

A photograph of a bed with a blue and white striped sheet. In the foreground, a book with a teal cover and the word 'BEDSSI' on the spine lies flat. A pair of black-rimmed glasses is placed on top of the book. In the background, there is a large, colorful patterned pillow with abstract shapes in red, blue, and yellow, and a white pillow with a circular logo. The lighting is soft and natural, creating a calm and organized atmosphere.

THE ULTIMATE HOUSING GUIDE FOR STUDENTS

AUSTRALIA

Your new room

All about your future home

Congrats!

You're coming to study in Australia!

You're now ready to find a place to live. This is one of the most important decisions you will make in order to have a great experience in your new city.

This is why we created this guide.

To help you adapt and make the transition to Australia painless. It doesn't have to be difficult!

Check these videos as it will help you LOTS!





TYPES OF ACCOMMODATION

As a student, you have a large range of accommodation options from which to choose from. However Australian universities provide very few university housing options (different to unis in other countries) and it is almost non-existent with colleges. This is why it is likely that you will live off-campus – like a local – as this is how 90% of students in Australia live!

We suggest you arrive in Australia at least two weeks before your classes start in order to get settled. Please note: There is high demand for housing, particularly student housing situated close to campus. **We suggest you start looking for accommodation as soon as you receive your Letter of Offer.** In this way you will avoid a lot of stress when arriving in Australia.

| TYPE | DESCRIPTION |
|---|--|
| Homestay | You will live with a family in their home. This is a good way for international students to fully integrate themselves into Australian life. Homestays are popular with younger students (e.g. high school students) or English Language students. Single or shared rooms are generally available, and costs vary by type of room, but are usually between AU\$250 and AU\$300 per week depending on the city and type of room (there is also a placement fee involved). Meals are generally included (breakfast & dinner during the weekdays and three meals during weekends). *Please note homestays hosts need special verification documents (e.g. police check or equivalent) as they receive under 18 year olds. |
| Purpose-Built Student Accommodation (PBSA) | There are a variety of companies that specialise in student accommodation. They vary from purpose built buildings with 40+ rooms to 2-3 bedroom apartments fully furnished where you will share the social areas. These option tends to be more expensive as they include all utilities are fully furnished and have lots of facilities, and can include services such as gym, pool, etc. |
| Rental Property (houses and apartments) | Many students in Australia choose to share the cost of a rental property with several housemates. Students who choose this type of housing may either move into a pre-established household, or they may rent the place with friends. With empty rental properties you will have to connect and pay all services, buy the furniture and all appliances. Prices for rental accommodations vary depending on the city and suburb. |
| On-Campus Housing (university run student halls) | Some universities provide on-campus housing options through residential colleges, halls of residence, or apartments. Prices and availability of accommodations vary according to the university and the services offered. Some of them also provide students with meals, cleaning, and a range of services for social and academic needs. Students should apply early, as these accommodation options are limited. |
| Serviced Apartments | This is a popular choice for students who come with their families and dependents (e.g. PhD student). This option tends to be a bit more expensive given that it is serviced on a regular basis BUT the whole family wont have to worry about a thing. These apartments tend to be centrally located as well, thus it will provide students with independence of fully self-catered living. |
| Hostel, Backpackers | Some international students may choose to stay in hostel or Backpackers. Kitchen and bathroom facilities are shared, and students cook for themselves in this type of accommodation. This option is mostly used for very short stays (a few days only) as hostels tend to charge per night thus they are more expensive than renting a room for a few weeks/months. |
| Hotels | Some International students like to arrive to a hotel for 1-2 weeks whilst they get to know the city, explore the suburbs and decide which one would be the best option for them. This option tends to be the most expensive of them all. |

Visit [Bedssi.com](https://www.bedssi.com) for all your accommodation needs.

THE BASICS WHEN RENTING A ROOM IN AUSTRALIA

Landlord: person who rents out a property or room

Tenant: person who occupies a room (you).

LEASE AGREEMENT FORM:

We recommend you ensure your tenancy is documented in the form of a lease agreement. This will protect both you and it means you and the landlord mutually understand what's expected from one another. Your lease agreement will formalise important aspects like weekly rent, bond amount, inspections, consequences of leaving early & breaking the agreement, etc.

BREAKING THE TENANCY LEASE AGREEMENT

Both you and the landlord will need to give written notice to end the tenancy. Always check what's allowed in your state. NOTE: Breaking your lease will normally incur penalty fees. Clarify this specific point when moving in. **Always read your rental agreement properly.**

UTILITIES/SERVICES

The landlord must pay for the installation and initial connection costs for the water supply. In many cases you will be responsible for paying all services (except water). Make sure you clarify if utilities are included in the agreement (try to get a place that includes utilities (you will avoid having an extra problem that needs to be solved).

THE BOND

Landlords normally ask for a bond as a security deposit. This is paid when checking-in. In the event that you fail to keep the premises clean, damage the property or don't pay rent, the landlord can claim some or all of their bond to cover these expenses at the end of the tenancy. The bond amount can't be increased after you move in.

HOLDING DEPOSIT

Some businesses will ask for a "holding deposit". This deposit will only be taken once your application has been approved. Holding deposits are normally not refunded if you change your mind.

PLACEMENT/ADMIN FEE

One-off fee charged to cover admin costs in order to find you a place to live (this is charged when you start looking for a place to live). This is normally a non-refundable amount.

THE RENT

Your rent is always paid in advance.

It is the landlord's choice to have the rent paid weekly or every 2 weeks. The landlord cannot increase your rent until the end of the fixed term (unless your agreement states otherwise). No reasons or excuses

are accepted for delays on your rent.

HOUSE RULES

You must honour the host's House Rules. Discuss these when checking in. This is your opportunity to clarify all the issues you have (For example: How many GIG's does the WiFi include? How often am I supposed to clean the social areas? Can friends stay overnight? Etc.) It is your responsibility to also maintain and leave the Bed/Room in the same condition as it was when you arrived.

REPAIRS

Your landlord needs to respond to requests for urgent repairs without delay. Please note: You cannot withhold rent while waiting for repairs to be done.

TENANT SCREENING/VERIFICATION

It is very likely that the Landlord will want to know more about who you are. It is normal for the landlord to ask for your photo ID and other proof of identity. NOTE: they cannot keep any of your documents.

IMPORTANT:

Rent is paid in advance

If at the time of leaving (checking out) you left the Bed/Room dirty or untidy or in poor condition, you may not receive your bond or deposit back.



LANDLORDS ARE REQUIRED TO:

- Give you a copy of the booklet relevant to your state outlining their rights as or before they move into your property
- Make sure the premises are vacant and reasonably clean on the day you are checking-in.
- Keep the premises in good condition and all items repaired.
- Pay all installation and initial connection costs for water supply (IF utilities are included in the rent: all connections and weekly costs will be covered as well - check your lease agreement to see what the status on this is).
- Make sure all external doors have locks and windows can be secured.
- If there is a need to change locks, you should get a set of the new keys.
- Let you have peace and quiet and enjoyment of the premises. IF general inspections are required, follow rules regarding proper notice periods.
- Landlords can't arrive unannounced and unexpected. Appropriate notice needs to be given beforehand.



YOUR RESPONSIBILITIES (AS A TENANT)

These are general tips to help you avoid problems with your tenancy:

PLEASE NOTE:

Owners do not get involved in internal affairs of the apartment (unless you are under 18 years of age). For example: that you don't get along with your roommate, or that you do not get along with one of your flatmates, etc.). You are all adults and have to settle matters as such. Issues like this will not be taken into account if you want to break the contract or if you are late with your weekly lease payment.

1. Pay your rent on time. Always.
2. Take good care of the property and your room. If the property includes furniture you need to take good care of these as well.
3. Do not disturb the peace, comfort or privacy of your neighbours. This is why many strata buildings have a NO PARTY policy.
4. You will be responsible for any excessive water / electricity charges. Caps may apply IF your lease agreement includes utilities bills. For example: excessive charges will happen if you go out all day and leave the air conditioning or heating on (it's all about common sense).
5. If you decide to break your lease and leave early, you will be responsible for payment of rent up to and including the day the new tenant commences their tenancy.
6. Comply with Strata norms. Sometimes these include NO Smoking in shared areas, noise restrictions, no pets, never disable smoke alarms, etc.
7. Speaking with your landlord/agent if you have any concerns with your tenancy, including changing who will be living with you.
8. keeping all documents about the tenancy (e.g. entry condition report, tenancy agreement, letters and receipts) together in a safe place.

Australian cities are great.

They are consistently ranked as the most liveable cities in the world. In a few words: The best of the best.

However, a sad reality is that Australian cities are also some of the most expensive in the world.

Students don't really realise how expensive it is to live in Australia until they arrive.

Because of this (unfortunately) illegal landlords and scams are not uncommon in Australia.

Please be prepared to make sacrifices in order to achieve your goals (unless you come with deep pockets).

With this in mind, some students will need to share a room in order, live with less luxuries or live far from where they study.

Check average costs for a basic room in the most popular cities. An indication of prices for a basic room are:

Brisbane, Gold Coast, Adelaide, Canberra:

- Private room & bathroom: A\$280
- Shared room, private bathroom A\$150

Melbourne, Perth

- Private room & bathroom: A\$340
- Shared room & shared bathroom A\$200


Sydney

- Private room & bathroom: A\$370
- Shared room & shared bathroom A\$225

Prices may go down if you decide to stay for more than 6 months. The above prices are

- per person
- per week
- Based on a 4 week stay
- utilities and furniture included





You already committed tens of thousands of dollars in order to come live and study in Australia.

Don't ruin your entire experience by trying to save a very small percentage in relation to your accommodation.

Or even worse by ending living in an illegal place or being a victim of a scam.

Think about it:

The difference between having a great experience and a terrible one could be based on a few dollars every week.

We are talking about less 3% of the total amount you are going to spend whilst living in Australia.

Believe us - having a decent place to stay (even if its basic) for your wellbeing is worth every cent.

INTERESTING FACT:
The contacts you make in Australia will not only improve your personal experience, but also help you get a job and get ahead faster. It all depends with whom you live with (you will make many of these contacts at your place or residence) thus try to live in places where locals live as well.

SIGNS OF ILLEGAL ROOMS & PROVIDERS. **BEWARE!**

- No lease agreement / contract is signed on arrival (or they hand you a handwritten piece of paper). Once you check in they restrict access to certain areas.
- Keys are shared with other tenants/guests
- There are no shared / social areas (people are sleeping in living and dining rooms)
- It is overcrowded (E.g. max 4 people in a 2 bedroom apartment)
- Rooms have no windows and/or doors
- When checking in, they will ask to keep ID documents with them (i.e. passport).
- They ask for 4 weeks or more of bond and ask you to pay it in cash (therefore you won't have any payment records)

WHAT CAN YOU DO IF YOU SEE YOURSELF INVOLVED WITH AN ILLEGAL PROVIDER?

- Please do take action. Many students don't share their experiences because they are afraid that they will have retaliation from the host, be deported or be in trouble. Rest assured that your wellbeing is at the top of your institution's priority list. If your host becomes aggressive or threatening look for help.
- We suggest you talk to your institution. Most education institutions have support teams prepared to help you. They will provide good advice on how to move forward.
- We suggest you talk to the police. The police force in Australia is trustworthy.

Unfortunately there are landlords taking advantage of students. Their only interest is making a profit by jeopardising the students wellbeing. These are some tips for you to be able to identify them. BE VIGILANT.





SCAM WARNING SIGNS

Scams are unfortunately common.
Please be vigilant.

Your state's Fair Trading website ([read more here](#)) is a useful resource in protecting yourself against scammers. It usually contains information on how to avoid and report scams.

Some warning signs are:


- **Offers which seem too good to be true** (e.g. promises of cheap rent). Rent is cheaper than any other room in the same suburb.
- The place has very nice Images (the place looks great) yet, **the price is lower than any other place in the surrounding areas.**
- The landlord gives you ongoing excuses as to why **the property cannot be inspected** (Please note this only applies when you are already in Australia) For example: The landlord claims that they are currently not living in Australia.
- The landlord asks you to make a direct deposit into their overseas bank account (bank account that is not in Australia), or to mail a cheque, money order, international funds, pre-loaded card or electronic currency.
- The landlord tells you **they will mail you the keys**, Or that another person will give them to you on arrival.
- They ask you to pay a very high amount of money in advance in order for you to get a discount (for example: If you pay the entire semester or year in advance you save A\$10 per week - A\$10 x 52 weeks per year = A\$520 saving)

Please note: Despite the warning signs, and in order to appear legal, the landlord will send you a copy of (what is supposed to be) their passport and photo ID.

**ENJOY
LIFE IN
AUSTRALIA
MATE!**

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ACCOMMODATION
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AUSTRALIA

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