Finding permanent accommodation is an important priority for students arriving in Sydney. The University cannot guarantee housing but will make every effort to help you find suitable convenient accommodation at a reasonable cost. On-Campus accommodation (University Housing) is limited and it is necessary to apply well in advance. Most students rent off-campus accommodation (rental properties or shared housing). Unless you have succeeded in getting on-campus accommodation or have friends or relatives to stay with, you may need you may need to apply for temporary accommodation to allow you enough time to ‘house hunt’. Information on how to apply for temporary accommodation is available in the “Things to do before you leave home” booklet in this predeparture pack.

Finding Permanent Accommodation
Finding affordable, suitable permanent accommodation in Sydney will require some effort on your part, and will be time consuming. So it is best to give yourself several weeks to ‘house hunt’. Permanent accommodation can be either on campus or off campus. Accommodation rates vary from approximately $110 - $348 per week depending on shared or private facilities, self catering or fullboard, undergraduate or postgraduate, location and other factors.

On-Campus Accommodation
Sydney University Village
Sydney University Village, located in Carillon Avenue next to the University's main campus, is a new residential facility, closely associated with the University. The Village opened in January 2003 so all buildings and facilities at the Village are very new. All apartments, facilities and bedrooms have been specifically designed to meet residents' needs in a progressive academic and community environment.

Sydney University Village can accommodate 650 undergraduate and postgraduate students, and demand for places is very high.

Residential Colleges
The colleges are independent of the University and you need to contact them directly if you wish to live in one of them. Each residential college has its own distinctive style and facilities. Some offer accommodation to both men and women whilst some are single-sex only. Some of the colleges are affiliated with particular religious denominations, while others are non-denominational. Students do not have to be affiliated to a religion in order to gain admission to any of the colleges.
Few places will still be available by January or February, or July, in the colleges, so if you are interested in living in a residential college you are strongly encouraged to apply for a place as soon as you receive your letter of acceptance, or even before. For more detailed descriptions and contact details of each college please refer to the brochure Accommodation Information Booklet - The University of Sydney.

Please note that all phone and fax numbers need the prefix 612 if calling from outside Australia.

Making an application:
You must make separate applications to each college. Please refer to the Accommodation booklet or websites for detailed information on application fees and closing dates. As places are limited you MUST apply early. Some colleges have closing dates, as well as application fees, so you should check the information on their websites and apply as early as possible.

Both University Housing and Sydney University Village have some single-sex share accommodation. If you need single-sex accommodation for religious or cultural reasons and you are applying to University Housing or SUV, please indicate your need clearly on your application form.

On Campus Accommodation - Websites

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<tr>
<th>Main Campus</th>
<th>Websites</th>
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<tr>
<td>International House</td>
<td><a href="http://www.usyd.edu.au/su/int-house/">http://www.usyd.edu.au/su/int-house/</a></td>
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<td>Wesley</td>
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<tr>
<td>St Andrews College</td>
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<td>St Johns College</td>
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<td>St Pauls College</td>
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<tr>
<td>Sydney University Village</td>
<td><a href="http://www.suv.com.au">http://www.suv.com.au</a></td>
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Darlington House, Selle House, University Terraces | http://www.usyd.edu.au/stuserv/accommodation

Cumberland Campus | http://www.fhs.usyd.edu.au/services/accom

Orange Campus | http://www.orange.usyd.edu.au/info/
Off Campus Accommodation

Off campus accommodation is generally cheaper than on-campus accommodation but requires some time and effort on your part to find something suitable. Because this type of accommodation cannot be arranged whilst overseas you must arrange for temporary accommodation to allow you enough time to find a house. After you arrive in Sydney, the Housing Officer will be able to help you with information and resources for this type of accommodation.

A variety of off-campus accommodation is available including self-contained flats and houses, boarding houses, rooms with share facilities and a limited number of private boarding arrangements. The University has some housing properties which it rents to students.

Most Australian students either live at home with their families or share flats or houses with other students. Students sharing houses can either have their own room or share a room with another student.

Most people want to live within walking distance in suburbs such as Glebe, Forest Lodge, Annandale, Enmore, Camperdown, Newtown, Erskineville, Darlington, Redfern or Chippendale.

Because of their location these suburbs are in great demand and you will often have to pay quite high prices for mediocre housing. Better quality houses and flats in these suburbs are usually expensive.

Living further away and travelling to the University by public transport or bicycle is a good alternative. Often housing 15-30 minutes away by bus, train or bike is a little cheaper and in less demand than housing close by.

Popular suburbs for students along bus routes and train lines are Balmain, Rozelle, Lilyfield, Leichhardt, Ashfield, Summer Hill, Lewisham, Petersham, Stanmore, Dulwich Hill, Marrickville, St Peters and Surry Hills. All these suburbs are less than 30 minutes away by bus or train. Most inner western and south western bus routes pass by the University, making it very accessible by bus or train.

The University is a 12 minute walk from Redfern railway station. In the evening a free security bus service operates between the University and the station. More details of this service are available in Chapter 11, and during the International Student Orientation.
Types of Off Campus Accommodation

Share Accommodation
As most houses and flats have more than one bedroom, they are usually rented by a group of people who decide to live together. Often single rooms become available in these already established households.

The best places to look for share accommodation are at the University Accommodation Service, Level 7, Education Building A35, or on notice boards around the University, or such places as the the ‘Share Accommodation’ column of the Sydney Morning Herald.

Advantages of Shared Accommodation:
• you will not need to furnish an entire house, as the people you will be sharing with will also have furniture and household utensils to contribute. In most cases, all you will need is bedroom furniture.
• You will get to know other people.
• Usually less expensive.

General Guidelines on Living in shared houses:
• If you share a house or flat you will be expected to pay a set share of the rent, electricity or gas costs and your share of the telephone bill.
• You will probably also need to pay a bond, or security deposit, for the house (usually equal to 4 weeks rent) and in some cases you will also need to pay a proportion of the household bond for electricity, gas and the telephone. See Leases and Bonds later in this chapter, for a discussion of different
consuming and more friendly, if people take it in turns to cook on a group basis. Of course, if one person is a vegetarian and another a keen meat eater this system may not work.

If you choose to live with people you do not know, make sure you will be able to get on with them. For example, vegetarians and non-vegetarians may find themselves in conflict over the household shopping list, and what to eat. If the house seems untidy when you visit, and you prefer cleanliness (and do not like cleaning up after others), the house is probably not for you. Do not move into a house if you feel you may have problems with any of the people you will be living with - it is inconvenient and costly to have to move again.

You can expect to pay from $110 to $150 per week for a room in a shared house, depending on the cost for the entire house, your room size, and the condition and location of the house. Often you will find lovely rooms which are quite cheap in shared houses.

**Rented Accommodation**

Types of rented accommodation include:

**a) Flatettes or Bachelor Flats**

If you want to live alone, flatettes or bachelor flats are probably the cheapest option. They usually have one combined bedroom/living room with a small kitchen and bathroom. In some cases the bathroom is shared. Furnished flatettes are sometimes available, but of course are more expensive. You can expect to pay from $120 to $200+ per week for a flatette, depending on its condition, location and size.

**b) Flats, Units and Apartments**

Flats, units and apartments are usually one, two or three bedrooms, with a separate kitchen, bathroom, and living area. Sometimes they have an internal laundry, or the laundry may be shared with other flats. Some also have a garage space, or may be in a security building. A one bedroom flat will cost from approximately $150 to $250+ per week, depending on its size, condition and location. Flats with two or more bedrooms will cost from $220 to $400+ per week.

**c) Houses**

Share houses usually have two or three bedrooms. However, you may find houses with four or more bedrooms, which are usually cheaper. Occasionally, houses may have only one bedroom, which tends to be expensive, because landlords and agents assume that a couple will move into them, and the rent will be paid by two people. Houses also have a kitchen, bathroom, living area, laundry and often a garden. In the area close to the University houses rarely have garages, because most were built before car ownership was common. Larger houses, with bigger gardens and garages are common the further away from the University you live. Again, depending on location, size and condition you can expect to pay from $250 per week for a one bedroom house; around $300 for a two bedroom house; $300 to $360 for a three bedroom house; and up to $460 for a four bedroom house.

The rent is divided by the number of people living in a share house; in some houses it is relative to the size of the room.

For current rental rates examples, see www.domain.com.au or realestate.com.au
Accommodation Services - The University of Sydney

Main Campus
Accommodation Service
Level 7, Education Building
Manning Road
The University of Sydney
Phone: 02 9351 3312
Fax: 02 9351 8262
Email: accomm@stuserv.usyd.edu.au
Website: http://usyd.edu.au/accom

Cumberland Campus
The Student Guild operates an accommodation register prior to March semester each year, which lists a range of accommodation near Lidcombe.
Phone: +61 2 9351 9405
Fax: +61 2 9351 9977

Orange Campus
Orange Agricultural College maintains a register of off-campus accommodation.
Contact the Manager:
Phone: +61 2 6360 5555
Fax: +61 2 6360 5590

Camden Campus
The Properties Manager
Werombi Road
Camden NSW 2570
Phone: 61 2 4555-2300
Fax: 61 2 4655-0264

If you are studying at Cumberland, Orange or Camden campuses please refer to the Accommodation booklet for detailed information on types of accommodation and how to apply.

www.usyd.edu.au/stuserv
(Accommodation / other campuses)

Chapter 4: Accommodation

Accommodation Services - Other

Visit Local Real Estate Agents
This is often the most effective way to find a place to live. The ISSU Housing Officer can give you a list and location map of local real estate agents. Most agents have some houses, flats, and studio apartments that are listed as ‘TO LET’ in their windows, with more comprehensive listings inside. ‘To Let’ means available to rent.

Newspaper Advertisements
Check the ‘To Let’ and ‘Share Accommodation’ columns of the “Real Estate” section in the Sydney Morning Herald. The Saturday paper has the best selection and the Wednesday edition is usually good as well. Other newspapers with accommodation in their ‘Classified’ section are the Glebe and Western Weekly and the Western Suburbs Courier.

Websites
For a general idea on rental costs in Sydney, please go to www.domain.com.au or property.com.au. The ‘off-campus accommodation’ section of this booklet contains a list of suburbs you might be interested in. A street map of Sydney is available at www.whereis.com.au.

Notice boards
Many notice boards or shop windows display advertisements for share accommodation especially at the start of the year. Check notice boards:
• around the University, especially the main quadrangle, the Wentworth, Holme and Manning buildings and near the Library.
• at the International Student Services Unit or at the University Accommodation Service.
Renting a Home

Real Estate Agents/ Landlords

If you see an advertisement in the newspaper that interests you, you should phone the contact number, to get more details.

Some of the details you will need to know:
- the size of the bedrooms
- the condition of the house or flat (e.g. security)
- has it been renovated
- is it sunny, is it in a noisy area, is there a garden
- is it close to shops and transport.

If you are still interested, you should arrange with the landlord or agent to see the place. Sometimes the address and a time that it is open for inspection are given in the advertisement but even if this is the case it is usually best to ring the agent or landlord to make sure you are interested before making the effort of going to see it.

When you visit a real estate agent you will need to describe the type of accommodation you want and how much you want to pay. If the agent has a property that interests you, he/she may take you to see it, or give you the keys so that you can view it alone. If you take the keys you will be asked to leave a ‘key deposit’ - usually $50. This is returned to you when you return the keys. If you see a property you like, the agent will usually have you fill in an application form to submit to the owner for their assessment. If they decide that you will be an appropriate tenant a ‘Residential Tenancy Agreement’ (often called a ‘lease’) will be prepared and a date fixed for you to move into the property.

Some people who are house hunting choose to pay the agent a ‘reservation fee’ or ‘deposit’ on a house, to show that they are seriously interested and would like the owner to consider their application ahead of anyone else’s. A receipt should always be given by the agent in exchange for the fee. The fee cannot be greater than one week’s rent and will be returned if you are not accepted to rent the property or will be viewed as rent already paid if you are accepted.

Real estate agents often have a lot of properties that are in very poor condition but are relatively expensive. It is inevitable that you will look at a lot of properties before you find the place you want. If you do not want to waste your time looking at lower quality accommodation, then tell the agent that you are not interested in seeing properties that are not in good condition. For a lot of students, because of their financial situation, this is not an option. However, this does not mean that students who can afford less should live in sub-standard housing. Such students should consider living in cheaper, better quality housing further away from the University, or consider looking for share accommodation in an already established house. This often works out to be much cheaper than setting up a new house and may provide better quality accommodation.

Remember, housing around the University is expensive, so you may need to lower your expectations, or live further away. Public transport in Sydney is relatively cheap and quite efficient.

You will be assessing the accommodation, but the real estate agent or owner will also be assessing you, so remember to be
friendly, well-groomed and tidily dressed when house hunting. They will want to know if you are a responsible, tidy person, so they may ask you to provide personal references, or references from the owner or agent of a house you have rented in the past. If you do not have references, do not panic. A lot of people have never rented accommodation before, and so do not have references.

The owner or agent will also be interested in whether you are able to afford to pay the rent and bond and other costs associated with having a house, so you may be required to provide information about your financial situation. Of course, you have a right to privacy, so there is some information you should not be asked to provide. If you are uncertain about what information to provide, please consult the International Student Services Unit.

Leases and Bonds

The ISSU Housing Officer will give you a booklet, entitled *The Renting Guide - Your Rights and Responsibilities as a Tenant or Landlord*, which provides detailed information about the process of signing a lease, types of agreements, paying the bond and your rights in relation to this.

When renting a house, flat, flatette or studio apartment, you should sign a lease - officially known as the ‘Residential Tenancy Agreement’. You will be required to pay half the cost of preparing the written agreement which is a maximum of $15. There are two types of agreements; a Fixed Term Agreement, which is for a specified period of time and a Continuing Agreement, which has no time limit. A lot of leases start out as Fixed Term Agreements, and when these elapse, the lease continues as a Continuing Agreement.

The ‘Residential Tenancy Agreement’ (or the lease) sets out the conditions and terms of the tenancy such as your rights and obligations in renting the property, and the length of time that the agreement will operate. When signing the agreement, check that it is a ‘standard’ agreement. Any additional terms or conditions have to be agreed to and signed by you. Make sure you discuss all the conditions and terms with the landlord or agent, and that you understand everything and are in full agreement before you sign. The ISSU Housing Officer can give you advice if you need help with this.

For your protection, all agreements with landlords should be in writing. However, if you enter into a verbal agreement with the landlord you still have basic rights and responsibilities.

Always inspect the premises carefully before you move in. Before you move in a ‘Premises Condition Report’ should be completed by the landlord or agent and two copies should be given to you. If you disagree with any part of the report, you should note it on the report, keep a copy as your record and return the final copy to the landlord or agent within seven days. It is important that you note any damage, or things that do not work, such as broken lights or power points, broken cupboard doors, damaged tiles, broken floor boards or peeling paint. If you do not record them you may have to pay for their repair at the end of your lease.

For furnished properties an ‘inventory of contents’ should be made. This lists the contents of the premises, including all furniture, furnishings, household utensils and appliances, with notes on the condition of each item. A copy of this should be kept by you and another by the landlord or agent.
When you rent a house you will also be required to pay a ‘rental bond’. A lodgement form is completed by the landlord or agent and the tenant (you are the tenant). The bond is paid by you to the landlord or agent, who lodges the money with the ‘Rental Bond Board’, a government authority. A receipt is then sent by the Board to you, as soon as the bond is lodged. You will know if the bond has not been lodged, because you will not receive a receipt for it.

The bond acts as security for the landlord against your failure to pay the rent or comply with any other condition of the lease. If you do not owe any rent and leave your house or flat in a clean, undamaged condition (or at least the condition it was in when you started the lease) your bond will be returned to you in full. The maximum amount that a landlord or agent can ask for rental bond is the equivalent of four weeks rent for unfurnished premises, and six weeks rent for furnished premises let for $250 per week or less. You will be required to pay rent in advance, usually two to four weeks.

If you are moving into share accommodation and the person you will be paying your bond money to says a receipt is not needed, ask for one anyway. This can help prevent problems when you move out. You do not have to buy a receipt book, just make sure that on the piece of paper you have:

- the date.
- the nature of the transaction (ie: “payment for bond money”).
- the amount in numbers and the amount in words.
- the signature of the person you are paying.

**IMPORTANT!!!** The bond must be lodged with the Rental Bond Board, and cannot be kept by the landlord. It is ILLEGAL for a landlord to take a bond from you unless it is lodged with the Rental Bond Board.

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**Always get a receipt** from the landlord or agent when you pay rent. Keep all your receipts and the copy of your lease, your receipt for your bond, condition report, and inventory of contents in a safe place, for future reference. **Always get a RECEIPT when you pay your bond money.**
Terminating Your Lease

When you leave the house or flat you have been renting, you must give ‘notice’ to the landlord or agent in writing. (Keep a dated copy of your letter for yourself). The amount of notice you will need to give depends upon the type of ‘Residential Tenancy Agreement’ you have.

For:
• a Continuing Agreement you will need to give at least twenty one day’s notice.
• a Fixed Term Agreement when you are at the end of the term of your lease, you have to give at least fourteen day’s notice.
• a Fixed Term Agreement when you are ‘breaking your lease’ (giving notice before the end of the fixed term) you must give at least fourteen day’s notice, plus you will have to pay rent for the property for a ‘reasonable period of time’ (possibly 4 to 6 weeks), until the landlord finds a suitable new tenant, plus you will have to pay the costs of advertising the house or flat for renting. You can also find replacement tenants to take over your lease provided the landlord agrees. If you break your lease you are breaking a legal agreement and so you are liable to cover the costs involved for your landlord in finding new tenants.

When your agreement is terminated the landlord or agent will complete the ‘claim for refund of bond form’. If they are not claiming any part of your bond, or if you agree with any claims they do make, ensure that the form has been completed in full and that both you and the landlord or agent sign and date the form, and lodge it with the Rental Bond Board.

For more information about Bonds, read the brochure Share Housing Survival Guide, available from the University of Sydney Student Representative Council (SRC), telephone 9351 2871. For further information contact:
• Redfern Legal Centre, Tenants Advice Service, Telephone 9698 5975
  www.rlc.org.au
• Department of Housing, Central Sydney Region (City), Telephone 9282 7111
  www.housing.nsw.gov.au
• Department of Fair Trading, Tenancy information Service, Telephone 9377 9100
  www.fairtrading.nsw.gov.au
• Department of Fair Trading, Rental Bond Board, Telephone 9377 9000
  www.fairtrading.nsw.gov.au
• Residential Tenancies Tribunal, Telephone 9641 6400
  www.fairtrading.nsw.gov.au

For more information on your rights as a tenant, please go to:
www.rlc.org.au
www.tenants.org.au
www.fairtrading.nsw.gov.au
Setting up a Home

You will find when you move into a new home that there are more costs involved than just paying your bond and paying for the cost of drawing up your lease and your rent. You will need to buy (or borrow) household furniture, utensils and other items. You may also need to arrange to have your electricity, gas (if you have it) and telephone (if you want it) either reconnected, if they have been disconnected, or transferred into your name, if still connected, for billing purposes.

Electricity, Gas and Water

Electricity

Australia has 240 volt, AC 50 cycle electricity. A 3 pin plug is used in power points. You may wish to purchase adaptor plugs and check that your appliances can be used on Australian voltage.

There are many providers of electricity and gas in Sydney. Your real estate agent will generally have a preferred supplier. Otherwise you can ask them which company they recommend. Be sure to research prices and billing before you sign a contract with a company.

For general information about your electricity supply, to get the electricity reconnected or have the account transferred into your name for billing purposes, you should telephone your electricity provider.

It is rare for the electricity to require reconnection. However, if this is required, there may be a cost involved. Unless a property has been vacant for 6 weeks, this fee is seldom charged. There may be other charges if you request the electricity supply to be reconnected on a weekend. Usually you will be informing your electricity provider of the transfer of the account into your name. As two days notice is usually required to transfer account names or reconnect electricity it is best to phone your electricity provider and advise them of the date you are moving in with as much notice as possible. However, it is also possible to have your electricity supply reconnected or transferred to your name on the same day.

If you have never had an electricity bill in your name before, or have had one for less than 6 months, you will be required to pay a security deposit of approximately $120. This deposit, plus interest, will be returned to you in full when you leave that address, unless you owe your electricity provider money. You are billed for electricity every 3 months and can pay your security deposit and bills

- by phone using your Visa card, Master Card or Bank Card
- online using your Visa card master card or Bank card.
- through your bank using BPAY
- by mail with a cheque or money order
- in person with cash or cheque at any Australia Post shop

Gas

Having a house with appliances that use gas, such as heaters, a stove or hot water, is an advantage as gas costs less than electricity.

As with the electricity, it is rare to need to have the gas reconnected, so usually you will be arranging to have the account transferred into your name. If you do have to have the gas supply reconnected, you will be required to pay a reconnection fee of about $22.

If the gas supply has not been cut off, you can continue to use the gas until such time as the company changes the name on the account. You will have to pay a $100 security deposit if you are renting your home, whether you have had an account before or not. Your security deposit, plus interest, will be returned in full when you leave that address, if you owe the company no money.

To organise the transfer to your name, telephone the Australian Gas Company (A.G.L.), telephone 13 12 45. You will need to read the gas meter in your property, show your passport and either take a letter from your real estate agent or show your lease agreement to the gas company personnel to have the account transferred to your name. This process generally takes one day's notice.

You will be billed for gas every three months and can pay your bill
• by phone using your Visa card, Master Card or Bank Card
• online using your Visa card master card or Bank card.
• through your bank using BPAY
• by mail with a cheque or money order
• in person with cash or cheque at any Australia Post shop.

Water

When you sign a Residential Tenancy Agreement there may be some terms relating to water usage. If there is no term in the agreement about water usage a tenant cannot be asked to pay for costs incurred. In most cases, a tenant is usually responsible only to pay for any excess water used. As well as paying for excess water used, you may be required to pay for other charges for water set out in any 'additional terms' attached to your Residential Tenancy Agreement. Read these carefully so that you understand your rights. A tenant can only be charged for the metered amount of water which he/she uses. If there is no individual meter for the rented premises, as is the case with most blocks of units, a tenant cannot be charged for water usage [NSW Department of Fair Trading, Tenancy Commissioner's Policy, Residential Tenancies Act, 1987, Policy No. 11, Water Usage]. Contact Sydney Water, telephone 13 20 92, if you have any queries about water. There are no connection costs involved.

Furniture

Buying new furniture is expensive, so if you do not want to spend thousands of dollars, your best option is to live simply, and buy second hand furniture. The best places to look for second hand furniture are:
• The Trading Post newspaper, which comes out every Thursday, and is available from newsagents. This gives a brief description of furniture for sale, a contact name and phone number.
• Second hand furniture shops.
• Shops and warehouses run by charitable organisations such as St Vincent de Paul and the Salvation Army.
Before you buy anything, it is best to look around to get an idea of what prices are reasonable. The ISSU Housing Officer can give you a list of second hand furniture dealers in the area. Many dealers will deliver furniture to you for a relatively small fee, or if you have an Australian driver’s license, you will be able to hire a small truck or van to pick up your own furniture.

**Telephone**

**Connection at your home.**

Australia has different providers of telephone services that can connect a phone to your house. The two main providers are Telstra and Optus. You can contact these companies on:

- Optus at [www.optus.com.au](http://www.optus.com.au) and by phone on 1300 300 937

The costs of setting up a phone in a household can vary. For example, if the house has already had a phone you can be connected without the need for a technician to visit. This costs approx. $59. If the phone is not in the house you will need to either rent a phone at approx. $2.99 per month or buy one at approx. $200. Most houses already have the connection and phone available.

When your connection is made you can make local calls, which are a fixed cost per call, long distance calls within Australia and International calls. The cost of long distance and international calls varies according to the length of the call, the time of day and the location you are calling.

As there are many discount plans available, you should discuss all these matters with the companies who provide phone services and choose one which suits your needs and budget.

**Important**

If you are living in share accommodation where other people have access to the phone but the telephone account is in your name, you will need to ensure that expensive long distance calls made by other people are not billed to your account. Remember, if the account is in your name you are legally liable to pay all bills for that account. You can protect yourself by having an STD/ISD bar put on the phone so that long distance calls can only be made if a Personal Identification Number is entered. Ask your telephone service provider about this option.
Billing
While billing usually occurs quarterly, you may request to have your telephone bill sent out to you on a monthly basis. Most subscribers prefer the more frequent billing method.

For initial connections, you can pay your bill and your security bond in person with cash, a credit card or cheque at the Telstra office that services your area. You can also pay by mail with a cheque or money order or you can pay with your credit card over the phone. Once your service is connected, you can pay your phone bills at any post office, including the one on campus.

Other Telephone Services

Public Telephones
Public telephones are easy to find in the city and suburbs on street corners, post offices, in hotels, shops and cafes. A local call costs 40-50 cents (you will need 20 or 10 cent coins or a Phonecard). Emergency calls are free and are made by dialling 000 and asking the operator to connect you to the service you require. Public telephones with international access are available at 231 Elizabeth Street, Sydney (across from Hyde Park). International phone calls may also be made from the Telstra Payphone Centre located at 130 Pitt Street, Sydney, between Martin Place and Pitt Street Mall. It is open 8am to 10pm on weekdays and between 10am and 7pm on the weekends.

STD & IDD Country Codes
STD and IDD codes can be found by visiting www.whitepages.com.au, or at the back of the A to K White Pages Telephone Directory, for town and country codes and charges. With IDD you can dial direct from almost any hotel, home, office or public phone in Australia. Simply dial 0011 + Country Code + Area Code + Local Number.

Telstra Card Phones
Telstra Card Phones are convenient public telephones that allow you to call long distance and overseas by using a regular credit card as payment. You will find all approved cards clearly displayed at Card Phone locations, including IDD Telephone Centres, Domestic and International Airports, major city hotels and many other city locations.

Telstra Telecards
Telstra Telecards are phone cards you can use to make local, STD or IDD calls and the amount will be charged to your home telephone account. Local calls cost 40 cents while STD and IDD calls cost the normal amount for the type of call you are making with an addition of 40 cents. Please visit www.telstra.com.au for more information on telecard features and costs.

Optus provides a similar card, the Optus Global Calling Card. Call rates can be accessed on www.optus.com.au.

Phonecards
Phonecards can be purchased from Newsagents and allow you to make telephone calls without coins. Phonecards may be purchased for predetermined amounts of $5, $10, $20 and $50. These may be used to make local and
international calls. You may wish to program your phonecard to dial a local or STD number automatically. Cards can be programmed at any telephone that accepts phonecards. Such programming can be either temporary or permanent. Temporary programming can be overridden at any time. International numbers cannot be programmed into the card.

Dialling Internationally
To dial out of Australia you should dial 0011 then the country code and then the phone number you want to call.

There are many companies offering different rates for international phone calls. You can use any of these companies from your home phone. For more information on how each service works you should contact that telephone company directly.

Mobile Phones
There are many different alternatives in Australia in regards to mobile phones. Many of the companies have both contract-based and pre-paid phones. Contract-based means you basically sign a contract for a specified time (e.g. 2 years) and 'get' the phone for 'free' with a monthly bill. Pre-paid means you buy the phone, and buy credit for the phone (at selected stores or onlines) and need to have credit to make calls. It is worthwhile looking around, and also noting that many companies provide cheaper services to other phones using their service; some do double-deals, so that you buy two phones for the price of one.

Country Direct
Country Direct (operator assisted) is the fastest and easiest way of making international telephone reverse charge (collect) calls. When you dial your Country Direct number, you are immediately put in touch with your own country’s operator who will then connect the call. You can call Country Direct to around twenty countries.

Please contact Telstra or check the front of the A-K section of the White Pages Telephone Directory for further information about all the services offered by Telstra.

Please don't get into the habit of using a hand-held mobile phone while driving. As well as incurring a hefty fine, research has shown it is as dangerous as being slightly drunk!
Cost of Living

Single Student
A single international student can manage on approximately AUD $16,000 a year or approximately AUD $305 per week. This does not allow for luxuries such as social activities outside of private homes or the running of a car. The cost of tuition fees or text books is also not included in this amount.

Course Material
Text books and other course material can be quite expensive. The cost for a single text book can range from $40 to over $150. If you can obtain the list of essential reading from your Faculty Office before you arrive, you may find these books in your own country at a cheaper price. The alternative is to look for second-hand text books on sale once you arrive in Sydney or to become a member of bookshops such as the Co-op Bookshop which provide student discounts.

Financial Assistance and Other income support
Currently, only limited loans are available for international students. These can be arranged through the Financial Assistance Office (tel: 9351 5667). These loans will not cover the cost of tuition fees.

Extra income can be obtained from part-time work. However, work is often limited and you are not permitted to work more than 20 hours per week in term time so you should not expect to be able to earn enough to cover your tuition fees or living costs.

The budget table on page 53 shows the weekly costs of studying in Sydney for a single person and for a family of four. This is only a guide. Expenses may vary.

Remember that Sydney is a large metropolitan capital city and the cost of living is high. Costs vary depending on which suburb you live in. Suburbs close to the city centre and the University are more expensive.

These approximate amounts do not allow for unexpected costs such as vacation trips, dental costs, etc.

For families with pre-school children who will be using childcare services, the cost of full-time child care is approximately $275 per child. For school-age children, tuition fees are $4500-$5500 per year ($87-$106 per week) per child. International students who receive an Australian Government scholarship are eligible for childcare subsidies and are exempt from public school tuition fees.

Families
Costs for a family will obviously be higher than those for a single student and will depend on the number of family members you have. Any applicable school fees for school aged children from 5 years upwards and childcare for young children will also increase your overall costs.

International students who are not receiving an Australian Government scholarship are not eligible for childcare subsidies. The average cost of childcare is approximately $300 per week. This is for full-time childcare (5 days per week for 8 hours per day).

For families with pre-school children who will be using childcare services, the cost of
Estimated Weekly Cost of Living

Table 1 on page 53 sets out the basic costs of living in Sydney. You need to be aware that you may have other additional costs not shown in this table. These miscellaneous costs may include entertainment, clothing, medical costs not covered by your overseas student health cover, dry cleaning, hairdressing, shoe repairs and so on. How much you spend on these items is at your discretion. Miscellaneous costs may vary from $95 single to $200 for a family.

Another guide for the cost of living in Australia is the information provided by DIMIA. The Department of Immigration and Multicultural and Indigenous Affairs (DIMIA) expects that international students will have $12000 per annum for living costs (not including tuition fees), an additional $4200 per year for a dependent spouse, $2400p.a. for the first dependent child and $1800p.a. for the second and subsequent dependent children. This does not include the cost of school or child-care fees.

Budgeting

The high cost of living in Sydney means that students must budget their funds responsibly in order to meet all fees and expenses. On the following page is a sample budget planner that might help you manage your money. A few of the terms used on the budget planner are explained below:

Income refers to any money you receive, including scholarships, stipends, funding and casual employment. It is best to calculate your income after taxes and fees are deducted; that is, estimate the actual amount of cash you will have each month available for you to spend.

Fixed Expenses means bills for which you have to pay the same amount each month. Loans, rent and car payments are all examples of fixed expenses.

Variable Expenses are those costs that change from month to month. For example, you may spend $100 on clothes one month and then nothing on clothes for the next two months.

Optional Expenses refer to those costs that are not necessary, but often make life more interesting. Entertainment and holidays are examples of optional expenses.

• Be very careful to avoid generating credit card debts. Often credit cards seem like an attractive way to access money quickly. However, credit cards often have high interest rates and fees that can put you even deeper into debt.

• Help is available if financial difficulties arise. Credit card agencies will often work out payment plans if you have trouble paying your bills. Be sure to contact them if you are falling behind in your payments. ISSU is also a good point of contact.
### Table 1: Estimated weekly cost for international students in Sydney

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<tr>
<th></th>
<th>Weekly Single</th>
<th>Weekly Family*</th>
<th>Explanation</th>
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<tbody>
<tr>
<td>Rent On-Campus</td>
<td>$210.00 upwards</td>
<td>$390.00 upwards</td>
<td>Includes full board. Self-catered housing is often cheaper.</td>
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<tr>
<td>Rent Off-Campus</td>
<td>$150.00 upwards</td>
<td>$300.00 - $400.00</td>
<td>Price does not include full-board. Price will vary according to location and whether you choose to share accommodation. Costs are low in suburban areas which are further away from Sydney City and main campus.</td>
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<tr>
<td>Gas / Electricity</td>
<td>$5.00 / $10.00</td>
<td>$15.00 / $25.00</td>
<td>Prices may be higher during the winter months.</td>
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<tr>
<td>Telephone</td>
<td>$20.00 estimate</td>
<td></td>
<td>Depends on the number and duration of international calls and mobile phone calls that are made. Information about off peak times and saving plans is available at Orientation.</td>
</tr>
<tr>
<td>Food &amp; Groceries</td>
<td>$80.00 - $180.00</td>
<td>$120.00 - $180.00</td>
<td>Includes the price of groceries from supermarkets.</td>
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<tr>
<td>Medical</td>
<td>$10.00 - $20.00</td>
<td>$20.00 - $25.00</td>
<td>Includes the price of consultation with doctors and prescription and non-prescription medication. This varies according to your state of health. Your Overseas Student Health Cover (OSHC) membership for your first year of study is prepaid with your semester course fees when you accept your offer, but after that you must renew your OSHC membership yourself.</td>
</tr>
<tr>
<td>Transport</td>
<td>$25.00 - $40.00</td>
<td>$75.00 - $120.00</td>
<td>If you live on campus you may have few to no transport costs.</td>
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<tr>
<td>Stationery</td>
<td>$10.00 - $20.00</td>
<td>$20.00 - $25.00</td>
<td>Includes photocopying and postage.</td>
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</table>

NB: Do not forget to add in childcare and/or schooling costs, and additional costs for miscellaneous items.

*Family of four - 2 adults and 2 children*
# Sample Budget Planner

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* this factor should cover unexpected bills and rising costs.
## Chapter 4: Accommodation

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Establishment Costs of setting up a home

As a single student, establishing a home for the first time in Sydney your initial establishment costs will include:

- Rental bond, usually 4 weeks rent in advance
- Utility security bonds and connection/establishment charges
  
  Telephone: From $59 for reconnection of existing line to $209 for a new line and number
  
  Gas: $100 refundable security deposit and $22 establishment fee
  
  Electricity: $200 refundable security bond
- Furniture (most apartments and houses for rent in Sydney are unfurnished). The cost of furnishing an apartment, including second-hand goods and/or hiring white goods eg: fridge and washing machine, can range anywhere from AUD $500 - AUD $1,000.

A single international student can manage on approximately $AUD16,000 a year, or approximately $305 per week.

Costs of establishing a home for a family are likely to be higher particularly for rental bond and furniture.

It is estimated that a family would require initial establishment costs of between $1,700 and $2,200. This amount would include such items as:

- rental bond, usually 4 weeks rent at approximately $800 - $1,200.
- utility security bonds (telephone, gas).

Additional Costs

International students who are not receiving an Australian Government scholarship are not eligible for childcare subsidies. The average cost of childcare is approximately $300 per week. This is for full-time childcare (5 days per week for 8 hours per day).

International students may choose to purchase a second-hand car. The NRMA (National Roads & Motoring Association) has estimated the cost of operating and maintaining a second hand car at approx $100 per week. http://mynrma.com.au