

Empire Contact:
Oscar Xing
Mobil: 021 298 8605
E-mail: oscar@empire.net.nz

Empire Student Accommodation

Empire, one of Auckland's most popular student accommodations, is centrally located amongst universities, shops and entertainment venues of Auckland. Empire is a modern, practical and tastefully-designed student accommodation within a short walk to Queen Street. Empire offers self-contained studios and three bedroom shared accommodation, complete with kitchenette, lounge/dining area and bathrooms.



Empire building features:

- Reception is open from 8 a.m. to 11 p.m.
- Onsite multilingual friendly and helpful management team (Korean, Mandarin, English)
- Secured Access card for the main entrance and lifts.
- Empire has 4 lifts – 2 in each tower.
- High speed Wi-Fi is available throughout Empire apartments.
- security surveillance cameras operates 24 x 7
- 2 Fully equipped laundry room open from 8am to 11 pm
- 2 Rubbish rooms available one in each tower
- Convenient Minimart next door
- Asian restaurant onsite

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Lockable Private room in a Three-Bedroom Apartment

Empire three bedroom apartments features three lockable bedrooms, each with a double bed. The apartment has a living/dining area, 2 bathrooms and kitchenette with microwave and fridge.

Features:

- Double bed in each room
- Lounge/dining area
- 2 bathrooms
- Kitchenette, Microwave, Fridge
- Instant telephone connected and High Speed Wifi Internet access

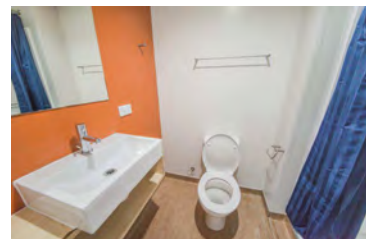
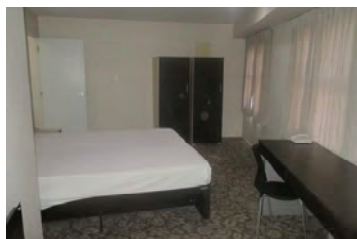


Studio Apartment

Empire Studio Apartment features a double bed with bathroom and kitchenette, microwave, and fridge.

Features:

- Double Bed
- For 1 to 2 persons
- Ensuite bathroom
- Kitchenette, Microwave, Fridge
- Instant telephone connected, and High Speed WiFi Internet access



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Empire Apartments 2017 Rates (1 January 2017 to 31 December 2017)

Special Offer – Short Term Rate (Less than 4 weeks)

Room Type	Rates
Studio Apartment (Daily)	NZ\$ 79/night
Single Room in 3-Bedroom shared unit (Daily)	NZ\$ 49/night

What included in the rate:

- Weekly cleaning service for unit's kitchen, bathroom and living area (if any).
- Hot Water and Cold Water
- Electricity
- Linen package includes 1 bed sheet, 1 pillow case, 1 duvet and 1 duvet cover, sheet and pillow case can be replaced once a week at Empire reception.

Move In Cost

- Nil

Special Rate – 4 weeks or more

Room Type	Rates
Studio Apartment	NZ\$ 435 / week including electricity
Single room in 3BD shared Apartment	NZ\$ 245 / week including electricity

What included in the rate:

- Weekly cleaning service for unit's kitchen, bathroom and living area (if any).
- Hot Water and Cold Water
- Utensil package – including 1 x water glass; 1 x mug; 1 x bowl; 1 x plate; 1 x knife; 1 x fork; 1 x tablespoon; 1 x teaspoon (All packed into a plastic basket)
- Bedding package – including 1 pillow, 1 pillow case, 1 duvet inner, 1 duvet cover, 1 clean sheet.
- Utensil package and bedding Package need to be returned in good condition upon departure. Otherwise \$100 will be deducted from deposit.

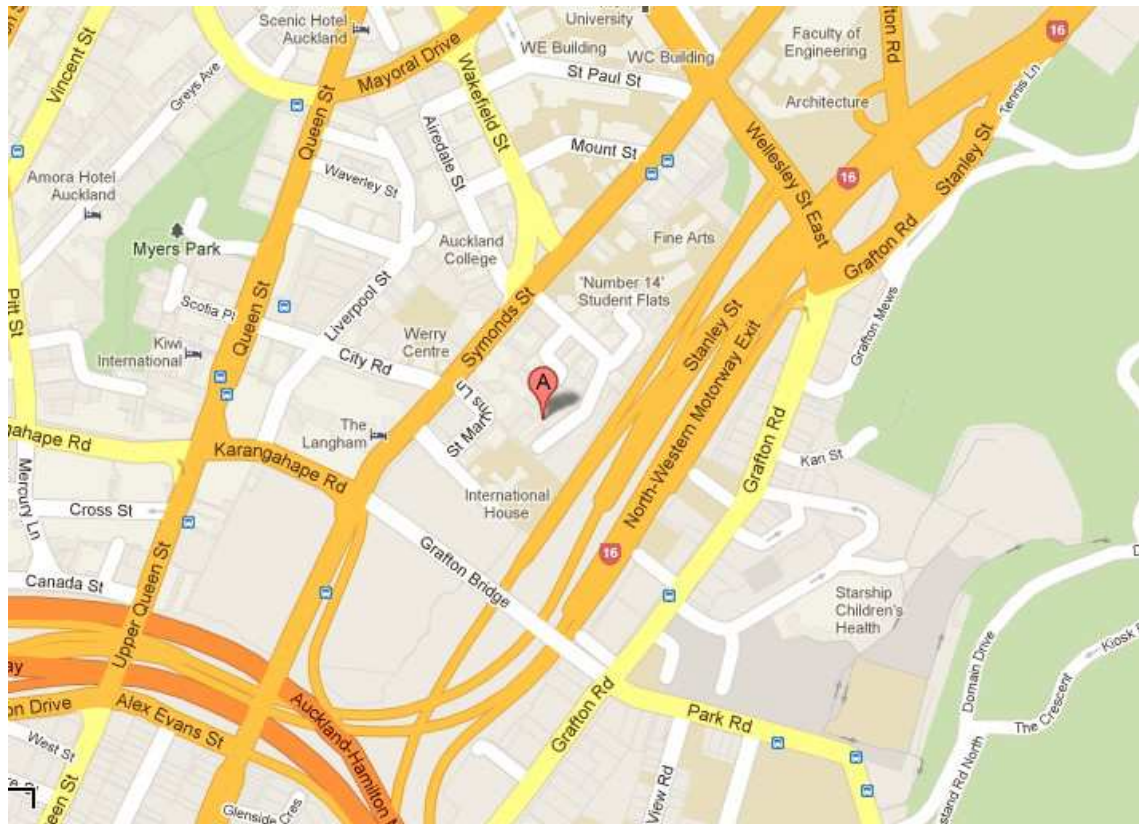
\$500 – Move in Cost and Security Deposit, which includes:

- \$100 Move in Cost – including free use of bedding and utensil package, and weekly exchange of sheets and pillow cases at Reception
- \$100 departure cleaning fee – not refundable
- \$300 deposit for access card, room key and bedding package, etc. (replacement of lost card or key is \$150 each) – refundable if all keys and cards are returned upon departure
- Upon arrival, there will be a full room inspection. The tenant and Empire staff will complete an inspection form. Upon departure, a final inspection against the arrival inspection form will be conducted to determine any damages, which will be charged to the tenant according to the following cost schedule.

For student that stay 6 month or more, please ask the student to contact Empire directly

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Empire address: 21 Whitaker Place, Auckland



Language school Utensils

1 x teaspoon

1 x water glass

1 x mug

1 x bowl

1 x plate

1 x knife

1 x fork

1 x tablespoon

All packed into a plastic basket



Arrival Inspection Report

Resident Name: _____

Apartment No.: _____

Date: _____ (D) _____ (M) _____ (Y)

After you get access to your room, please check the following items, and fill in the form and return it to Office within the first 8 hours. This report will be used at the end of the Licence to Occupy to access the condition of the room, furniture and equipments. A levy will be imposed for any damage incurred during the period of residence, or for damage not identified on the form. Anything sticks on walls need to be reported such as hooks and posts. If the form is not returned, it will be assumed that the room is in perfect condition and the residents will be liable for all damages and missing items upon termination of occupancy. Make sure you ask a copy of this report.

<u>ITEMS</u>	<u>Clean/Good</u> (please tick)	<u>Damaged</u> (please make comments)
<u>Bedroom 1</u>		
Wall	<input type="checkbox"/>	<input type="checkbox"/>
Door	<input type="checkbox"/>	<input type="checkbox"/>
Lights	<input type="checkbox"/>	<input type="checkbox"/>
Power Points	<input type="checkbox"/>	<input type="checkbox"/>
Carpet/Flooring	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>	<input type="checkbox"/>
Curtain	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>
Wardrobe	<input type="checkbox"/>	<input type="checkbox"/>
Bed	<input type="checkbox"/>	<input type="checkbox"/>
Mattress	<input type="checkbox"/>	<input type="checkbox"/>
Desk	<input type="checkbox"/>	<input type="checkbox"/>
Chair	<input type="checkbox"/>	<input type="checkbox"/>
Towel Rail	<input type="checkbox"/>	<input type="checkbox"/>
Wall Heater	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>
<u>Bedroom 2</u>		
Wall	<input type="checkbox"/>	<input type="checkbox"/>
Door	<input type="checkbox"/>	<input type="checkbox"/>
Lights	<input type="checkbox"/>	<input type="checkbox"/>
Power Points	<input type="checkbox"/>	<input type="checkbox"/>
Carpet/Flooring	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>	<input type="checkbox"/>
Curtain	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>
Wardrobe	<input type="checkbox"/>	<input type="checkbox"/>
Bed	<input type="checkbox"/>	<input type="checkbox"/>

Mattress		
Desk		
Chair		
Towel Rail		
Wall Heater		
Telephone		

Bedroom 3

Wall		
Door		
Lights		
Power Points		
Carpet/Flooring		
Window		
Curtain		
Ceiling		
Wardrobe		
Bed		
Mattress		
Desk		
Chair		
Towel Rail		
Wall Heater		
Telephone		

Kitchen

Wall		
Carpet/Flooring		
Ceiling		
Front Door		
Lights		
Power Points		
Wall Unit		
Bench Top		
Sink and Tap		
Fridge		
Microwave		
Rangehood		

Lounge

Wall		
Flooring		

Ceiling	<input type="checkbox"/>	<input type="checkbox"/>
Lights	<input type="checkbox"/>	<input type="checkbox"/>
Power Points	<input type="checkbox"/>	<input type="checkbox"/>
Sofa	<input type="checkbox"/>	<input type="checkbox"/>
Table	<input type="checkbox"/>	<input type="checkbox"/>
Chairs	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom 1

Basin	<input type="checkbox"/>	<input type="checkbox"/>
Vanity Cupboard	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>
Door	<input type="checkbox"/>	<input type="checkbox"/>
Wall	<input type="checkbox"/>	<input type="checkbox"/>
Flooring	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input type="checkbox"/>	<input type="checkbox"/>
Power Points	<input type="checkbox"/>	<input type="checkbox"/>
Mirror	<input type="checkbox"/>	<input type="checkbox"/>
Shower Curtain	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom 2

Basin	<input type="checkbox"/>	<input type="checkbox"/>
Vanity Cupboard	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>
Door	<input type="checkbox"/>	<input type="checkbox"/>
Wall	<input type="checkbox"/>	<input type="checkbox"/>
Flooring	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input type="checkbox"/>	<input type="checkbox"/>
Power Points	<input type="checkbox"/>	<input type="checkbox"/>
Mirror	<input type="checkbox"/>	<input type="checkbox"/>
Shower Curtain	<input type="checkbox"/>	<input type="checkbox"/>

We accept the condition of the Room

Signature (Resident): _____

Date: _____ (D) (M) (Y)

Empire had double check the inspection report and provide a copy of this form to the tenant

Signature Empire Apartments): _____

Date: _____ (D) (M) (Y)

Empire list of charge for damage

#	Description - Empire	Price
1	Lost key	\$150
2	Lost swipe card	\$150
3	Extra cleaning – mould	\$100
4	Extra cleaning – Rubbish	\$100
5	Wall repair – one hole	\$250
6	Wall/Door re-paint – one wall	\$300
7	Wall touch up – post, Hook	\$40 per hook
8	Chair replacement	\$80
9	Microwave replacement	\$150
10	Fridge replacement	\$400
11	Replace carpet- 1m2	\$400
12	Replace heater – glasses shattered	\$180
13	Replace mirror in bathroom	\$180
14	Replace shower curtain	\$30
15	Replace toilet seat	\$60
16	Replace desk	\$180
17	Replace bed	\$400
18	Replace dining table	\$300
19	Kitchen Drawer	\$200
20	Replace shower head	\$50
21	Replace kitchen splash board	\$200
22	Wardrobe replacement	\$500
23	Couch – Living Area	\$500
24	Vinyl Floor	\$300/piece
25	Stove – Hob Plate, Switch, Indicate Light	\$400 per Stove
26	Rangehood replacement	\$350

Final Inspection

Passed

Not Passed:

(decided by Empire)

if Not Passed

Comments: