

Where to Look for Accommodation:



The following is a list of places where you can go to find advertisements for accommodation:

- Student noticeboards around campus especially in the student lounges
- Newspaper classifieds – Sydney Morning Herald, Telegraph
- Real Estate Agent windows & websites
- Local shopping centre noticeboards
- Online student accommodation services
- Example websites

Homestay

www.homestay-australia.com
www.studenthomestay.com.au
www.student-accommodation.com.au

Houses, Flats and/or Share Accommodation

[Domain](http://www.domain.com.au) www.domain.com.au
[Realestate.com.au](http://www.realestate.com.au) www.realestate.com.au
[Flatmates](http://www.flatmates.com.au) www.flatmates.com.au
[Flatmate Finders](http://www.flatmatefinders.com.au) www.flatmatefinders.com.au
[Easy Roommate](http://www.easyroommate.com) www.easyroommate.com

Student Housing

[Unilodge](http://www.unilodge.com.au/city/sydney/) www.unilodge.com.au/city/sydney/
[Iglu](http://www.iglu.com.au/sydney/) www.iglu.com.au/sydney/

Things to Keep in Mind When Renting:

Security Deposits/Bond

The owner or agent of an owner who has the right to rent you a property is called the landlord. A landlord will ask you for money before you move into an apartment. This is called a security deposit or bond, and may amount to more than A\$1,000 dollars. The bond is usually set at four weeks' rent. A bond/"security deposit" is an amount of money that is supposed to guarantee that the tenant will care for the dwelling. If the tenant does not care for the property or clean it before leaving, the landlord has a legal right to keep the security deposit. Otherwise, the landlord must return the security deposit within a month after the tenant leaves. The security bond must be lodged by the Landlord with the

You also have rights and are covered by the Residential Tenancies Act – NSW (2010) and the Fair Trading Act (1999). It is important you are aware of your rights and responsibilities.

Signing a Lease

In most cases, the landlord will require the tenant to sign a lease. A lease is a written agreement between a tenant and a landlord that describes the responsibilities of each party. This is a binding legal document that commits the student to a specific period of residency in the unit.

Inspection of Property

Most landlords will inspect the property with you on commencement of your tenancy. This is done with a list of furniture and fittings in each room of the property so that the two of you can agree on the condition of the property at the commencement of the tenancy. You should note on this document anything you notice during the inspection that is not already listed, and keep a copy that has been signed by both of you. Once you are the tenant, the condition of these things will be your responsibility. This will be done again at the end of your tenancy and the final condition of the property may determine the return of your full security deposit.

If this inspection is not suggested, you might suggest it yourself as a means of ensuring fair treatment for all parties involved.

Utilities

Unless someone is already living in the dwelling, the new tenant must start utility services, such as telephone, electricity, and gas. This requires contacting each individual company and arranging for the services to be connected from a specified date. The companies providing these utilities also require a small security deposit. In some cities instead of making numerous calls to different companies, there may be a utility provider company. If someone has vacated the property before you, contacting these utility companies for connection of services will ensure all previous accounts have been finalised and paid for by the previous tenant.

Examples of Utility providers

Switch Select has a list of retailers (be careful, this covers those selling in other states too)

www.switchselect.com

Electricity and Gas

AGL: www.agl.com.au
Energy Australia: www.energyaustralia.com.au
Origin: www.originenergy.com.au

Home Telephone and Internet

iinet www.iinet.com.au
Optus: www.optus.com.au
Vodafone: www.vodafone.com.au
Telstra www.telstra.com

