

Beatty Lodge Community Guidelines

November 2025



Introduction

This document is designed to outline standards that will assist you and others in having an enjoyable experience at Beatty Lodge. It is very important that you read and understand all the information contained in this document when checking in at Beatty Lodge.

When you complete your check in, you:

- Acknowledge that you have received and read the Beatty Lodge Community Guidelines;
- Acknowledge that you accept the Beatty Lodge Community Guidelines

1. Cleanliness

At Beatty Lodge, we value shared living spaces and want to ensure that all residents enjoy a comfortable and welcoming environment in their rooms. Keeping the spaces clean is a shared responsibility, and we ask residents to maintain a standard acceptable to Beatty Lodge, considering the shared nature of living spaces. Your cooperation in adhering to these standards contributes to a harmonious and well-maintained community.

1.a. Bedrooms: residents are expected to keep their bedrooms tidy, minimising items on the floor to allow easy access into all areas of the room (window, floor, doors, ect) for both residents and housekeeping. Utilise the provided storage in your room and feel free to purchase additional storage, ensuring it is non-permanent, does not require fixing on walls or floors and still allows for ample floor space in the room as described above. Please promptly clean up any spills to prevent damage or pest issues. Residents are responsible for disposing of rubbish appropriately. Ensure rubbish is contained in bins bags, and if placed in the bins inside the bedroom or at the end of each hallway.

1.b. Common Areas: residents are expected to clean and put away all personal and shared items provided as well as wipe down any surface they used. Personal items will be confiscated and disposed of without warning.

1.c. Toilets and Showers: residents are expected to use each space for its intended purpose and appropriately, leaving the space clean and free of personal items or litter. Personal items will be confiscated and disposed of without warning.

Please note, any additional cleaning expenses incurred as a direct result of a resident's actions or behaviour will be charged to the resident(s) responsible and may result in immediate eviction with no refund or monies paid.

2. Storage

2.a. Personal Belongings: residents are expected to store personal belongings in their bedroom, except for food and transportation equipment. Common areas should not be used for personal storage, with the exception of clothes drying in the laundry room, as washed clothes should be hung to dry exclusively within the designated laundry area, rather than within individual rooms.

2.b. Equipment Storage: Beatty Lodge does not offer extra storage for equipment. Bedrooms should not be

used as storage before or after check-in.

2.c. Food and Appliances Guidelines: residents are expected to utilise the industrial fridges and food lockers in the common kitchen for food storage. Perishable food is expected to be stored inside a labelled basket in the fridge and shelf food is expected to be stored using the appropriate lockers assigned to the resident. Note that food stored inappropriately may be confiscated by staff. The storage of perishable food and any appliances (cooking or otherwise) in the bedroom is prohibited. This includes, but not limited to, any food that needs to be stored in the fridge, can attract pests, or go mouldy within days, microwaves, kettles, cooking elements and fridges.

3. Inspections

3.a. Room Inspection: at the discretion of Beatty Lodge staff, room inspections may take place at any time they deemed necessary. Residents will be notified about the inspection taking place ahead of time, unless emergency response is necessary.

3.b. Kitchen Inspection: Beatty Lodge conducts kitchen inspections regularly to ensure the upkeep of the space. Inspections might not be announced prior to taking place.

4. Responsibility to Report

As a resident of Beatty Lodge, it is your responsibility to report any spills, broken equipment, safety hazards, or anything that you observe out of the ordinary. Reporting can be done via email to info@beattylodge.com.au or in person during reception hours. For any emergencies, the night manager should be contacted using the phone in the reception area.

5. Shared Common Areas

Shared areas are provided for the benefit and comfort of all residents and must be used only for their intended purpose (for example, dining areas for eating, kitchens for cooking, etc). They must not be used as storage, in accordance with section 2, and any personal belongings left in these spaces may be removed without notice. Shared areas are also not to be used for sleeping under any circumstances.

Residents are expected to clean up after themselves, leave these spaces in a clean and tidy condition after use, and behave respectfully towards others. Misuse of shared facilities may result in disciplinary action or additional charges.

6. Shared Bedroom Spaces

While Beatty Lodge will do their best to communicate with you when someone else is checking into the same shared room as you, sometimes that is not possible due to last minute bookings. For that reason, we expect all residents to keep their shared rooms clean and organised as explained in sections 1 and 2.

Residents are expected to only use the bed assigned to them. Using any other bed(s) for any purpose may result in extra charges added to your account.

7. Unruly / Unsociable Behaviour

Beatty Lodge is committed to maintaining a safe, respectful, and inclusive environment for all guests. Any form of unruly or unsociable behaviour will not be tolerated. This includes,

Beatty Lodge Community Guidelines

November 2025



but is not limited to, conduct that causes discomfort, distress, or disturbance to others, such as excessive noise, intimidation, harassment, verbal abuse, disrespectful language or actions, or any behaviour that disrupts the comfort, safety, or wellbeing of other residents or staff.

Should a resident engage in such behaviour, Beatty Lodge reserves the right to terminate the accommodation agreement immediately, resulting in eviction without refund of any monies paid.

8. Theft

Upholding a community built on trust and mutual respect is paramount. Theft is strictly prohibited within the Beatty Lodge community. Residents are expected to respect the personal belongings of others and refrain from any form of theft or unauthorised use. Any incidents of theft will be taken seriously, and appropriate action, including legal measures if necessary, will be pursued.

9. Failure to Follow Staff Instructions

Residents who fail to follow reasonable instructions of any Beatty Lodge staff member may be evicted and/or refused accommodation without refund or monies paid. If a resident feels the instructions given by a staff member are not possible, inappropriate, or unfair a time can be arranged through reception to speak with the Manager on the subject.

10. Noise

Maintaining a peaceful living environment is crucial at Beatty Lodge, particularly during designated quiet hours from 9 PM to 7 AM in the alfresco outdoor area and 10 PM to 7 AM indoors daily. As this residence is exclusively for students, it is imperative to be mindful of noise levels when entering and exiting the building as well as during specific periods such as exams, where residents are entitled to an atmosphere conducive to focused study. Respecting quiet hours and the need for concentration during exam periods is fundamental to fostering a considerate and supportive community.

Residents are reminded that phones should be on silent mode during quiet hours, especially in shared rooms. If a resident needs to take a phone call during quiet hours, use the Lobby Area or go outside to ensure all residents in shared living spaces and throughout the building are respected.

11. Furniture

Respectful use of furniture is essential throughout Beatty Lodge, encompassing communal areas, the outdoor pool and alfresco area, and individual bedrooms. Residents are reminded that any damage to the property's furniture, whether in shared spaces or within bedrooms, may result in charges. Furniture is to be used only for its intended purpose, and residents are prohibited from relocating any furniture from its original location. Residents are not permitted to bring additional furniture into their rooms without prior approval from management.

12. Fire Safety

For the safety and well-being of all residents, certain items are strictly prohibited at Beatty Lodge. This includes, but is not limited to, items such as candles, incense, fire work, heating elements, etc. Possession of items deemed

dangerous poses a risk to both individuals and the community as a whole. Any discovered banned items will be confiscated and destroyed, and residents may face eviction as a consequence.

In the rare event of a fire, residents are expected to follow Beatty Lodge staff's instructions and evacuation procedures posted in bedrooms and common areas.

13. Smoking

Smoking of any kind and use of chewing tobacco is strictly prohibited in the premises. Smoking of cigarettes, e-cigarettes, vapes and use of chewing tobacco may only take place in the designated areas and residents must dispose of products properly as indicated in those areas. Smoking of any kind and use of chewing tobacco within the building is a serious offence and will be treated as such, which may result in the termination of this agreement and eviction of anyone found in breach of this regulation with no refund of monies paid.

14. Illicit Drugs

In accordance with the Misuse of Drugs Act 1981, it is illegal to use, possess, cultivate, manufacture, sell or supply an illicit drug. As this is a criminal offence, Beatty Lodge staff will report to the police. The possession of controlled/prescribed drugs in quantities that are deemed to be significantly higher than for the purposes of personal use or unexplained by medical documentation are strictly prohibited and will also be reported to the police.

All instances will result in the immediate termination of this agreement and eviction with no refund of monies paid.

15. Alcohol Consumption

Alcohol consumption is allowed by persons 18 years or older within the alfresco area or the dining room. Antisocial behaviour of intoxicated residents will not be tolerated and will result in the immediate termination of this agreement and eviction with no refund of monies paid.

16. Pets

Pets are not allowed at Beatty Lodge at any time or for any reason. Residents found in breach of this regulation may have their agreement terminated, resulting in eviction with no refund of monies paid.

17. Keys

It is the responsibility of each resident to maintain possession and security of the set of keys at all times while residing at Beatty Lodge. To ensure the safety of everyone within the Lodge, residents are required to report any lost keys immediately to Beatty Lodge reception staff. Residents will have 3 consecutive days with a loaning key set to try to find the original set of keys. When the set of keys is found or at the end of 3 days, residents must return the loaning set of keys. This service is offered at no cost for each resident for the first incident, and after that, residents can gain access to a loaning set of keys for \$15AUD. In case the original set of keys is not found, residents will be expected to pay for a room lock change and new keys.

Lending or sharing keys is strictly prohibited, as is granting anyone other than yourself access to the property using your key. These measures are in place to uphold the safety and privacy of all residents.

Beatty Lodge Community Guidelines

November 2025



Any unreturned keys upon check out will result in charges deducted from the resident's bond amount paid upon check in.

18. Non-paying Visitors

Defined as people who are not current residents of Beatty Lodge, non-paying visitors are not permitted in any dormitory or shared areas at any time or for any reason. Should any resident be found to have visitors in common areas or visitors staying in their room(s), the resident will be charged for the extra person(s), plus additional administration and cleaning charges. The visitor will also be asked to leave immediately. Furthermore, this agreement may be, at the manager's discretion, terminated resulting in eviction with no refund of monies paid.

19. Parking

Vehicles such as cars, vans and minibuses are expected to park in marked bays only. Small transportation devices such as scooters, e-scooters, e-bicycles and bicycles are expected to be stored in the appropriate designated areas outside of the building. Charging of such devices and their batteries may not take place inside the building at any time due to fire hazard. Owners of such devices must use the appropriate charging station outside.

Residents are required to register all transportation modes such as vehicles, motorcycles, e-scooters/e-bicycles and bicycles with reception and display a parking pass accordingly. Parking is not guaranteed and depends on availability. Any vehicle, motorcycle and/or bicycles not registered or not following parking guidelines, such as but not limited to being outside of designated parking bays or parked in tow away zones, will be tagged and/or removed from property without notice. Further details on parking guidelines can be shared with residents

20. Eviction

Eviction refers to the formal removal of a resident from Beatty Lodge due to a serious violation of the terms and conditions or community guidelines. In the context of student housing, eviction is a last resort taken when there is a significant breach of conduct that jeopardises the safety, well-being, or community harmony. Beatty Lodge reserves the right to evict a resident who fails to comply with the established terms and conditions or community guidelines. Such actions are taken to ensure a secure and positive living environment for all residents.

21. Privacy Statement

At Beatty Lodge, we are committed to protecting the privacy and security of your personal information. Our Privacy Statement outlines how we collect, use, disclose, and store your information in accordance with Australian privacy laws, particularly the Privacy Act 1988 (Cth) and the Australian Privacy Principles (APPs). By agreeing to our Terms and Conditions, you acknowledge that you have read and understood our Privacy Statement and consent to the collection, use, and disclosure of your personal information as outlined. Photographs may be taken during events or activities conducted by Beatty Lodge and may be used for promotional purposes, including but not limited to publication on our website and official social media platforms. Residents who do not wish to be included in

such materials are required to advise reception in writing. For our complete privacy statement, please go to our website.

22. Governing Law

These Terms and Conditions shall be governed by the laws of the State of Western Australia and the parties hereby submit to the exclusive jurisdiction of the courts of the State.

23. Separability

Each term in this document is a separate and distinct term and independent of the others, so that if any provision hereof shall be held to be invalid for any reason, such invalidity or unenforceability shall not affect the validity or enforceability of the other terms hereof.