

Finding Accommodation



We know that finding good quality, affordable, safe accommodation is one of the big issues when you're moving to a new country – this is our guide to your housing options.

Federation University Australia (FedUni) Accommodation

FedUni Living can help you with both on-campus and off-campus accommodation. University accommodation caters for students wanting to live on residence as well as students who only need short term accommodation while they look elsewhere.

For more information visit:

<http://www.federation.edu.au/feduniliving>

FedUni Private housing database

FedUni has a Private Housing database which has listings for share houses with rooms available. Visit

<https://feduni.studystays.com.au/>

FedUni Noticeboards

Fed Uni notice boards often have notices for rooms for rent in shared houses. Take a look at the notice boards around campus (especially the ones near the café!)

Emails

International Student Support can send an email to all FedUni International students to request if anyone has any shared accommodation available. Please email your request to

international.ss@federation.edu.au

Facebook Group

Facebook and other social media are a great way to connect with students directly. Join our Facebook Group:

<https://www.facebook.com/groups/FedUniInternationalCALD/> and post about what you're looking for!

TOP TIPS TO RENT SAFELY

Personally visit the accommodation so that the place and the people living there are suitable for you. Do not just rely on a friend's opinion!

Ask lots of questions - it is your responsibility to know what you are agreeing to.

Familiarise yourself with the area you may be living in - know where the shops and bus stops are (if you do not drive a car).

If you do not think something is reasonable or feel uncomfortable with what someone is asking always check with the staff at International Student Support office

Always get a written contract before you pay anything – make sure it clearly says what the terms of the lease are and how much the rent is.

All deposits should be paid to the RTBA – a government trust which holds all rental deposits. You can either do this yourself, online, or if you pay to a landlord/rental agent they must do this for you. This ensures that no-one is earning interest on your deposit, and that in the event of any disagreements at the end of your stay they cannot withhold the deposit for no reason.

Real Estate Agents

There are many Real Estate Agents in all regions in Australia who manage flats/apartments and houses for rent. The rentals generally don't come with furniture.

www.domain.com.au and www.realestate.com.au is used by most agencies to promote their rentals. You will need to inspect the rental personally and make an application directly to the agent.

Websites

Other websites have listings of rooms for rent (in a share house situation). These include:

<http://au.easyroommate.com>

www.flatmates.com.au

www.gumtree.com.au

Renting through Real Estate Agents

If renting through real estate you will be asked to sign a 12-month lease, it is required that you pay rent for that house for the entire 12 months. If you wish to leave earlier, there is a substantial fee involved in terminating or 'breaking' a lease.

There is usually a bond involved with taking out a lease. A bond is usually four weeks' worth of your share of rent, payable before you move in. This stays with the Real-Estate Agent or homeowner until you move out. If there is no damage to the house when you move out, you should receive the full amount of your bond back. If there is damage to the house, repairs may come out of yours and your housemates' bonds.

Most applications for rental properties require that you supply the details of at least three referees. You can ask the International Student Support, your Course Coordinators, Lecturers and/or Tutors to act as referees for housing applications

If you are unsure of your legal obligations and rights regarding renting in Victoria, please visit the following websites for more information:

Consumer Affairs – Renting

consumer.vic.gov.au/

Tenants Union Victoria

tuv.org.au/

If you are still having difficulties finding accommodation please contact International Student Support: International.ss@federation.edu.au

1st Level U-Building (Ballarat)

Student Connect Office (Gippsland)

QUESTIONS TO ASK

When you go to look around a property, always ask lots of questions before agreeing to anything – if you don't get the answer you want, it's OK to say no!

Does the property come furnished or unfurnished?

What type of heating / cooling is there?

Is Internet / WIFI available? Is this house connected to the NBN?

What extra expenses are there? Are bills included? If not, how much are they likely to be per month?

What are the cooking facilities?