



PARSA

ANU *postgraduate & research* students' association

HOUSING TIPS FOR POSTGRADUATE STUDENTS

FACT!!! The rental market in Canberra is competitive. Students and full-time workers compete for the same properties, which means that prices reflect the high demand for space.

You can either live **on-campus** or **off-campus**. If you want to live on-campus, an application should be lodged early in the semester prior to the one in which you'll begin studies. The ANU Accommodation website provides details: <http://accom.anu.edu.au/UAS/186.html> . Applications made later in the process could result in longer wait-times for a response, and many are put on a waiting list. Avoid the wait; apply early!

If you are looking for an off-campus shared or rental property, you should first consider the map below. The ANU is located in ACTON (between Lake Burley Griffin & the word Canberra). The suburbs to the north are popular with students, as buses services are frequent & cycling is also easier. The South is located across the Commonwealth Bridge & is also an option, but the closer you get to Capitol Circle (Parliamentary area), the more expensive the rent will be.

The closer you are to Acton, the higher the price. Therefore, the average shared-house price could look something like this:



Acton: \$280 per week

Braddon: \$200 per week

Campbell: \$200 per week

Turner: \$200 per week

O'Connor: \$200 per week

Ainslie: \$170 per week

Dickson: \$160 per week

Lyneham: \$160 per week

Hackett: \$160 per week

Downer: \$160 per week

Watson: \$150 per week

Note: *these are indicative prices, which depend on many factors such as furnished/unfurnished, number of people sharing the house, age of house, etc. Rental prices will likely be more expensive.*

Other areas are within short bus rides to Civic or the ANU Campus area include: Belconnen, Bruce, Aranda, Curtin, Kaleen, Woden and many more. Use Google Maps to view the suburbs and see the ACT bus schedule to determine what distance you might need to travel (<http://www.action.act.gov.au/>). If you want more information regarding these suburbs, like our PARSA Facebook page so you can connect with fellow postgrads leaving in these areas for first-hand information.

TIPS FOR HOUSE HUNTING

1. SHARED or RENTAL:

A shared house is one where you (the sub-lessor) rent the house from someone who has the lease, whereas a rental property is one that requires you to sign a lease. Usually, shared properties are less expensive and may come furnished, if the person your rent from already has furniture & appliances. You may also benefit from sharing the utilities (electricity, gas, & internet) and the people you share with can take turns doing the cleaning, cooking, gardening, etc.

If you rent a house/apartment, you'll most likely need furniture, which can be more expensive and a hassle to secure. Bills will also be higher, but, if you value independence, it might be the way to go.

2. USE PROPERTY SEARCH SITES:

There are websites that provide property listings. Some examples are:

- a. All Homes: <http://www.allhomes.com.au/>
- b. Gumtree: <http://www.gumtree.com.au/>
- c. RealEstate.com: <http://www.realestate.com.au/>
- d. ANU Housing Online: <http://accom.anu.edu.au/UAS/187.html> (great for student listings)
- e. Student Accommodation ACT

Link: <http://www.australian-universities.com/accommodation/student/act>

NB: NEW: Post your student accommodation details for free at the [StudyConnect.com Forums](http://StudyConnect.com)

Contact information for the real estate agent or private owner is usually listed. Email them or call (you can use Skype if overseas) to inquire further.

BEWARE!! There are housing scams. Students should view the property before any agreement & meet the agent/owner before making any payments. If you feel rushed or the deal appears too good to be true, it's better to avoid that property. You can always call the Accommodation Office for advice on

whether the listing appears to be a scam, or contact PARSA's Legal Advisor for help (sa.legal@anu.edu.au)

3. GOOGLE MAPS

Unless you know Canberra well, you should try the feature on Google Maps to see how long it takes to drive, cycle or walk to campus. It can also show you which areas have shops & restaurants nearby, and gives street views so that you can see what the neighbourhood actually looks like

TROUBLE FINDING HOUSING?

Here are some tips & considerations:

1. Have you expanded your search?
Understandably, most students wish to live near to campus. If you can't find housing nearby, do expand your choices so that suburbs which are 15 mins or more away are included.
2. Have you looked for short-term housing?
If you're worried about living far away, try a short-term agreement. Some rental properties are available for 3-6 months. You can time your lease to coincide with events such as graduation, when students vacate properties and spaces open up.
3. Wait listed?
Be patient! Look for alternatives if you're on a wait list. Many students get accommodation notices a few weeks before semester begins. Keep in touch with Accommodations Services.
4. Try networking via the PARSA Facebook page. You can ask around for others who might be looking to share a house or have one that's available for rent.