

# • GUMAL NGURANG INTERIOR AND SAFETY UPGRADE

**Gumal Ngurang student housing is about to undergo an upgrade to ensure it continues to be a comfortable and safe place for current and future students. But what does this mean for you?**

**This fact sheet answers some key questions that students (and staff) may have about the project. This will help you understand what's happening and when so you can plan around the works – and hopefully get excited about them too!**

**We appreciate that the works may cause some inconvenience, and thank you for bearing with us while we complete this important project.**



## Q: What does the project involve?

**A:** Studio and share apartments in Gumal will be refreshed, with new paint and floor coverings as well as new kitchen and bathroom cabinetry in older apartments. When the work is complete, the units will look almost like new. Alongside this, sprinklers will be installed throughout the building, emergency lighting will be enhanced, and the smoke detector system upgraded to reduce false alarms. [Find out more.](#)

## Q: Why are we doing this work?

**A:** In short, to ensure that Gumal continues to be a great place to live. This is the first major upgrade to Gumal since it opened to UTS students in 2004. The cosmetic refresh and safety upgrade are being carried out concurrently to minimise disruption to students.

## Q: When is it happening?

**A:** You may begin to see evidence of preparatory activities from July, with sprinkler installation works commencing in the car park and on the fire stairs shortly afterwards. From late July 2017 onwards, upgrade works will commence on level 2, as well as in the heritage section and lobby, and move progressively up through the building. The work is expected to be completed during the first quarter of 2018 so that units are available for the start of the Autumn session.

## Q: How will residents be impacted?

**A:** While Student Housing and the project team will endeavor to minimise any inconvenience to residents, upgrading a residence of Gumal's size will unfortunately have an impact and we thank you for your patience. Here's what to expect in the weeks ahead.

- **Relocations:** Residents are being progressively relocated to newly upgraded apartments on other floors within Gumal, ahead of works commencing in and around their old apartment. Details, including check-out dates, are included in emails sent to individual students.
- **Noise/vibration:** Students may hear noise and experience some vibration from 7am–6pm Monday to Saturday from July 2017 onwards. To ensure students are not disturbed at night, there will be no works after hours.
- **Lifts:** Lift service may be a little slower than usual at times. This is because the lifts will also be required for transporting construction workers and materials. We apologise for any inconvenience and recommend allowing a little additional time for your lift journey.

## Q: What can I do on noisy days?

**A:** The noise levels are likely to vary from day to day, depending on the work that is being undertaken. If you are finding it hard to study in your unit while work is underway on adjacent floors, please keep in mind that the UTS campus offers plentiful study space, including quiet rooms. Find out more about [student spaces on campus](#).

## Q: What will Gumal look like afterwards?

**A:** Students will relocate into apartments that look almost like new, with walls freshly repainted in neutral and blue tones, new dark grey carpeting and light grey vinyl floor tiles in the kitchen. Some older apartments will even feature new kitchen and bathroom cabinetry and surfaces, as well as new lounge furniture in bold red and blues, and dining chairs in a charcoal grey. New study chairs will feature a sandy-yellow upholstery, and curtains will be replaced in some apartments. The entry lobby and level 9 student lounge will also be repainted. Fire sprinklers will also feature throughout, part of an extensive fire safety upgrade to the building.



## Q: Where can I get more information?

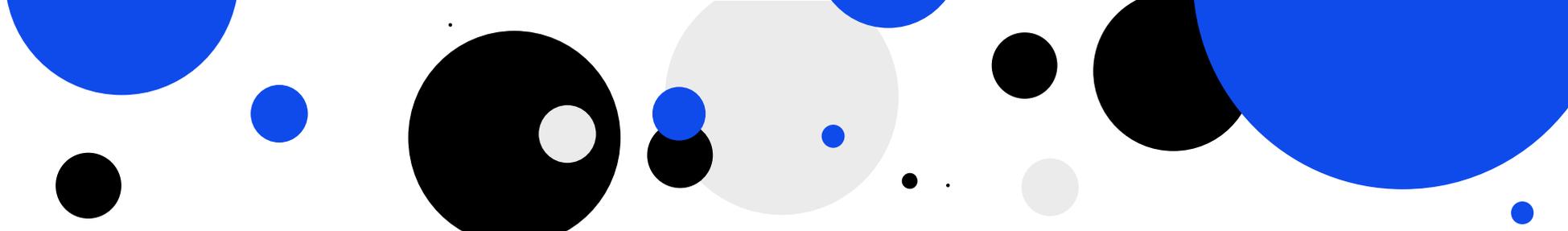
**A:** Further information will be available on an information board in Gumal's entrance lobby from July and progress reports can be found on the [UTS website](#). Students will also receive information about their relocation from Student Housing. Questions can be emailed to [housing.service@uts.edu.au](mailto:housing.service@uts.edu.au).



*Artist's impression of a Gumal share apartment post-refresh*



*Artist's impression of an updated kitchen/dining space in a Gumal share apartment*



*Artist's impression of a refreshed bedroom in a Gumal share apartment*



*Artist's impression from the terrace of a refreshed share apartment in Gumal*