



S T U D E N T A C C O M M O D A T I O N

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HOUSE RULES

Rooming Accommodation

Effective Date: _____

Version 1.0

Legal Authority: *These House Rules are made pursuant to Sections 267 and 268 of the Residential Tenancies and Rooming Accommodation Act 2008 (Qld) ("the Act") and the Residential Tenancies and Rooming Accommodation Regulation 2025 (Qld) ("the Regulation"). These rules form part of your Rooming Accommodation Agreement (Form R18). Under the Act, a breach of these house rules constitutes a breach of your agreement. A copy of these rules must be provided to you at the time of signing your agreement and must be displayed in a common area of the premises.*

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PART A — LEGAL FRAMEWORK

1. DEFINITIONS

In these House Rules, unless the context requires otherwise:

The Act	The Residential Tenancies and Rooming Accommodation Act 2008 (Qld), as amended
The Regulation	The Residential Tenancies and Rooming Accommodation Regulation 2025 (Qld)
Management	Genesis 1 Student Accommodation, its authorised managers, agents, and staff
Resident	A person who has signed a Rooming Accommodation Agreement (Form R18) with Genesis 1
Guest / Visitor	Any person on the premises who is not a current resident or Management representative
Common Areas	All areas accessible by multiple residents including: kitchen, living area, dining area, laundry, balconies, stairwells, car park, pool enclosure, BBQ area, gym, and outdoor recreational spaces
Resident's Room	The individual bedroom and private ensuite bathroom allocated to a resident
Unit	A 3-bedroom, 3-bathroom apartment comprising three Resident's Rooms and shared Common Areas
Quiet Hours	Sunday to Thursday: 10:00pm–7:00am; Friday and Saturday: 12:00am (midnight)–8:00am
Designated Smoking Area	The outdoor area identified by Management signage as the sole permitted smoking location
Serious Breach	A breach as defined in Section 370 of the Act
Reasonable Cost	The actual cost incurred or quoted by a third-party contractor to clean, repair, or remediate damage or non-compliance

2. PRESCRIBED HOUSE RULES

Required by Schedule 5 of the Regulation — these apply to all rooming accommodation in Queensland.

- 2.1** Residents and their guests must not interfere with the reasonable peace, comfort, and privacy of other residents.
- 2.2** Residents and their guests must leave all Common Areas neat, clean, and tidy after use.
- 2.3** Residents must ensure their guests are aware of and comply with all House Rules.
- 2.4** Residents must not tamper with, change, or remove any door lock, and must not copy any key, without the prior written consent of Management.
- 2.5** Residents must not keep any animal on the premises without the prior written approval of Management. This does not apply to assistance animals recognised under the Disability Discrimination Act 1992 (Cth) or the Guide, Hearing and Assistance Dogs Act 2009 (Qld).

3. RESIDENT'S RIGHTS

This section outlines Management's obligations to you.

- 3.1** Management will maintain the premises, including Common Areas and facilities, in a safe, clean, and habitable condition.
- 3.2** Management will not enter your Resident's Room except as permitted under the Act (e.g., for maintenance when requested or urgently required, to show a vacant room, or with appropriate written notice for inspections).
- 3.3** Management will provide at least **7 days' written notice** before making any changes to these House Rules, as required by the Act.
- 3.4** Management will respond to maintenance requests within a reasonable timeframe and will provide emergency contact details for urgent matters.
- 3.5** You have the right to quiet enjoyment of your Resident's Room and Common Areas, free from unreasonable interference by other residents, their guests, or Management.
- 3.6** If you believe any House Rule is unreasonable, you may apply to QCAT for a review under the Act.

PART B — DAILY LIVING

4. NOISE & QUIET ENJOYMENT

- 4.1** During **Quiet Hours**, no sound from your Resident's Room, balcony, or Common Area should be audible to other residents in their rooms. This includes music, television, phone calls (including loudspeaker), conversations, and gaming.
- 4.2** **At all times**, noise must not interfere with another resident's ability to sleep, study, or quietly enjoy their living environment. Sound travels further from balconies and outdoor areas — extra caution is required.
- 4.3** Headphones must be used for all media and music during Quiet Hours.
- 4.4** Skateboards, rollerblades, and scooters must not be used on any surface within the complex.
- 4.5** Management may, at its discretion, direct residents or guests to cease noise that it considers unreasonable, regardless of the time of day. Failure to comply with this direction constitutes a breach of these rules.

5. GUESTS & VISITORS

- 5.1** Visitors are welcome at Genesis 1 within the following limits:

- (a) Maximum **2 visitors** per unit at any one time
- (b) Guests must not cause the total number of occupants in a unit to exceed **5 persons** at any time

- 5.2** **Overnight stays:**

- (a) Maximum **2 overnight stays per week** per resident, and **6 overnight stays per calendar month** per resident
- (b) Overnight guests must sleep in the resident's Resident's Room only — not in Common Areas
- (c) All overnight stays require **prior registration** with Management using the Guest Registration Form
- (d) Written consent from **all other residents** in the unit is required. If consent is not given, the guest must make alternative arrangements
- (e) Unplanned overnight stays must be registered by **10:00am the following day**

- 5.3** **Guest conduct:**

- (a) Residents must accompany their guests at all times while on the premises
- (b) Guests may use Common Area facilities (pool, BBQ, recreational area) only when accompanied by the resident
- (c) Guests must comply with all House Rules. It is the resident's responsibility to inform their guests of these rules

- 5.4** **Resident liability:** The resident is fully responsible and liable for their guest's behaviour, compliance with these rules, and any loss, damage, or cost caused by their guest. This includes financial liability.

- 5.5** **Overnight guest service charges:**

- (a) Registered overnight guest (with all required approvals): **\$25 per night** — covering additional utilities, water, and common area wear
- (b) Unregistered overnight guest (without required approvals): **\$50 per night** — covering the above plus administrative costs of follow-up

5.6 Guests who exceed the limits in clause 5.2(a) will be treated as an unauthorised occupant. Persistent unauthorised occupancy constitutes a breach of these rules and your Rooming Accommodation Agreement.

5.7 Genesis 1 is a student accommodation facility, not a venue for parties. Gatherings of more than 5 persons in a unit are not permitted. Small social gatherings may be held in the recreational area only, with prior written approval from Management. The organising resident assumes full responsibility for noise compliance, cleanup, and any damage.

6. CLEANLINESS — COMMON AREAS

6.1 Clean as you go — no exceptions. After every use of the kitchen, the following must be completed before you leave:

- (a) Stovetop, oven, and rangehood wiped clean (easier while still warm)
- (b) All dishes rinsed and placed in the dishwasher. Heavily soiled items must be hand-washed first. **No dishes are to be left in the sink.**
- (c) Benchtops and splashbacks wiped down
- (d) Cooking utensils, cutlery, and crockery washed, dried, and returned to cupboards
- (e) Spoiled food in the fridge or pantry disposed of, and any mess cleaned up
- (f) Dishwasher run when full. Dishes to be unloaded and put away promptly

6.2 Weekly cleaning obligations (shared by all 3 residents):

- (a) Floors vacuumed and mopped
- (b) Fridge interior cleaned and expired items removed
- (c) Balconies swept and cleared of rubbish or unwanted items

6.3 Cleaning roster: Residents should establish a fair weekly roster. If Management determines that cleaning standards are not being maintained, Management may impose a mandatory roster and will enforce compliance.

6.4 Personal items must not be left in Common Areas. Personal kitchen appliances (e.g. air fryers, coffee machines) must be stored in your Resident's Room after each use if you do not wish others to use them.

6.5 Professional cleaning clause: If Common Areas fail a Management inspection, residents will be given written notice and a **reasonable period (minimum 48 hours)** to rectify. If not rectified, Management will engage a professional cleaner. The Reasonable Cost will be divided equally among all residents of the unit, unless the responsible individual is identified, in which case that individual bears the full cost. By signing these House Rules, you agree to this cleaning cost arrangement as permitted under the Act for shared Common Areas in student accommodation.

7. CLEANLINESS — RESIDENT'S ROOM & ENSUITE

7.1 Your Resident's Room and ensuite must be maintained in a clean, tidy, and hygienic condition at all times. The room must not present a fire hazard, health hazard, or conditions likely to attract pests.

7.2 Weekly minimums: Vacuum your room at least once per week. Clean your ensuite (shower, basin, toilet, floor) at least once per week with appropriate cleaning products.

7.3 Bathroom ventilation — MANDATORY:

- (a) **Rooms with a bathroom window:** Open the window for a minimum of **30 minutes after every shower**
- (b) **Rooms without a bathroom window:** Run the exhaust fan for a minimum of **30 minutes after every shower**
- (c) Failure to ventilate causes mould growth and moisture damage to walls, ceilings, grout, and paintwork. **Mould or water damage resulting from a resident's failure to ventilate is the resident's responsibility.** The resident will be charged the Reasonable Cost of professional mould removal, surface treatment, and any consequential repair.

- 7.4 Shower maintenance:** Squeegee shower screen and walls after every use to prevent soap scum build-up and mould. Soap scum etched into glass through neglect will be charged to the resident at vacate.
- 7.5 Mattress protector:** The mattress protector provided must remain on the mattress at **all times** throughout your tenancy. If the protector is removed or not used:
- (a) Stains requiring professional steam cleaning: resident pays the Reasonable Cost
 - (b) Stains that cannot be professionally removed: resident pays the **full replacement cost** of the mattress
- 7.6 Air-conditioner and exhaust fan filters:** Must be cleaned by the resident every **3 months** from the commencement of your agreement.
- 7.7 Walls:** Clean scuff marks and hand marks promptly using a damp magic eraser sponge. Do not use abrasive chemicals or scouring products that damage paint.
- 7.8 Vacuum cleaner care:** A vacuum cleaner is provided per unit. Do not remove it from the unit or lend it to other units. Empty the dust bag/container regularly. If the motor burns out due to a full bag/container, the resident responsible will pay the Reasonable Cost of repair or replacement.

8. WASTE & RECYCLING

8.1 Rubbish must not accumulate inside the unit, on balconies, or in Common Areas. Residents must take rubbish to the bin area daily — you pass it every time you leave the building.

8.2 Bin area rules:

- (a) Two red general waste bins and recycling bins are provided
- (b) **If one bin is full, check and use the other.** Do not stack, overfill, or force rubbish into a full bin
- (c) Sort recycling correctly into the designated bins
- (d) **Under no circumstances is rubbish to be left on the ground beside or near the bins**

8.3 Cleaning charge for non-compliance: Rubbish left on the ground in the bin area, car park, stairwell, or any Common Area will incur a **\$100 cleaning and remediation charge** to the responsible resident (identified via CCTV where available or Management investigation). This reflects the Reasonable Cost of engaging a cleaner to remove and properly dispose of the waste.

8.4 The car park is not a waste disposal area. It is monitored by CCTV. The same \$100 cleaning charge applies.

9. SMOKING, ALCOHOL & PROHIBITED SUBSTANCES

9.1 Smoking and vaping (including tobacco, e-cigarettes, and any vapour-producing device) are **strictly prohibited** inside all buildings, units, Resident's Rooms, balconies, stairwells, Common Areas, pool enclosure, gym, and car park. Smoking and vaping are permitted **only in the Designated Smoking Area**.

9.2 Cigarette butts and vaping waste must be disposed of in the receptacles provided in the Designated Smoking Area. Butts or waste discarded on pathways, garden beds, lawns, car park, or any other area will incur a **\$100 cleaning charge** per incident.

9.3 Fire alarm liability: The complex fire alarm system is directly linked to the Queensland Fire Department (Mt Gravatt station). If a fire alarm is activated due to a resident's conduct — including but not limited to smoking or vaping indoors, cooking without adequate ventilation, or tampering with smoke detectors — the responsible resident will be charged the **\$1,550 fire department callout fee** in full.

9.4 Alcohol: Residents aged 18 years or older may consume alcohol in designated outdoor areas (BBQ/recreational area) only. Alcohol is not permitted in indoor Common Areas. Excessive consumption leading to disruptive, aggressive, or anti-social behaviour is unacceptable and may constitute a Serious Breach.

9.5 Illegal substances — zero tolerance. The possession, use, cultivation, supply, or distribution of any substance prohibited under the laws of Queensland or the Commonwealth of Australia will result in:

- (a) The matter being reported to Queensland Police Service
- (b) Immediate issuance of a Notice to Leave (Form R12) under Section 370(a) of the Act (use of premises for an illegal purpose)

PART C — SAFETY & SECURITY

10. FIRE SAFETY & EMERGENCY

10.1 Prohibited in all units and Common Areas: Candles, incense, oil burners, open flames, portable heaters, and any appliance with an exposed heating element. Cooking appliances (hot plates, rice cookers, electric woks, frypans) are only permitted in the kitchen.

10.2 Smoke detectors and fire equipment: Must not be tampered with, covered, removed, or disabled. Report any malfunction to Management immediately. Fire extinguishers and hose reels are for genuine emergencies only — misuse is a Serious Breach.

10.3 Fire exits and stairwells: Must remain clear and unobstructed at all times. No storage of any items in stairwells — including bicycles, shoes, furniture, and rubbish. This is a requirement under the Building Fire Safety Regulation 2008 (Qld).

10.4 Evacuation procedure:

- (a) Call **000** (Emergency Services)
- (b) Alert others — call out "**Fire, Fire, Fire**"
- (c) Evacuate via the safest route — **do not use lifts**
- (d) Assemble at the **main driveway entrance on Dawson Road**
- (e) A representative from each unit must confirm to Management that all unit residents are accounted for
- (f) Do not re-enter the building until cleared by Emergency Services or Management

11. SECURITY & PROPERTY CARE

Security

11.1 Lock all doors when sleeping or leaving the unit. Do not prop open security doors, gates, or entry points.

11.2 Do not give, lend, or copy your keys to any person without the prior written consent of Management. Keys must be kept on your person at all times.

11.3 Lockout service charges:

- (a) Monday–Friday, 5:00pm–11:00pm: **\$165**
- (b) After 11:00pm, weekends, and public holidays: **\$275**
- (c) If Management is unavailable, a locksmith must be called at the resident's own expense
- (d) These charges reflect the actual cost of after-hours callout and service provision

11.4 Report suspicious behaviour, security concerns, or unknown persons on the premises to Management immediately.

11.5 Personal property insurance: Management does not insure residents' personal belongings. Residents are strongly encouraged to obtain their own contents insurance.

Property Care

11.6 Units are fully furnished by the property owner. No additional furniture may be brought into the unit without written approval from Management. No furniture provided may be removed, relocated between rooms, or taken outside (including mattresses to balconies).

- 11.7 Walls and surfaces:** No nails, screws, hooks, staples, drawing pins, adhesive tape, or double-sided tape on any surface. Blue-tack may be used with caution (may remove paint — resident liable for repainting costs). Maximum 2 posters per wall. Nothing on ceilings.
- 11.8 Damage reporting — 24-hour obligation:** All damage to the property, furnishings, appliances, or equipment — however minor — must be reported to Management **within 24 hours** via the maintenance QR code or email. Unreported damage discovered during an inspection will be attributed to the current resident unless evidence indicates otherwise.
- 11.9 Joint and several liability for Common Areas:** All residents of a unit are jointly and severally responsible for damage occurring in the Common Areas of their unit. If the responsible individual cannot be identified, the Reasonable Cost of repair or replacement will be divided equally among all unit residents.
- 11.10 Electrical safety:** Do not overload power outlets. Bedroom appliances are limited to: computers, monitors, study lamps, phone/device chargers, clocks, personal grooming items, and other small low-wattage appliances in safe working condition.

12. FACILITIES

12.1 Swimming Pool

- (a) Hours: 7:00am–9:30pm. Noise curfew strictly enforced at 9:30pm
- (b) No glassware, food, drink, alcohol, or smoking in the pool enclosure
- (c) No diving, bomb-diving, running, pushing, dunking, or rough play
- (d) Shower before entering the pool
- (e) Guests may use the pool only when accompanied by the resident
- (f) Breach of pool rules = immediate removal from pool area

12.2 BBQ & Recreational Area

- (a) Clean BBQ thoroughly and leave area tidy after every use. Turn off gas
- (b) All rubbish in bins provided
- (c) Noise regulations and Quiet Hours apply
- (d) Alcohol for residents 18+ only — no excessive consumption

12.3 Gym

- (a) Use at your own risk. By using the gym, you acknowledge the inherent risks of exercise equipment and release Management and property owners from liability for any injury, loss, or damage arising from gym use, to the extent permitted by law
- (b) Wipe down equipment after use. Report malfunctions to Management
- (c) No guests permitted in the gym

12.4 Laundry

- (a) Remove clothes from washer and dryer promptly upon cycle completion
- (b) Clean the lint filter after **every** dryer use — a blocked filter is a fire hazard
- (c) Leave the laundry door open when the dryer is in use (ventilation)
- (d) Do not start a cycle if you are about to leave the property

12.5 Parking

- (a) Allocated car parking is available by separate arrangement with Management. Only residents with an allocated space and issued key may park inside the complex
- (b) **Visitor parking** spaces are for **visitors only** — residents must not park in visitor spaces under any circumstances
- (c) **15-minute parking** is strictly for **drop-off and pick-up only** — no resident parking
- (d) The car park is monitored by CCTV. Do not use it for storage, waste disposal, or vehicle repairs
- (e) Bicycles must be stored in your Resident's Room or at the bike racks in the car park.
Bicycles must not be stored in stairwells (fire safety requirement and trip hazard)

12.6 Mail & Parcels

- (a) Check your mailbox daily

- (b) Management may accept parcels on your behalf. Parcels are held for a maximum of **8 days** and will be returned to sender if not collected. Management accepts no responsibility or liability for parcels
- (c) Upon vacating, redirect your mail. Management will not forward mail — it will be returned to sender

PART D — COMMUNITY & ENFORCEMENT

13. HARASSMENT, DISCRIMINATION & WELLBEING

- 13.1** Genesis 1 is home to residents from diverse cultural backgrounds. All residents, guests, and Management must treat each other with dignity and respect, regardless of race, ethnicity, nationality, gender, sexual orientation, religion, disability, or age.
- 13.2 Harassment** of any kind is prohibited. Harassment includes but is not limited to: unwelcome physical contact, verbal abuse, threats, intimidation, stalking, bullying (including cyberbullying), and any conduct that creates a hostile or intimidating environment for another person.
- 13.3 Sexual harassment** is strictly prohibited and may constitute a criminal offence. This includes unwelcome sexual advances, requests for sexual favours, and any other unwelcome conduct of a sexual nature.
- 13.4 Discrimination** against any person on any ground protected by the Anti-Discrimination Act 1991 (Qld) or the Racial Discrimination Act 1975 (Cth) is prohibited.
- 13.5** If you experience or witness harassment or discrimination, report it to Management immediately. All reports will be treated confidentially and investigated promptly. Management may involve relevant authorities where appropriate.
- 13.6** Harassment, sexual harassment, or discrimination by a resident or their guest may constitute a Serious Breach under Section 370 of the Act and may result in immediate issuance of a Notice to Leave (Form R12).

14. COMMUNICATION & MAINTENANCE

- 14.1 Maintenance requests:** All repair and maintenance requests must be submitted **in writing** via the maintenance QR code (displayed in your unit and Common Areas) or by email. Verbal requests will not be actioned. Written requests create a record that protects both you and Management.
- 14.2 Emergency maintenance** (e.g. burst pipe, gas leak, electrical hazard, security breach) should be reported to Management by phone immediately, followed by a written request.
- 14.3 Management contact:** Phone and email details are displayed at the Reception Office entrance and in each unit.
- 14.4 Extended absence:** If you will be away for more than 7 days, notify Management in writing with your departure and return dates. Ensure rent is paid up to your return date, perishable food is removed from the fridge, and windows are closed. Your room should be left clean and presentable in case an inspection is required.

15. INSPECTIONS

- 15.1** Management may conduct **routine inspections** of Common Areas and Resident's Rooms on a **quarterly basis** (or more frequently where a breach has been identified), with written notice as required under the Act.
- 15.2** On inspection day, units are expected to be clean and tidy. Management will provide a checklist of what is expected prior to the inspection.

15.3 Failed inspection process:

- (a) **First failure:** Written notice identifying deficiencies, with a minimum **48-hour period** to rectify
- (b) **If not rectified:** Management may engage a professional cleaner. The Reasonable Cost will be charged to the responsible residents (see clauses 6.5 and 7.1)
- (c) **Repeated failures:** Form R11 (Notice to Remedy Breach) may be issued

16. BREACH & ENFORCEMENT

16.1 A breach of any House Rule is a breach of your Rooming Accommodation Agreement under Section 267 of the Act.

16.2 Standard breach escalation:

Step	Action	Detail	Authority
1	Verbal Warning	Documented by Management with date, time, and details	Management record
2	Written Warning	Formal written notice to resident specifying the breach and required remedy	Management notice
3	Form R11	Notice to Remedy Breach — minimum 5 days to remedy	Section 368
4	Form R12	Notice to Leave — if breach is not remedied within the notice period	Section 369

16.3 Serious Breach — immediate Notice to Leave (Form R12):

Under Section 370 of the Act, Management may issue a Notice to Leave requiring a resident to vacate **immediately** if Management reasonably believes the resident or their guest has:

- (a) Used the Resident's Room or Common Areas for an **illegal purpose**
- (b) **Intentionally or recklessly** destroyed or seriously damaged the premises or its facilities
- (c) **Endangered** another person on the premises
- (d) **Significantly interfered** with the reasonable peace, comfort, or privacy of another resident

16.4 Costs and charges: Where these rules specify a monetary charge (e.g. cleaning, remediation, callout fees, overnight guest service charges), these represent Reasonable Costs as defined in Section 1 of these rules. They may be:

- (a) Invoiced directly to the resident, payable within 14 days
- (b) Claimed from the resident's bond at the end of the tenancy, subject to the RTA bond refund process
- (c) Referred to QCAT if disputed

16.5 Dispute resolution: Management and residents should first attempt to resolve any dispute directly. If unresolved, either party may apply to the RTA's free dispute resolution service. If still unresolved, either party may apply to QCAT.

16.6 Time limit: Under the Act, a claim for breach must be made within **6 months** of the provider or resident becoming aware of the breach.

17. CHANGES TO THESE HOUSE RULES

17.1 Management may amend these House Rules from time to time. Any changes will be communicated to all residents in writing with a minimum of **7 days' notice** before taking effect, as required by the Act.

17.2 Updated rules will be provided to each resident and the displayed copy in Common Areas will be updated.

18. ACKNOWLEDGEMENT & AGREEMENT

By signing below, I confirm that:

- (a) I have received a complete copy of these House Rules
- (b) I have read and understood all rules contained in this document
- (c) I understand that these House Rules form part of my Rooming Accommodation Agreement (Form R18)
- (d) I understand that a breach of these rules constitutes a breach of my agreement and may result in enforcement action including a Notice to Leave
- (e) I agree to comply with all rules set out in this document and any amendments notified in accordance with clause 17

RESIDENT

Resident Name: _____

Room Number: _____

Signature: _____

Date: _____

MANAGEMENT

Representative Name: _____

Signature: _____

Date: _____