

Goff Street Frequently Asked Questions

Your Home

1. How big are the homes?

While there are minor differences between the units, they are all approximately 71m². The units have been thoughtfully designed so they can be set up either as one bedroom with a larger living area, or for the living area to be divided by a concertina door to create a second bedroom or study.

2. What appliances are provided?

The homes include the following appliances:

• Stove:	SMEG 60cm Induction Cooktop
• Oven:	SMEG 60cm Built In Oven
• Dishwasher:	Fisher & Paykel Single Dish Drawer
• Heating and cooling:	Split system
• Hot water system:	80L Electric hot water system

3. Will I have my own garden?

Each unit has a courtyard garden of approximately 25m². It will include a garden shed, clothesline and garden beds.

4. What about a laundry?

A 'European' style laundry is provided, including a laundry trough and room for a washing machine and dryer to be installed, one above the other.

5. What are the environmental features of the homes?

The homes are well insulated, and have been carefully designed to maximise northern light and provide for cross ventilation.

A 200L water tank located with each dwelling is connected to the toilet flushing system and garden taps to reduce use of reticulated water.

Moving In

6. Do I have to connect and pay for electricity?

Yes. Please select your preferred provider.

7. What about other utilities?

You will be required to pay for your water rates and usage. Gas is not required, as the stove top is electric induction and no other appliances require gas.

8. Do I need to connect my own internet or will this be provided?

Yes. Please select your preferred provider.

9. Who do I need to tell when I am moving in?

Please let the Property and Tenancy Manager know your move in date so that the other tenants can be notified. This will assist in limiting any inconvenience in terms of access to vehicles and the driveway.

Living in Your Home

10. What is the ongoing role of WPI?

As the property owner and landlord, WPI will provide:

- Property and tenancy maintenance services, including urgent and non-urgent maintenance and repairs;
- Regular maintenance of common areas, including the shared front garden;
- Regular maintenance to homes, including external window cleaning, cleaning of high windows both internally and externally, and smoke alarm testing.
- We will pay Council rates, water rates, and water usage bills.
- We will hold annual meetings to discuss the way in which the property is being managed and any upcoming needs. We expect all residents to attend.
- We will hold less formal, quarterly, meetings as an opportunity to touch base and discuss management of the shared garden.

11. Can I decorate my unit anyway I choose (painting, artwork on walls, etc.)?

You may decorate your unit to suit your personal taste and style, as long as it is returned to its original condition at the end of your tenancy.

This includes painting walls and hanging pictures. If you are unsure about any changes you wish to make, you are encouraged to speak with the property and tenancy manager.

12. Can I have a pet?

Typically, yes. While your tenancy agreement requires you to apply to WPI for permission to have a pet, we would need to have a good reason to refuse the request.

Pets must be kept within a resident's own property and within council bylaws, and only be in common areas while under control of the owner.

13. Can I have family or friends stay with me?

Yes, friends and family members are welcome to stay for short periods of time.

14. What if I start a new relationship? Can my partner move in?

While the homes will be leased to single women, we understand that personal circumstances change. If you start a relationship and your partner moves in, or you have a dependant who needs to live with you for a period of time, you must let us know so we can adjust the rent to take their income into account (as rent is calculated as a portion of household income).

15. Do I need insurance?

Yes, you will need to insure your personal belongings and contents. WPI will ensure the buildings and electrical appliance that are fitted prior to you moving in.

16. Will I be able to age in place?

The apartments have been designed to a Gold standard of the Livable Housing Design Guidelines to facilitate ageing in place. This includes:

- Step free entry into the home;
- Walk-in (hobless) shower;
- Circulation areas that can accommodate mobility aids, including in the bathroom; and
- Construction of walls around the bathroom to support the safe installation of grabrails at a later date.

Tenure and Financial Arrangements

17. How is the term of my tenure secured?

Tenure is secured through the combination of the Loan Agreement and the Residential Tenancy Agreement.

18. Will my rent go up every year?

Rent will be reviewed every year, however is fixed at 30% of household income.

19. Do I need to pay council rates and water rates?

No.

20. Will there be an Owners Corporation?

No. As WPI will continue to own the whole property, we will fulfil the role that would otherwise be played by the Owners Corporation.

For more information or to submit a Registration of Interest please contact Natasha Liddell, Development Manager **e:** natasha@wpi.org.au **m:** 0412 302 122