

Hudson Centre
Student Accommodation
Operational Plan of Management



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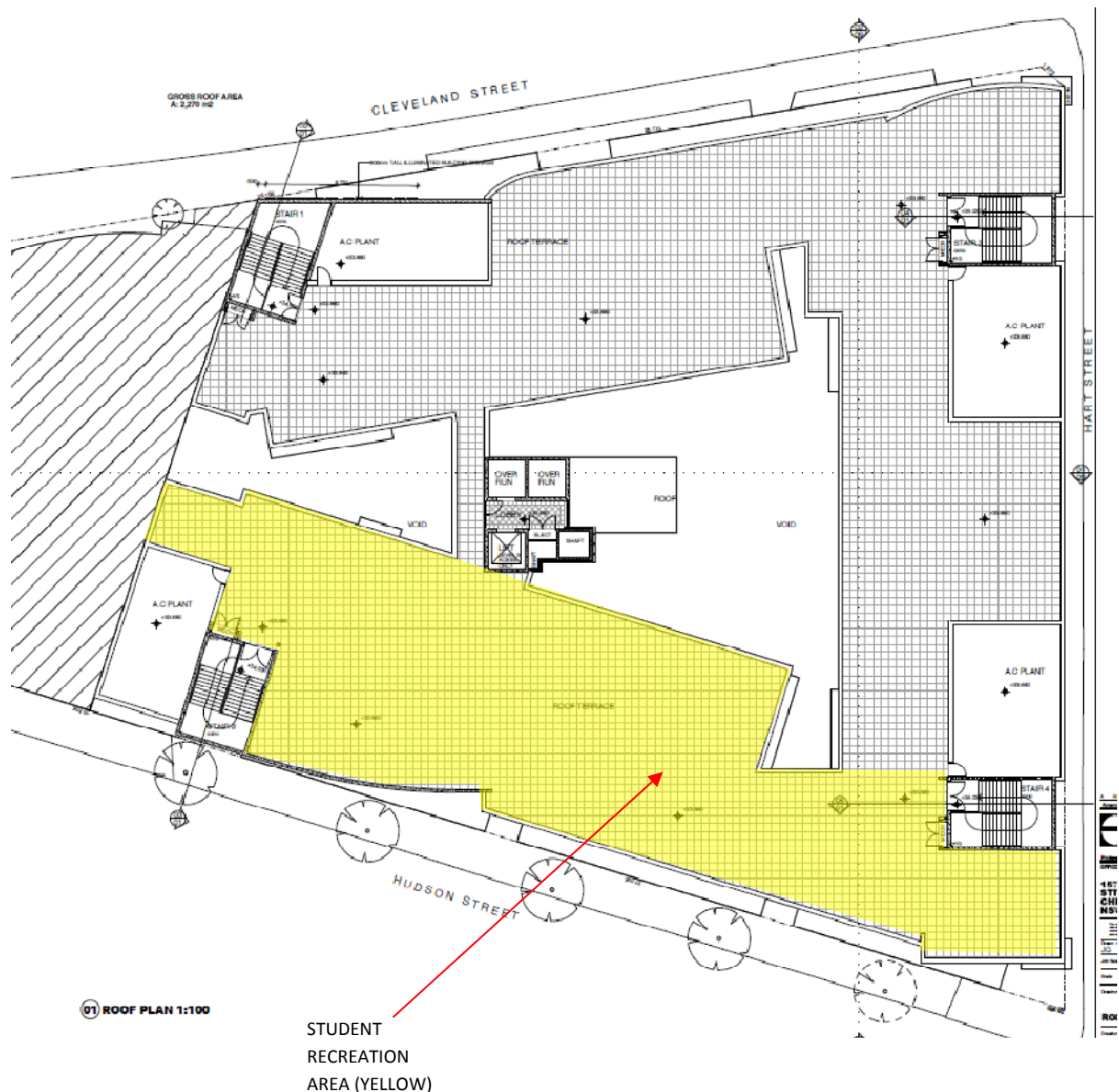
Accommodation Description

The student accommodation component of this new development is located on level three. Access is via lift exclusive for level 3 occupants only. Level three accommodates 73 bedrooms across 15 apartments. The mixture of apartment's includes 2, 4 5 & 6 bedrooms. Each Apartment comprises communal living and dining areas. Each of the bedrooms is self contained with kitchenette, fridge, storage and ensuite. A communal laundry facility and a waste disposal room are located on level 3. The manager's office is located in front of the lift lobby.



Outdoor Communal Recreation Area

The proposal provides for out door recreational area on the southern wing of the roof top. It is accessible via lift and would be exclusive to the communal recreation area for the remainder of the building occupants. The area is approximately 700sqm. The roof recreation area would be accessible from 7am until 10pm. The access will be controlled by the on site manager by locking the access gate or in the event an electronic system is used, an auto control will prevent any access beyond 10pm.



Transport & Access

There are 22 bicycle parking spaces located in the basement. Notwithstanding, residents may choose to bring their bicycles with them up to level three and into their rooms. Due to the abundance of space on the rooftop terrace, if there is a greater need for bicycle parking, provision can be made for this on the roof top area.

The site is located within 300meters walking distance to Redfern Station. There are various bus services that travel around Cleveland Street and regents streets. There are local convenience stores, newsagencies, cafes, take away food shops and restaurants located within 50-100 meters to the site.

Prince Alfred Park, Tennis & Swimming pools area located within 500meters walk to the site. Broadway shopping mall is located about 800meters to the site. Redfern town centre shops are located within 500 meters to the site.

Aerial Map illustrating the convenience to all main amenities



On Site Management

The accommodation will be operated by an on-site manager that will be available during the day. The manager's office is located directly in front of the lift lobby. They will typically reside locally to remain accessible to the site whenever required and be contactable 24 hours a day, 7 days per week by the residents. The manager shift will rotate between 2 part time managers. Staff will include a full time manager and a part time cleaner.

Procedures will be prepared for use of the recreational roof area and for the communal living areas in each apartment. Any matters relating to tenancy will be resolved by the manager who will have experience and qualified in the field of hospitality. A protocol will outline the number of guests that can be invited by residents and the times that guests are not permitted to visit residents.

Cleaning & Maintenance

A cleaner will attend the site once a day to clean and maintain the laundry and communal areas within level 3 and also the roof communal areas. The cleaner will clean all residential bedrooms and apartments once per week. This will be automatically included in the letting fee for every resident and is not optional. The cleaner will also clean the communal kitchen and living areas of each apartment.

Emergency Management

The manager will be well versed with the emergency plan and will be responsible for maintaining compliance with all requirements ensuring emergency access ways are clear, fire detection equipment and fire hose reels are functioning and that any conditions of operation relating to fire and emergency are complied with. In the event that there is dysfunction, the manager will report the matter urgently to the building owner or its nominated managing agent who will be conveniently contactable. Tenants will also be provided with a site orientation to become familiar with fire exits, fire hose reels, fire safety blankets and emergency drills.

Waste Minimisation & Recycling

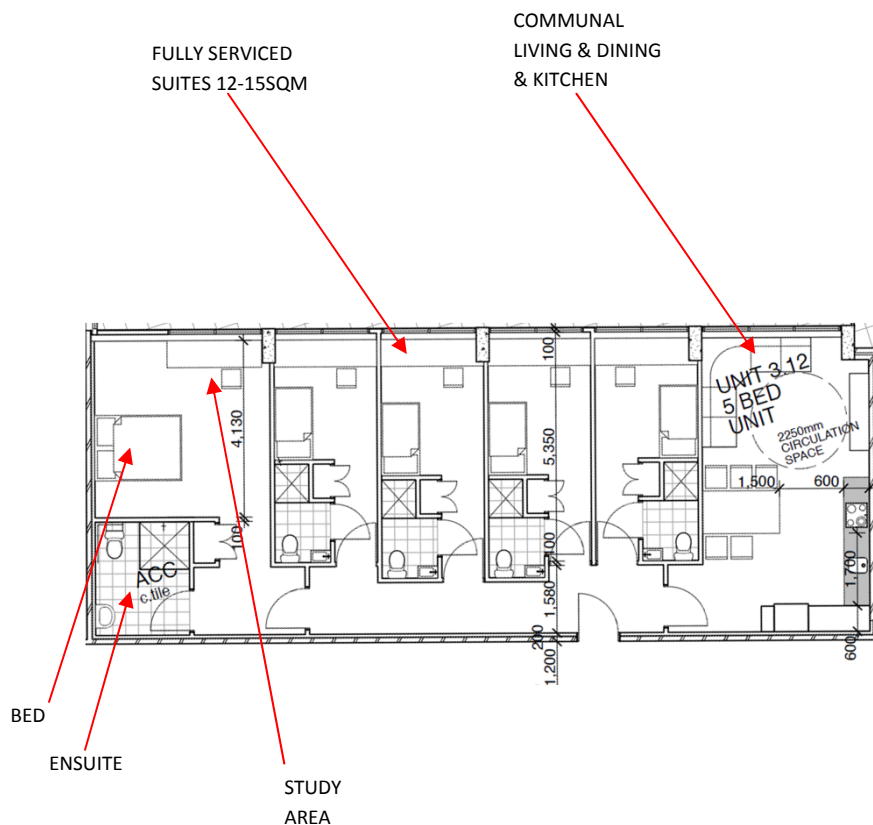
Recycling bins will be included in each apartment and residents will be thoroughly encouraged to observe recycling protocols. Recycling posters will be placed in each apartment. A main waste room is located adjacent to the manager's office and will comprise recycling bins and general waste bins. The cleaner will monitor levels of waste and remove from level 3 down to ground level waste collection area as required, likely two – three to time times week.

Safety Contacts

It is anticipated that the residents will mainly be foreign students locally enrolled therefore, each apartment and dwelling will comprise a set of legible safety numbers for contact to police, ambulance, fire, medical centre and on site manager. Each dwelling will be telephone landline enabled. Despite whether the resident pays for the service, the emergency numbers and on site manager contact will function from each telephone.

Typical Apartment Amenity (Adaptable)

Each dwelling is fully equipped with ensuite, individual air conditioning, security access to each bedroom, acoustically treated walls, telephone, bed, main lounge area with all electronic equipment and furniture supplied by operator.



Acoustic Impacts

Refer to Acoustic Report "Acoustic Dynamics" March 5, 2010

Access for People with Disabilities

Refer to Disabled Access Report "Equal Access" March 9, 2010

Tenant Satisfaction

Tenants will be encouraged to raise any concerns regarding any matter relating to the tenancy including dissatisfaction with other tenants or nuisances, malfunction of equipment and damaged furnishings or damage to the building. The site manager is committed to making good any concerns or dysfunction that requires attention.