



Hawthorn West Baptist Church

Young Adult Accommodation Information

6 JAN 19

Our houses are VERY popular so please apply as soon as you can to ensure you are in consideration for spaces as they open up. An early application is NOT a guarantee but it will help ensure you don't miss out. *We do not have a cut-off date for applications, however offers of rooms will usually be made to applicants in late December/mid January (Leases will start around the start of February).*

All Enquiries To: Mike Cutter (Youth & Young Adults Pastor) 0409 353 664 mtc@hwbc.org.au

What are we hoping for with the houses?

The objective is to facilitate intentional Christian communities of young Christian adults, in particular those moving out of home for the first time, by providing a supportive environment for them to gain experience in living independently and in community. Our hope and expectation is that through living in the house communities, each tenant will grow in his or her faith, maturity, use of gifts, and Christ-likeness.

Who owns the houses?

Hawthorn West Baptist Church (HWBC) oversees the housing on behalf of West Hawthorn Uniting Church ("the Landlord"). An employee of HWBC known as the "Share House Administrator" manages repairs, rent collection, and any other related issues. Pastoral care is the responsibility of our Youth & Young Adults Pastor and supporting pastoral staff.

How many people live in the houses?

There are 6–7 bedrooms in each house, with one tenant per bedroom.

Who are you looking for as a tenant?

Single Christian young adults, 18 to approximately 25 years old — particularly those moving out of home for the first time — who want to be part of a supportive house and church community. It is suitable for workers or students, full-time or part-time. The majority of tenants are tertiary students. *Under 18s may apply if you will be 18 at the start of February of the year of application.*

Christian Behaviour/Lifestyle/Character

Applicants are expected to have an active faith in Jesus, and live a life reflecting that faith, in terms of focus & purpose, ethical/moral behaviour and character. A code of expectations has been developed as an (incomplete) guide for you. It is on our website and you must agree to abide by it prior to moving in.

If you have any questions about these expectations contact the Youth & Young Adults Pastor *before* applying.

By applying you are committing to being involved in a local church community on a regular basis.

We **STRONGLY** encourage you to make HWBC your home church. This results in the strongest sense of being part of the community and the best experience for tenants. However joining HWBC is not required for living in the share house, so if you find yourself more at home with another church, we request that you provide the contact details of a suitable pastoral contact from that church to us as soon as possible.

Even if you join a different church, you are also welcome — and strongly encouraged — to join a HWBC Connect group and participate in the HWBC Young Adults Ministry events.

Please do NOT apply if you have no plan to join a church, and are not committed to following Jesus!

What is the Application Process?

First, you must submit an application form, which is at the end of this document. Please answer it with as much detail as you can. You can post it, or email your answers. A photo is not required but is welcome.

Please note: your application will be read by other tenants as part of the application process.

You will receive an email confirmation from us within a few days. If you do not get this please contact Mike directly to confirm receipt of your application. You will be invited to meet the tenants for the coming year.

Prayer and discussion between the tenants, the Youth & Young Adults Pastor and relevant others will help us short list applicants. Rooms will usually be offered in early-mid December or early January.

If we are unable to offer you a room we will inform you as soon as possible.

If you decide to withdraw or postpone your application please contact us ASAP!

We reserve the right to make the final decision for who moves into a house. We have limited rooms and must prioritise the overall balance of the houses, rather than the needs of individuals for accommodation.

While an interview is not compulsory, if you can be available for one that will certainly help us.

You are welcome to arrange a time to inspect the houses, although this is not guaranteed.

It's a legal requirement that you meet other tenants of your household before final confirmation of your place so please make yourself available to do that.

Who keeps the houses running smoothly?

A tenant in each house takes on a voluntary role of 'Caretaker of Relationships' (**COR**) (this role is often shared between two experienced tenants).

The COR works with all tenants to support each other and ensure functional relationships, as well as oversee practical issues such as bills and household management. It is vital that all tenants commit to support and respect the COR.

The COR is **NOT** responsible for covering rent/bill short-falls, doing cleaning & maintenance, shopping, gardening or other household tasks; instead these tasks are shared by **all** tenants under the guidance of the COR — and house tenants are expected to show mature responsibility and participation in this.

Pastoral care for tenants is provided by a small team of HWBC tenants including our Youth & Young Adults Pastor for personal concerns, spiritual guidance or serious relationship issues.

How does living in an HWBC Share House work?

Our expectation is that tenants find the experience of living in our houses a wonderful opportunity to grow in faith, make new friends, learn living skills, and learn to work together with 6 other people under one roof!

Tenants share the responsibility for quality of life in the house, under the oversight of the COR.

This includes:

- sharing cleaning, gardening and other household duties on a rostered basis
- taking responsibility for paying your share of utilities costs such as internet, phone, electricity, gas and water as agreed with the COR; and
- respecting the rights and needs of the other house tenants, and the community of the household. This extends to your own behaviour within the house, including abiding by house rules. More on this below.
- ensuring you are **regularly** involved in a church community (ideally HWBC) and ideally join a Connect group outside the household.

The tenants together are required to choose one night a week/fortnight for a shared meal (known as “house tea”) and commit to attending it, but otherwise tenants take responsibility for purchasing their own food and preparing their own meals. Storage for food is provided.

More on behaviour, “the rules”, life together...

The house is intended to be a happy, relaxed and flexible place to live where Christ-centred community is encouraged while privacy is respected. Behaviour that negatively impacts this aim will be acted upon.

House rules and expectations are reviewed at the start of each year, covering areas such as character and behaviour, guests, rosters etc and may only be changed by full agreement of the household.

Failure to abide by house rules and expectations **MAY RESULT IN YOU BEING MOVED OUT.**

We encourage tenants to plan to stay no longer than 3 years in our houses, for your own growth and maturity. Longer stays may be negotiated in time.

Where are the Houses located?

Both houses are located in the western part of Hawthorn, a pleasant, leafy inner-eastern suburb with many parks and amenities, approximately 7km from the CBD. It provides easy access by bicycle, car/motorbike or public transport to most major tertiary institutions in Melbourne.

The houses are located within short walking distance of Hawthorn West Baptist Church's building and several other local churches, as well as the Glenferrie, Bridge Road/Richmond and Burwood shopping strips, and Victoria Garden's Shopping Centre (which includes an Ikea!).

What are the Houses like? What services do they have?

Both houses are single storey houses, one with 6 and one with 7 bedrooms. Both have a large living area and separate kitchen, laundry & some bicycle storage. There are two toilets and two bathrooms in each house. Note that the houses are over 90 years old and do not come with all modern conveniences or qualities.

All houses are on quiet side streets. Street parking is limited. There is some off-street parking (1-2 cars), which is not allocated to any particular room. The house is walking distance to trams and a train station.

No furniture is provided in bedrooms apart from some wardrobe space in *some* rooms. Shared (donated) furniture is used in the living areas. The kitchens are equipped with fridge(s), freezer, pantry, dishwasher and basic cooking equipment, with plenty of room to prepare meals and store food.

Online Internet Access: There is broadband Internet access provided to each house. The monthly cost of this is shared between the household tenants like other utility bills and a healthy data allowance. Wireless networking is included, but no physical networking is provided to rooms. Tenants are responsible for their own computer security and maintenance.

What is Hawthorn West Baptist Church like?

Hawthorn West Baptist Church is a friendly, relaxed and active Christian community with a Sunday morning turn-up of around 80, made up mostly of young adults and families with children. We are committed to growth and discipleship of believers and outreach to those who don't yet know Jesus, and service to others in our community in the name of Jesus.

We believe that all Christians have a role and responsibility in the life of God's Church 7 days a week, and share equal responsibility (according to their gifting) for community and care, work, teaching, discipleship, evangelism and leadership and use of whatever other gifts God has given you!

Church gatherings (services) vary from week to week and frequently include a shared meal. You are encouraged to get involved with Young Adults activities and Connect (small/cell) groups. Ministries of the church include Uncouth (youth group), Servants Community Housing, Alpha courses, SUB All Ages/U18 Shows, Playgroups, Worship teams and more.

What does it cost to live in a House?

House rents are very reasonable compared with similar accommodation. It is expected that all tenants pay their share of the rent promptly.

Please note that rent shares are not fixed and may be adjusted between leases as required, the only amount that is correct is that agreed with the Share House Administrator for *your* lease.

Rental is paid fortnightly in advance on a per-room basis, and depends on the size, amenities and position of the room, ranging from \$145-\$175/week as of January 2019.

If rent is being paid by a third party (e.g. your parent) then the signer of the lease will be responsible for any unpaid rent if the third party fails to pay.

Overnight visitors are welcome to stay in the second living area subject to a limit of no more than 1 night per fortnight per tenant. These visitors should be confirmed with the COR at least 1 week prior to arrival wherever possible. These requirements may be waived only in exceptional circumstances and always with communication with the COR.

- Rental **excludes** all utility costs such as internet, gas, electricity, water and phone, which are shared amongst the tenants. This works out to be approximately \$85-100 per month including internet and telephone and **is a private matter within each household**. A kitty is established in each household to cover minor household items such as milk, bread or cleaning products. The CORs manage this and the tenants decide collectively how it is spent.
- **Bond** equivalent to 2 weeks rent, which is separate from rental, is payable on acceptance of a place in the house when the Accommodation agreement is signed. This bond will be returned when the Agreement is completed or terminated provided the conditions set out in the Accommodation Agreement have been met.
- Tenants take responsibility for the cost of purchasing and cooking their own meals.
- Accommodation is offered on the basis of a 12 month lease, usually commencing February 1. A shorter lease or delayed start may be considered but as the accommodation is provided on a non-profit basis rental rates are increased for shorter leases and are negotiated individually.
- Please note that individual rental share amounts are private matters between the Share House Administrator and the tenant.
- You are required to give 28 days written notice if you decide to end your stay with us.
- Remember to also budget for your personal expenses (transport, clothing, study materials, etc).

How are Applications made?

Application may be made via our website at: <http://hawthornchurch.com/student-young-adult-share-houses/>

Once your application has been received an interview may be arranged prior to any offer being made. Rooms in the house will be offered (or may be withdrawn) at the sole discretion of the Youth & Young Adults Pastor, Share House Administrator and the COR — **i.e. an application does not guarantee a room.**

You may contact the Youth & Young Adults Pastor or the Share House Administrator to arrange to see the houses (and any vacant rooms) with permission of the COR with sufficient notice.

Further questions?

Please contact our Youth & Young Adults Pastor, Mike Cutter on 0409 353 664 or mtc@hwbc.org.au.