

<b>Accommodation</b>
<p>Charles Darwin University's Office of Accommodation Services operates the on-campus accommodation at International House Darwin (IHD). Long term accommodation is available for students willing to make a commitment to reside at IHD for periods of time that align with the academic semesters as detailed below.</p> <ul style="list-style-type: none"> <li>• <b>Semester 1 2023:</b> 20 February 2023 to 19 June 2023</li> <li>• <b>Semester 2 2023:</b> 26 June 2023 to 23 October 2023</li> <li>• <b>Semester 3 2023:</b> 30 October 2023 to 9 February 2024</li> </ul> <p>Long term accommodation contract dates are fixed and include Orientation dates. Accommodation outside these dates may be available upon request. However, <b><u>the contract dates form a minimum booking</u></b> to secure a long-term rental rate. Where the contract period has commenced, late applicants will be issued an offer for a contract commencing fourteen days from their application date or from the date of application where arrival is within fourteen days.</p>
<b>Application</b>
<p>Applications are subject to availability and approval.</p> <p>Applications will be evaluated in the order that they are received, provided all relevant information has been supplied and the application fee has been paid (Please note that the fee is not applicable to returning residents with a bond in place at IHD).</p> <p>A signed <a href="#">Parent/Guardian Consent form</a> is also <b>REQUIRED</b> for applications from persons who are under 18 years of age.</p> <p>Applicants must disclose if they have ever been evicted or denied residence from any accommodation facility. Failure to disclose a prior eviction may result in cancellation of this accommodation contract.</p>
<b>Conditions</b>
<p>Acceptance of a place at International House Darwin includes a commitment to pay rent for the <b>entire</b> contract period, as stated in your letter of offer of accommodation. Any amendment to the dates of your stay must be agreed in writing with IHD (via email).</p> <p>All approved applicants are required to maintain their rent payments two (2) weeks in advance at all times. Please note that <b>you are making a commitment to continue to pay for the minimum specified contract period.</b></p> <p>In accepting a place in residence, authority is granted to IHD to access CDU data (enrolment and result details) for administrative and educational purposes.</p> <p>Applicants are required to meet and continue to comply with the following criteria:</p> <ol style="list-style-type: none"> <li>1. Maintaining good academic standing and course progression with a minimum enrolment of two internal units per semester at CDU or a partner institution;</li> <li>2. Ability to assimilate harmoniously in a multicultural community environment;</li> <li>3. Willingness to participate and be involved in the residential community at IHD;</li> <li>4. Compliance with the following CDU policies and by-laws: <a href="#">Code of Conduct – Students</a>, <a href="#">the University Resident Conduct Policy</a>, <a href="#">the CDU Student Residences By-laws</a>, <a href="#">the IHD Resident Handbook</a> and all other <a href="#">relevant governing documents of the University</a>; and</li> <li>5. Ability to pay a four (4) week bond and maintain an ongoing financial commitment.</li> </ol>

Where residents reside at IHD on the basis that they are a committed couple, at least one of them must meet the above enrolment requirement. Failure to remain enrolled will jeopardise the residency of both members of the couple. Both members of the couple must also adhere to conditions 1-4 above.

Accommodation may be reviewed and refused at any time before or during the contract period based on previous and/or current conduct if the resident:

1. Does not enrol in or ceases to be enrolled in a CDU or partner institution course;
2. Does not make satisfactory academic progress while residing on campus;
3. Has a detrimental effect on the community environment;
4. Poses a safety risk to themselves or other residents;
5. Does not participate in IHD community activities;
6. Fails to disclose a prior eviction; and/or
7. Does not make payments as required under the contract conditions or has an outstanding debt.

Requests for specific rooms, for a shared room, or requests to share with a specific person cannot be guaranteed. Requests to move rooms after checking into a room will only be granted in extenuating circumstances and, if approved, will incur a \$100 cleaning and administration fee.

Unless otherwise indicated by a resident in writing to IHD, IHD may from time to time upload images of IHD events and activities to its social media and web pages and this may include the image of you as a resident.

#### **Bond**

A Residency Bond equivalent to four weeks' rent must be paid at the time of accepting an offer of a place at International House Darwin. The bond will be held for the term of the residency contract. Upon accepting an offer, you will also need to pay the first two weeks' rent in advance.

Upon departure, residents should lodge a completed bond refund form. The Residency Bond will be refunded within ten business days of receipt of this form. Any outstanding debt and/or the costs of any repairs necessary to return a resident's room to original condition will be deducted from the Residency Bond upon departure. This includes cleaning fees for rooms left in an unacceptable condition.

#### **Payments**

Payments can be made in full prior to the contract commencement or via fortnightly payments on the direct debit system.

A 5% discount is applicable for payments made in full prior to the following strict payment dates:

- 6 February 2023 for Semester 1, 2023;
- 12 June 2023 for Semester 2, 2023 and
- 9 October 2023 for Semester 3, 2023.

Residents must ensure rent payments are kept two weeks in advance at all times.

If residents are not paying in full, they are required to set up a direct debit arrangement to ensure timely rent payments. Residents who experience difficulty making rental payments should contact IHD management as early as possible to discuss their situation.

Fortnightly direct debit payments must be from a credit/debit card or an Australian Bank account. International bank accounts may only be used for advance payments in full.

### **Cancellations and Extensions of Stay**

By signing this document electronically, residents are committing to a residential contract with **fixed minimum dates**.

#### Cancellations prior to arrival:

Cancellations made within two (2) weeks prior to your arrival date will incur one (1) week's rent in cancellation fees. Earlier cancellations will incur no penalty.

#### Cancellations during the fixed contract period:

Cancellations made during a resident's stay at IHD and prior to the resident's contracted departure date will incur **a loss of the full bond**. In addition, the resident must give two (2) week's written notice of their intention to break their contract and will be liable for those two (2) weeks of rent.

#### Terminated contracts:

Residents whose contract is terminated for breach of the terms and conditions of this agreement will also be subject to the above cancellation conditions.

#### Other Cancellations:

Cancellations in the following situations will incur NO charge:

- The applicant is not offered a place at Charles Darwin University.
- The applicant does not receive a student visa or their visa is cancelled.
- The resident is unable to continue their studies due to their own serious health issues or a serious health issue with an immediate family member. In this situation, a copy of a medical certificate must be supplied to IHD management.

Other circumstances may be considered at the discretion of IHD management.

#### Booking extensions:

Booking extensions can not be guaranteed. If you wish to extend your booking, you should discuss this with IHD management as early as possible, and no later than two weeks' prior to the end date of your current booking.

Bookings for 2024 will open in November 2023. 2023 bookings do not extend into 2024. A new application is required for stays in Semesters 1, 2 and 3 of 2024.

### **Debts**

The University may place an encumbrance on a resident's CDU student account if fees, charges or fines are not paid by the nominated date or their departure date (whichever is earliest). This would mean that the resident would not be able to access the library, computer or enrolment services, request academic transcripts or graduate from CDU.

Signature	
Upon signing these Terms and Conditions the resident is agreeing to comply with the following CDU policies and by-laws: <a href="#">Code of Conduct – Students</a> , the <a href="#">University Resident Conduct Policy</a> , <i>the</i> <a href="#">CDU Student Residences By-laws</a> , the <a href="#">IHD Resident Handbook</a> and all other <a href="#">relevant governing documents of the University</a>	
I confirm that I have read and understand the above conditions and agree to abide by them.	
Name: .....	Date: .....

Updated 23 January 2023