONAL RESIDENCE

Please take pride in maintaining the care and appearance of TVIR

therefore, respect the facilities as if they were your own.

- a) **Kitchen area:** **CLEAN UP** the stove area leaving it clean and tidy for the next person. Wash, wipe and put away all of your own utensils after use. Clean up any spills. Personal electrical items, cooking utensils, cutlery and crockery etc. are to be taken back to your own room. Dispose of your rubbish in bins provided.  
**Limited hotplate usage to 30-45 minutes**  
**DO NOT LEAVE COOKING UNATTENDED**
- b) **Common areas:** Please leave these areas tidy after use and **return all personal items to your room.** Do not put hot pots directly onto table tops or carpeted areas. Do not place your feet on the furniture and return all furniture back to its correct position after use if you move it.
- c) **Toilet & Shower facilities:** **CLEAN UP** these areas after use leaving it clean and tidy for the next person. Do not stand on the toilets and please wipe the seat and flush after use. Do not use hand basins to dye your hair or to wash your feet, clothes, dishes or as a urinal. Do not use the shower or bathtub as a toilet. Ensure you use the bidet hose as per instruction, turn off after use and hang hose on hook provided. Clean up after yourselves when shaving or cutting your hair.  
**Limited your shower time aim for 4 minutes – save water**
- d) **Individual rooms:** Room rubbish to be placed outside your room by 8.00am each day for rubbish collection. **Please return bin to your room after it has been emptied.**  
**Do not leave items** like shoes and mats outside your door as they become a trip hazard for staff and other residents, they also can hinder the cleaner doing her duties.

Residents are responsible for the maintaining and cleaning of their rooms. **Residents to supply own products to clean rooms.** A vacuum cleaner, mop, bucket and broom are available for use and can be found in the foyer utility room on your floor; these must be returned immediately after use.

***PERIODICAL ROOM SAFETY INSPECTIONS WILL BE CARRIED OUT BY STAFF TO ENSURE THAT RESIDENTS ARE FULFILLING THEIR OBLIGATIONS.***

A card will be left in the room after inspection. Warnings will apply to those rooms that do not comply and Rooming House Agreements will be reviewed.

#### **4.4 BED LINEN**

All rooms are provided with 2 woollen blankets, 1 mattress protector, a pillow and a set of linen. Residents can return bed linen to Reception if they do not wish to use it.

Resident's can collect fresh linen weekly and they will be issued with the following; 2 sheets, 1 pillow case, 2 towels and a bed cover.

Residents **must produce** a Torrens Valley International Residence identification card before linen will be issued.

Clean linen can be collected from Reception on the ground floor between 8:00am and 8.00pm Monday to Friday only.

Soiled linen i.e., towels, sheets, pillow slip, top bed cover and thermal blankets (white) are to be placed into the linen bags which are located in the “Utility” room on your floor.

**Soiled woollen blankets and mattress protectors must not be placed in linen bags but returned to Reception for exchange.**

**Woollen blankets will only be exchanged after 6 months use**

**Upon vacating TVIR all linen must remain in your room.**

**Charges will apply for any missing items.**

#### 4.5 **LAUNDRY FACILITIES**

A coin operated washing machine and dryer are provided on each floor and residents are expected to make use of these facilities.

**Do not overload the machines as they will not work efficiently, wipe out machines before use. Dilute your washing powder or liquid before adding clothes to washing machine.**

The use of clothes lines and clothes airers are not permitted in any other area of the Residence, **except the laundry**. If using a clothes airer in your room please ensure your washing is quite dry otherwise you will cause damage to the carpet. The balconies are not to be used for drying washing. Please refrain from hand washing.

An iron and ironing board are provided in each laundry and must not be removed from the laundry room. Clothes airers are also available in all laundries. Personal clothes airers must be labelled with your name and stored in your room after use. Personal clothing to be put away within 48hrs.

**Do not leave** clothes soaking in the sink or in buckets for any longer than 24 hours. **Remove** clothes from washing machine & dryer as soon as the cycle has finished.

#### **KITCHENS**

All floors of TVIR have 2 kitchens for Resident's to use.

Residents are required to provide their own cutlery, crockery, pots, pans and cooking utensils.

**Residents are required to **clean up** the kitchen areas after use, this means wiping the stove and bench tops down, washing up your dishes and putting them away **in your room**. Wipe clean the microwave after use. **Dispose of your rubbish in bins provide.****

### **Limit your use of the hotplates to 30-45 mins**

TVIR **does not provide** storage facilities so any items left in these areas are left there at the residents own risk. **Zero Tolerance will apply to all common areas i.e., kitchen, dining room, lounges etc where items have been left out by residents.** Cleaning staff will remove any items remaining in the common areas after 9.00am each day. Residents have **2 working days** to collect these items from Reception if they are not collected the items will be recycled or disposed of.

#### **Fridge/Freezer – Main kitchen**

If you use the fridge/freezer in this area all items must be labelled with your name and room number. Out of date items or spoiled items will be disposed of.

Electrical items that are to be used outside of your room **must be checked and tagged before use, residents are responsible to ensure tagging is up to date – An Electrical Checking is available in the Information folder in your room.**

#### **4.6 LOCKERS AND EAST WING CUPBOARDS**

16 individual lockers in the main dining area and 20 individual boxes in the east wing corridor cupboard have been made available for residents to store a small amount of personal kitchen items. No food items must be stored in these areas. **Residents can use 1 box or 1 locker space only** and are responsible for keeping it clean and tidy. Names and room numbers must be on the box or the locker otherwise items will be removed. **Residents who use more than 1 locker or 1 box will have the items in the 2<sup>nd</sup> vessel removed and disposed of, names will be taken and recorded.**

**ALL ITEMS LEFT IN COMMON AREAS ARE LEFT AT YOUR OWN RISK**

#### **4.8 PROPERTY AND PERSONAL INJURY**

**TVIR will not accept responsibility for lost or stolen property.**

**4.8.1** The resident, in his/her discretion, is to be responsible for **insuring his/her possessions;**

**4.8.2** TVIR will not be liable for any injury or damage which may be caused to the resident or to the resident's property or to the resident's visitors or their property by reason of any happening on the premises howsoever caused and the resident is to indemnify the landlord in this regard;

**4.8.3** TVIR will not be liable to the resident or any other person for any loss or damage arising from any defect in any plumbing, sewerage, water, fire protection system or other pipe, or any action or neglect of other occupants of the premises.



#### 4.9 MAINTENANCE

Residents are requested to liaise with staff if maintenance is required to their room or floor area. Please report any maintenance issues **first thing in the morning during office hours** to ensure a prompt service either via email or in person. Maintenance contractors and TVIR staff are permitted to enter a resident's room to carry out maintenance and repairs as deemed necessary.

If a Resident feels they need to be present whilst maintenance work is being done a suitable time must be arranged with Reception staff. This may not always be possible if outside contractors are engaged to do the maintenance.

#### 4.10 VISITORS

Residents are permitted visitors in Torrens Valley International Residence however **you are responsible for their behaviour.**

**Residents are also required to ensure that visitors leave Torrens Valley International Residence by 12 midnight and are seen off the premises. Visitors are not permitted to enter Torrens Valley International Residence before 8:00am**

Overnight visitors **are not permitted unless prior arrangements** for a room have been made with Reception.

Residents who have unauthorised overnight visitors may have their Rooming House Agreement terminated as they are in breach of the House Rules. **Resident's will be charged for the visitor's stay. Refer to Fees & Charges Information folder**

#### 4.11 RETRIEVING KEYS ETC FROM LIFT WELLS IN TVIR

There will be a cost associated with retrieval of keys or any items dropped down the lift wells. Be careful that this does not happen.

The charges are as follows and are subject to change:

Monday to Friday – 8am to 5pm – approximate \$450

After Hours – approximate \$700

There will be **no exceptions** to these costs.

#### 4.12 PETS

Pets **are not** permitted.

#### 4.13 SHOPPING TROLLEYS

It is an offence to remove shopping trolleys from shopping centres, as well as creating a hazard to users of the Modbury Hospital Campus.

**Residents are not permitted to bring shopping trolleys onto hospital grounds or within TVIR.**

#### **4.14 TELEPHONES/INTERNET**

Room telephones are able to receive outside calls and dial extension numbers within TVIR. To call “000” remember to press 0 first for outside line then 000.

A wireless broadband service is provided to residents by ACS Computers Pty Ltd. Information sheets are available at Reception. Direct all enquiries to Andrew Ramsay on 0428 101 662.

**One public telephone is located in the ground floor foyer area.**

#### **4.15 MAIL**

Mail-letters are delivered daily, Monday to Friday, to your room under your door. Make sure you keep the area by your door free of clutter. Packages & parcels to be collected by residents, you will be contacted by phone or email when they arrive. Please ensure that mail is addressed correctly with your full name in English and TVIR’s mailing address i.e., TVIR 41-69 SMART ROAD, MODBURY SA 5092

#### **4.16 NAME TAGS**

Each resident is provided with a **“Name Tag”** for their door, please make sure you place it on your door, this will mean your mail will be delivered promptly and TVIR staff know the room is occupied.

**Cleaning staff check** “empty rooms” for cleaning purposes rooms with no name tags are deemed “empty”

**No name tag, no mail**

#### **4.17 COMMON ROOM**

A Common Room is located in the Basement of TVIR for the enjoyment of all residents.

Please act responsibly when using the facilities provided and please ensure you leave the area clean and tidy. If you move the furniture please return to the correct positions.

Please do not use this area as a storage area for unwanted goods, should you wish to donate items to the Common Room please see Reception to organise this.

Access is via your Security Key.

**Surveillance Cameras are installed in this area.**

#### **4.18 PRAYER ROOM**

There is a prayer room located in the basement for Residents to use.

#### **4.19 DISCOUNTED CAR PARKING – LONG TERM RESIDENTS**

TVIR residents who wish to park a car on the Modbury Hospital campus must inform TVIR Reception **before bringing the vehicle onsite**. Residents will be required to sign a declaration form which

states they understand the Rules & Regulations of the Car Park. Residents will be required to pay and pull weekly/monthly tickets from the Auto Pay Stations located on the hospital grounds. Fees will be charged at Hospital Staff rates. Residents must supply current car registration details whilst residing in TVIR. If your car registration details change, please inform Reception.

**Parking spaces are limited and are not guaranteed – a Waiting List may apply.** If discounted parks are unavailable Residents can park onsite but must pay the full fees of the Car Park.

Weekly/Monthly tickets that are allocated will be monitored by the Modbury Hospital Control Room (Security). Weekly/Monthly tickets **must be** purchased at the same time every week/month. The Car Park operator will require you're name so it can be crossed checked again their files for ticket allocation. **Tickets are to be purchased between 8:00am & 8:00pm where possible. Please ensure that you are parked in the correct area, which is the lower section of the Main Carpark facing Reservoir Road.**

**Infringement of parking bylaws will invoke a fine; continuous infringements or breaches of the car park rules will lead to your weekly/monthly ticket being revoked.**

Please report any interference to your vehicle immediately to Police and as soon as practicable notify Torrens Valley International Residence.

**Short term residents** can park onsite however they pay the full fees associated with the car park.

#### **4.20 BIKE RACK**

Resident wishing to store their bike within TVIR can use the bike rack in the basement however you must record the details of your bike with Reception. Please use a bike lock to secure your bike.

#### **4.21 HEATING & COOLING** (Seasonal)

Please refer to your Information folder in your room for instruction on how the heating & cooling operates within TVIR. Heating and cooling will only be changed over when **temperatures are constant** i.e., 24 Celsius and above or below 24 Celsius. Please note there is a 4-hour change over period.

**Please keep all windows and doors closed during extreme hot & cold weather.**

### **5.0 TVIR SECURITY ACCESS**

A Security Access Control System operates at the front entrance of Torrens Valley International Residence at all times. Residents and staff can only gain access by **use of a security key**. **In the event of a fire alarm, the front entrance doors will open automatically.**

## 5.1. ACCESS CONTROL PROCEDURES

### 5.1.1 Issue of Keys

- a) Torrens Valley International Residence will authorise issue of keys to all residents.
- b) To receive a key, residents will be required to sign a form accepting responsibility for the key and agreeing to pay for replacement of lost, stolen or damaged keys.
- c) The use of broken or damaged keys will cause malfunction of the system and residents may be held responsible for the cost of repairs. Keys will be checked prior to vacating TVIR for damage.

### 5.1.2 Access Control System - Inner Door & Outer Door

- a) The system will be activated at all times.
- b) Residents can only gain access by use of security key. The system is designed so that lost keys can be deleted from the system for reasons of security. It is therefore essential that staff be advised **immediately** of lost keys

### 5.1.3 Access by Visitors

- a) Residents are permitted visitors in Torrens Valley International Residence **and are held responsible for their behaviour.**
- b) Residents are also required to ensure that **visitors leave** Torrens Valley International Residence **by 12 midnight** and are seen off the premises. Visitors and are not permitted to enter Torrens Valley International Residence before 8:00am.
- c) **Overnight visitors are not permitted unless prior arrangements for a room have been made with Reception.**
- d) **Access by visitors after hours will be the responsibility of the resident.** Visitors coming to TVIR after hours must make arrangements with the person to whom they are visiting. This resident will allow them access and will be responsible for their behaviour whilst in TVIR.
- e) Switchboard staff **will not** transfer calls between 2400 hours and 0630 hours.

Visitors attending Torrens Valley International Residence during normal working hours will be required to report to Reception on arrival. A sign is fixed to the front entrance of Torrens Valley International Residence giving details of these arrangements.

## 5.2 SECURITY GENERAL

### 5.2.1 Security Cameras

Security cameras are **installed and operating** throughout Torrens Valley International Residence

### 5.2.2 Security Awareness

**Please keep your room locked at all times.**

Report any theft or other illegal activity immediately to the Police and inform Torrens Valley International Residence staff as soon as practicable. **For Police attendance call 131444. Emergencies 000**

**Residents should be aware of the need for security at all times.**

Do not allow anyone entry into TVIR that you do not know, do not lend your keys to anyone and do not give out the floor codes.

Do not leave personal items in the common areas of TVIR

Report suspicious behaviour

**5.2.3 Identification Cards**

Each resident of Torrens Valley International Residence will be issued with an identification card. This card must be produced upon request of an authorised person. This card is required for collection of Linen  
A new card is issued each year.

**5.2.3 Lift and Stairwell Access**

Access to floors via the lifts is by use of a security key. Security codes are needed to access floors via stairwell. These codes are confidential and are not to be given out to family, friends and other residents.

**Western end Fire exit stairwell** should only be used in the event of a Fire.

**5.2.4 Room Keys & Floor Codes**

Residents are issued with a room key, security fob and a floor code on arrival at TVIR and they must ensure they have them at all times when they are not in their rooms. **Keep your door locked at all times for security purposes.**

**If you leave** your keys in your room you will need to access your floor via the stairwell using your floor code.

**If you leave** your keys at work, school or at your friend's house you will need to go and collect them.

TVIR staff **are not onsite 24/7** to be able to give you access to your room.

**DO NOT GIVE YOUR KEYS OR YOUR FLOOR CODE TO ANYONE AS YOU WILL BE IN BREACH OF THE HOUSE RULES**

**5.2.6 Lost Keys**

Lost keys are to be reported to TVIR Reception as soon as possible during business hours.

Charges do apply for replacement keys.

**Keys cannot be replaced after hours** however the After-Hours Supervisor can give you access to your room.

