ACCOMMODATION INFORMATION
Real State and HomeStay Agencies in this booklet are provided as a support service for students. Mention of an agency is not an endorsement by the Centre for English Teaching of a particular employment agency, organisation, or website. It is not a warranty as to the suitability of the website or sure provision of services by an agency. We do not check any service listed here. It is up to students to make their own inquiries about the suitability and condition of the website or agency.
## Contents

ACCOMMODATION IN AUSTRALIA ................................................................. 4

HOMESTAY / HOMESHARE: ........................................................................... 4

HOSTELS and BACKPACKER ACCOMMODATION ......................................... 5

STUDENT RESIDENCES ............................................................................... 5

FINDING YOUR OWN ACCOMMODATION ................................................... 6
  Rented Accommodation ........................................................................... 6
  Shared Accommodation ........................................................................... 10

OTHER USEFUL WEBSITES ......................................................................... 11
  Finding Furniture ..................................................................................... 12
ACCOMMODATION IN AUSTRALIA

During your time in Australia you will learn about the Australian environment and culture, as well as the English language. To make the most of your opportunity, we want you to be comfortable and 'at home' in your environment including your accommodation.

The type and cost of accommodation in Sydney varies according to the style, condition and location of the property, as it does in any country. This must be considered along with how much money you can afford to pay, where you want to live and how long you will be living in Sydney.

The following is some information on finding accommodation in Sydney. Our website also has information on this: [http://sydney.edu.au/cet/students/accommodation.shtml](http://sydney.edu.au/cet/students/accommodation.shtml)

The main options open to you are:

**Types of Accommodation:**

- Homestay / Homeshare
- Finding your own on the private rental market
- Hostel and lodge accommodation

**HOMESTAY / HOMESHARE:**

Many students choose to stay with an Australian family while learning English. It is a good way to practise English and learn about the Australian way of life.

With **Homestay**, you live with a family, have your own bedroom and share the family bathroom. You are treated as a member of the family. You should keep your room tidy and be helpful about the house.

Breakfast and dinner (at night) are provided from Monday to Friday, and on Saturday and Sunday you will have breakfast, lunch and dinner. The family does not provide your lunch from Monday to Friday.

**Homeshare** is a good option for the independent student. You will have a furnished room in a home. You do your own cooking, shopping and cleaning - the normal everyday chores of shared accommodation.

CET Teaching has teamed up with the Australian Homestay Network (AHN) to give international students the opportunity to be hosted by a specially trained AHN homestay host for their introduction to accommodation and living in Australia. You can contact AHN at:

- 1300 'MY STAY' (1300 69 7829) within Australia
- +61 2 8905 0321 from outside Australia
- [www.homestaynetwork.org/cet-students](http://www.homestaynetwork.org/cet-students)
HOSTELS and BACKPACKER ACCOMMODATION

Hostels and backpackers are useful for students who require temporary accommodation when they first arrive in Sydney or for times that you need to find accommodation at short notice.

Greenwich Village Accommodation,  
33 Greenwich Road, Greenwich  
T: 9436 1881  
www.gvasydney.com

Sinclairs City Hostel  
510 Cleveland Street, Surry Hills  
T: 6456 2647  

Cambridge Lodge  
109 Cambridge St,Stanmore  
T: 9564 6822

Yurong Guest House  
55 Yurong St Darlinghurst  
T: 9571 4708  
www.55yurongstreet.com/

96 Glebe Guest House  
96 Glebe Point Road Glebe  
Telephone 9571 4708  
www.96glebe.com

Wakeup Backpackers  
509 Pitt St Haymarket (Opposite Central Station)  
Telephone 9288 7888  
www.wakeup.com.au

Big Hostel  
212 Elizabeth St, Surry Hills NSW 2010  
T: 9281 6030  
www.bighostel.com

Youth Hostels Australia  
Sydney Central (02) 9218 9000  
Railway Square (02) 9281 9666  
Sydney Harbour (02) 82720900  
Glebe Point (02) 9692 8418  
Bondi Beach House (02) 9365 2088  
www.yha.com.au

STUDENT RESIDENCES

Student residences are typically apartment complexes that are privately owned and managed. There will usually be students from several different universities staying in the apartments. The apartments come in a variety of styles including a studio, one bedroom and two bedrooms. These residences are furnished and residents have the choice of staying in a self-contained unit or in a share unit.

Note: You may need to sign a contract for 3 months, 6 months or 12 months.

Arundel House (for female students)  
29 Arundel Street, Forest Lodge  
T: 9692 678  
www.arundelhouse.asn.au

Centennial Lodge  
146 Oxford St Woollahra  
T: 0410 732 007  
www.centenniallodgesydney.com
FINDING YOUR OWN ACCOMMODATION
(Including “Share Accommodation” where you find a room in an established household.)

If you wish to find your own accommodation, you will need to visit the locations and make your own decisions.

Students wanting to live alone may rent a studio or a flatette with a kitchenette, and shared or private bathroom. Others may want to rent a flat or a house with one or more friends.

You can expect to pay:
- $200- $400+ per week for a studio or bachelor flat [one combined sitting & bedroom, sometimes with the kitchen separate, and usually with a private bathroom]
- $300- $500+ per week for a one bedroom flat or house, plus $70 - $200 for each additional room.

Prices tend to reflect quality and location.

Sharing an apartment off-campus is a good way to mix with Australian students. A guide to the cost of these is:

- Unfurnished apartments - sharing 2 or more: $200 - $250+ per person per week
- House – group of 3 or more people; $200+ per person per week

You will also have to factor in utilities: gas, electricity and phone.

If you prefer independent living, you might want to consider renting a furnished apartment. Furnished apartments can be leased from one week to six months. Generally, a furnished apartment is around $50+ more than an unfurnished one per week.

You can try the following websites to begin your search:

- www.domain.com.au
- www.sydney.gumtree.com.au
- www.realestate.com.au
Rented Accommodation

Most rented accommodation is unfurnished. You may have to buy or rent furniture and electrical appliances, such as a bed, television, table, chairs, refrigerator, washing machine, cutlery, china, bed linen, towels, cooking equipment, etc.

You may want to explore the second hand market for used furniture and appliances. Or you may find it easier to hire these items. See pages 10-11 for cheap furniture stores.

There are 3 ways to find rented accommodation:

- Real Estate Agents
- Advertisements in the newspapers or on noticeboards
- On the internet

Real Estate agents

Agents hold lists of vacant properties. Before you visit any agents in the area in which you wish to live, think carefully about your requirements and make a list of the most important. When you visit an agent, ask to see what they have to offer in your price range. Do not be persuaded to look at places that are too expensive or in an area where you don’t want to live.

You should take the name of a helpful person at the agents you have visited, and phone this person regularly to ask if there are any new vacancies on their books that meet your requirements

Newspaper Advertising

The Sydney Morning Herald (“SMH”, Sydney’s major newspaper) lists accommodation to rent on Wednesdays and Saturdays. Other local papers such as The Glebe and The Inner Western Suburbs Courier also have ads for housing. These are generally available from newsagents and come out in the middle of the week generally.

You should buy the SMH early in the morning and immediately telephone any advertisements that look interesting to make an appointment to view. Some properties also have inspection times listed and you can view the property at the appointed time.

Noticeboards

Some local shops (particularly those in Glebe Point Rd and King Street, Newtown) have notice boards on which ads are displayed.

You can also check the notice board here at CET, as well as other places in the University’s Student Union centres in the Wentworth Building, Manning House, Merewether Building and the Holme Building which advertise student shared accommodation.

On the Internet

See the websites listed above in the Finding Your Own Accommodation section.


The closest areas to the University are the inner west and the eastern suburbs. You can go to the bottom of the webpage and select these areas and refine you search by price range, property type and number of bedrooms.

Beware of scams when searching for accommodation, especially on the internet. Never pay any money until you have seen the property and you are certain that it is suitable. Always get a receipt when you do decide to pay a deposit.
Making an appointment to view a house or a flat

If you are using a Real Estate Agent to find accommodation, ask the agent for an inspection appointment. If you are really interested in a place, see it as soon as possible – good places are rented very quickly.

Before arranging to see a place, there might be some information you should ask for which may not be in the advertisement:

- How long is the lease?
- Is it close to public transport?
- Is it furnished or unfurnished?
- Is it in good condition?
- Is it quiet?
- How much is the rent? Bond?
- Does it have a telephone line?

Most appointments for viewing are during the day. Co-ordinate your visit with your class timetable. It is best to view a place in daylight so that you can see the outside of the property as well as the inside. Make sure you are on time for your appointment as people will not wait and it makes a bad impression to be late. Check public transport and the exact location of the address. Phone 131 500 or visit www.131500.info/realtime/default.asp for more information on how to get there if you need to.

Inspecting Accommodation

During your visit you should check the following: locks on doors and the security of the building, conditions of windows (glass and opening/locking mechanisms), bathroom and toilet, kitchen, cooking stove, cupboards, area for study (is it light and airy?), size of rooms, blinds and / or curtains, condition of carpet or other floor covering. If anything is not working, ask the agent or landlord if it can be repaired before you move in.

If you like the place, tell them immediately. They may then ask you to fill in an Application for Tenancy form.

Application for Tenancy form

This will ask you some personal questions, such as how much money you have, the names of referees, your occupation. Its purpose is to help the landlord and agent judge who will be the best tenant. Completing this form does not mean you will be accepted, only that you will be considered. If you are sure you want the place, give the agent or landlord a deposit or reservation fee.

The Deposit or Reservation Fee

If you give a deposit of one week’s rent, your application will be considered before anyone else’s. The landlord or agent is only permitted to take one deposit at a time and may only accept one week’s rent as deposit. Make sure you get a receipt.

If having given a deposit you decide you do not want to take the place, you will lose all or part of your deposit. Make quite sure you really want it before you give a deposit.

If you are selected as the tenant, the full deposit will be returned to you or taken as part of the first rent payment.

Some helpful hints

- When you visit the accommodation, there may be other people inspecting it who will also fill in an Application for Tenancy form. If you really want the place, pay a deposit (if no-one else has already done so) and keep in close contact with the agents to see how your application is progressing. Make sure they know you are really interested.
Good rented accommodation in Sydney is taken very quickly. You will have to make a quick decision, otherwise it will be taken by someone else. However, don’t let yourself be rushed into a decision you will regret afterwards. Perhaps take a few days to get to know the area you want to live in and see as many places as you can before you commit yourself.

- Keep in touch with our friendliest Real Estate Agent
- It is quite common for an application to be rejected since several people may be trying to rent the same property. Don’t take a rejection as a reflection on your character or nationality.

When your application is accepted, you will be asked to sign a lease.

The Lease or Residential Tenancy Agreement

This is a legal document listing the terms and conditions for renting the property, for both the landlord and the tenant. It states the length of time you agree to rent the property (usually 6 months or one year), the timing and method of rent payment, and any special regulations such as: use of fire places, keeping of pets, noise late at night, notification time landlord or agent has to give before they can inspect or enter the property, etc.

A clause can be included to allow you to renew the lease when the time limit is reached. Check the conditions carefully if you think you may want to renew the lease.

You may be asked to pay half the cost of the legal agreement, but this is limited to a $15 maximum. All people listed on the agreement must be given a set of keys. You cannot be charged a separate fee, bond or deposit for keys.

When you sign the lease, you are agreeing to all the terms and conditions in it. **Before you sign the lease, make sure you read it thoroughly and understand exactly what you are committing yourself to.** If you break the terms of the lease, or leave it dirty and with things broken, you will be financially penalised – you can lose part or all of your bond and you may have to pay extra costs.

Do not sign a lease for 6 months if you only plan to stay for, say, 4. **You will not get a refund for those 2 months rent.**

The Bond

On signing the lease, you will have to pay a bond equal to 4 weeks rent for unfurnished premises, or 6 weeks rent for fully furnished premises with a weekly rent or $250 or less. It can be higher if the weekly rent is more than $250. The bond is security for the landlord against damage you or your guests may cause to the property.

At the end of the lease you will get your bond back provided the property is in the same condition as when you moved in. Normal “wear and tear” is allowed for but not damage or dirt that has occurred during your occupancy. Make sure when you leave that the place is clean and tidy with all rubbish removed.

The landlord must give you a receipt for the bond and mail it to the Rental Bond Board within 10 business days. Within a month you and the landlord will receive a Rental Bond Number which you must keep safely as you will need it when you want to reclaim your bond at the end of the tenancy. If you do not receive an advice slip, contact the NSW Department of Fair Trading on 133 220

At the end of the tenancy you and the landlord must agree to the condition of the property and how much bond should be repaid. You must then sign a “Claim for Refund of Bond” form and mail it to the Rental Bond Board.

Rent in advance

As well as paying a bond, you will have to pay the first 2 to 4 weeks rent in advance from the first day of your tenancy. If you paid a deposit to an agent or landlord when filling out the application form, it must be either deducted from the first payment or refunded to you.
Make sure you receive a receipt for each rental payment and keep them safe. The landlord or agent must keep copies of all rent receipts and a separate rent record for at least 12 months.

If the weekly rent is less than $300, you cannot be required to pay the rent other than on a weekly or fortnightly basis.

**The Condition Report**

When a tenancy begins, a Condition Report must be completed. It should be a true account of the condition of the premises and may become the most important piece of evidence if a dispute arises over damage or cleanliness at the end of a tenancy.

The landlord or agent must fill out and sign the Condition Report in triplicate (3 copies) noting cleanliness, general condition and working order of premises. A list of all furniture and the condition of each item should be attached to the report.

You as tenant should be given 2 copies of this completed report before your occupation begins or as soon as you move in. You must complete the “tenant agrees” column with a Y (for yes) or an N (for no) after carefully inspecting the premises and any furniture or appliances listed.

If you do not agree, you should write your reasons in the comments area. Note any damage, things that do not work, broken cupboard doors or floor boards, damaged tiles, peeling paint or cracked glass. If they are not recorded, you may have to pay for their repair at the end of your lease.

You must sign and return one copy to the landlord or agent within 7 days and keep the 2nd copy safely as you will need it at the end of your tenancy. Make sure you write your comments on both copies so that you keep an exact copy of the report.

If the landlord or agent has promised to repair or clean anything before you move in, this should be noted in the space provided at the end of the Condition Report. This will give you written evidence if the repairs or cleaning are not carried out by the agreed date.

If you experience any problems during your tenancy, such as the landlord or agent not carrying out necessary repairs, or entering the premises without giving you at least 7 days notice, make an appointment to see the student counsellor who can advise you on how to deal with the problem.

**Shared Accommodation**

Shared accommodation is the most economical and flexible form of student housing. It varies from a group of students living in very basic conditions in a rented house near the University, to the occupier of a very smart house or flat wishing to share the cost by renting one or more furnished bedrooms to students.

With the latter you will be moving into someone’s home and using their furniture and electrical appliances so you must respect their property and their privacy. You will need to be independent and be able to cook, do your own shopping, washing and ironing, and share in keeping the place clean and tidy.

With student accommodation, you may have to provide your own furniture, bed and bedding, kitchen equipment, radio, etc., but you will probably have a much more relaxed lifestyle.

In shared accommodation, each person has a private bedroom (unless wanting to share a bedroom) and use of the general areas of the house – bathroom, kitchen, sitting and dining rooms, laundry, garden, etc. Sometimes electricity, gas and water bills are shared, sometimes included in the rent. Telephone calls should be recorded and paid for promptly. Everyone helps maintain and clean the property.

The most important thing in sharing accommodation is compatibility – a good relationship with the people you live with. When viewing a shared household, ask yourself such questions as "Is it a good study environment", "Are these people noisy / friendly / helpful?" "Can I relax here and have friends over for meals or to stay the
night?” “Do we share similar interests: sports, movies, music, books, studies, etc.?” “Do we eat the same food? Go to the same restaurants and cafes?”

The chief advantages of shared accommodation are
- Cheaper initial costs
- Friendship
- Ease of moving out and no heavy financial commitments
- Improving your English (if you are sharing with native English speakers)

When you decide to move into shared accommodation, you may have to pay two to four weeks rent as bond as well as 2 or 4 weeks rent in advance. You will have to give 2 to 4 weeks notice in advance if you wish to leave and make sure all your outstanding bills – electricity, gas, phone – are paid.

Before deciding on share-housing it is a good idea to read the shreehousing survival guide http://sharehousing.org/

Finding Shared Accommodation

The Sydney Morning Herald lists shared accommodation in a separate heading on Wednesdays and Saturdays. On campus you can see advertisements on noticeboards in the Student Centres. The website addresses I provided earlier also have shared accommodation listings.

You will have to telephone and arrange a meeting to view the accommodation and meet the other occupants.

When you visit the people in the house, be positive, ask them about themselves, what they are studying, their hobbies, sports they play, television programs they watch, music and films they like, food they cook, and tell them about yourself.

Before you commit yourself, make sure you understand the house rules about paying the rent, bills, cleaning, shopping, visitors, late-night noise, and how long the lease is for, as you don’t want to move in and then find you have to move out in two months when you wanted to stay for 3 months!

Also remember if you want to return home for a holiday and keep your place in the household, you will have to continue to pay the full rent.

Before deciding to move into a share-house, it is a good idea to read the Share Housing Survival Guide http://sharehousing.org

OTHER USEFUL WEBSITES

SHARE ACOMMODATION SITES
www.gumtree.com.au
www.domain.com.au
www.realestate.com.au
www.furnishedproperty.com.au
www.flatmates.com.au

SERVICED FURNISHED APARTMENTS
www.MeritonApartments.com.au
www.servicedapartments.net.au
www.harboursideapartments.com.au
www.sydneyservicedapartments.net

CHEAP HOTELS
www.metrohotels.com.au
www.accorhotels.com.au
FINDING FURNITURE

New Furniture

New furniture stores will usually deliver to your home for an additional fee.

**IKEA Tempe**
634-726 Princes Highway, Tempe
(02) 8020 6641

**E Cheap Furniture (Online Only)**
https://echeapfurniture.com/

**Deals Direct (Online only)**
www.dealsdirect.com.au

**Fantastic Furniture**
www.fantasticfurniture.com.au

**Stanmore**
14-16 Parramatta Road (Cnr Bridge Road) Stanmore
T: 9519 3144

**Moore Park**
Moore Park Supacentra, 2A Todman Avenue
Kensington
T: 9663 4588

Second-hand furniture shops

The University of Sydney area is well serviced by second-hand shops where you can purchase cheap furniture and appliances.

You can find a variety of second hand furniture for sale on the website [www.gumtree.com.au](http://www.gumtree.com.au). Local newspapers will also advertise garage sales and second items in the classifieds section.

**Annandale's Old Furniture**
51 Parramatta Rd, Annandale NSW 2038
(02) 9519 6935

**Dellis Furniture**
656 Crown St
Surry hills
Ph: +61 2 9519 2169

**Salvation Army Thrift Centre**
265 Broadway
Glebe
Ph: +61 2 9552 2589

**St Vincent De Paul Society Shops:**
www.visitvinnies.org.au

223 Glebe Point Rd
Glebe
Ph: 9660 6685

113 Marrackville Rd,
Marrickville
Ph: +61 2 9569 3000

406 Elizabeth St
Surry Hills
Ph: 9281 9311

**Recycling Works Annandale**
45 Parramatta Rd, Annandale NSW 2038
T: 9517 2711
Furniture Hire

There are a number of companies that will rent furniture items or whole packages either on a short-term or long-term basis. When you arrive in Sydney, furniture hire can be useful until you are able to save and look for all the items you need for your new home.

PABS Furniture Rental
1/444 Gardeners Rd
Alexandria
Ph: 9550 2244

Ben’s Rent-A-Centre
1/ 14A Underwood Ave,
Botany
Ph: 9695 1333

Living Edge Rental
www.livingedgerental.com.au
51-53 Alleyne St
Chatswood

Renta Centre
www.rentacentre.com.au
Broadway Shopping Centre
Bay St,
Broadway
9667 3400

The CET Counselling Service can help you with job seeking including assisting with job applications, resume and interview preparation.

Some of the other issues that international students talk about in counselling are loneliness and homesickness, cultural adaptation, academic difficulties, study problems and exam anxiety, relationship problems, financial pressures, accommodation issues and time management.

The Counselling Service is free and confidential, and appointments can be made at Reception or by emailing cetstudentsupport@sydney.edu.au