



**PARSA**

ANU *postgraduate &  
research* students'  
association

# ACCOMMODATION POCKET GUIDE

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Postgraduate and research students have a variety of options when it comes to accommodation. There are a number of postgraduate residences on campus, ANU rental properties as well as living off-campus in a private rental property or share accommodation.

## Housing Options

### ANU Student Residences

There are 11 residences which provide a set amount of accommodation specifically for postgraduate and research students.

If you want to live on-campus, an application should be lodged as early as possible; submit one application only, stating your preference for a particular residence.

Semester 1: applications are accepted from 20th August 2018 until 19th December 2018.

Semester 2: applications are accepted from 1st April 2019 until 15th June 2019.

However, there is no guarantee your application will be successful.

For more information about ANU Accommodation please see their website <https://portal.rcc.anu.edu.au>

### National Rental Affordability Scheme (NRAS)

The ANU is a NRAS approved accommodation provider and with the support of the ACT Government, they provide an additional 1,000+ beds for students. These include; 118 beds in Ursula Hall – Laurus Wing Stages 1A & 2, 491 beds in Warrumbul Lodge and 558 beds in Lena Karmel Lodge. <http://www.anu.edu.au/study/accommodation/advice-procedures/national-rental-affordability-scheme>

### ANU Rental Properties

ANU owns a small number of rental properties in Canberra as temporary or “staging” accommodation to new postgraduate and research students. <https://services.anu.edu.au/campus-environment/short-stays>

### Housing Online

This is an online accommodation notice board which advertises available private rental, share accommodation and private board accommodation. Properties are located all over Canberra and this is very helpful for students looking for accommodation off-campus. <https://housingonline.anu.edu.au/>

### Private Rental Market

The rental market in Canberra is **competitive** as students and full-time workers compete for the same properties; the rental price reflects the high demand for space. Canberra has overtaken Sydney as the most expensive rental market, according to Domain's latest 2019 rental report.

## Location, location, location

### Off-campus shared or rental property

The first step to consider is your preferred location. This may come at a cost. The ANU is located in ACTON (within the city fringe) and the suburbs of the inner north and south of Canberra are amongst the most popular for students and also the most expensive.

The average shared house price could look something like this:

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**Acton:** \$280 per week

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**Braddon:** \$200 per week

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**Campbell:** \$200 per week

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**Turner:** \$200 per week

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**O'Connor:** \$200 per week

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**Ainslie:** \$170 per week

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**Dickson:** \$160 per week

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**Lyneham:** \$160 per week

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**Hackett:** \$160 per week

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**Downer:** \$160 per week

Note: these are indicative prices and may vary depending upon whether they are furnished/unfurnished, number of people sharing the house, age of house, etc.

Broadening your target area to include Belconnen, Bruce, Aranda, Curtin, Kaleen, and Woden etc. may reduce your rental costs and increase your options however, will also add to travel costs. Try Google Maps to view the suburbs and check the ACT bus schedule (<https://www.transport.act.gov.au/>) to determine the distance/costs associated with travel.

# TIPS FOR ACCOMMODATION HUNTING

## Shared or rental:

A shared house is where you (the sub-lessor) rent a room in a house from someone who has the lease (lease holder). Usually, shared properties are less expensive and may come furnished. You may also benefit from sharing the costs of utilities (electricity, gas, & internet) and the responsibility of cleaning, cooking, gardening, etc.

A rental property requires you to sign a lease and be the primary lease holder. Renting a house or apartment will incur upfront costs; payment of a bond (4 weeks in advance of rent held in trust against potential damages), payment of the first 4 weeks rent in advance and furnishings. This can be more expensive and difficult to secure, bills will be higher but, if you value independence, it might be the way to go.

## PARSA website

Students wanting to rent a property off-campus can find additional information on the PARSA Website by typing in 'housing tips' in the search bar. 'Housing tips' is a document that provides information about locations, budgets and dealing with real estate agents.

## Use property search sites:

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

### Rental:

- <http://www.allhomes.com.au>;
- <http://www.realestate.com.au>;

### Shared:

- <http://www.gumtree.com.au>;
- <http://www.flatmates.com.au>;
- ANU Housing Online (<http://www.anu.edu.au/study/accommodation/advice-procedures/housing-online>); great for student listings);
- ANU Facebook Group/PARSA Facebook Group

Use the contact information provided in the advertisement to directly email or call (you can use Skype if overseas) to inquire further.

### BEWARE of potential housing scams!

In the ACT the Residential Act requires tenants to view a property and meet the agent/or owner prior to any agreement being signed or payments made. If you feel rushed or the deal appears too good to be true, it probably is! It's better to avoid that property. Please call the Accommodation Services on +61 2 6125 1100 for advice or contact PARSA's Lawyer for help through [parsa.assistance@anu.edu.au](mailto:parsa.assistance@anu.edu.au).

## Troubleshooting accommodation

### • Have you expanded your search?

If you can't find housing nearby try expanding your choices to include suburbs which are 15 mins or more away.

### • Have you looked for short-term housing?

Some rental properties are available for 3-6 months which can allow you the time to find the right property during a less peak period of renting (December to February are peak rental periods in Canberra).

• **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.

• **Try networking via the ANU and 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.

# HELP IS AT HAND...

## Occupancy and tenancy... what's the difference?

There are two main rental agreements in the ACT; occupancies and tenancies. The laws on both are stipulated in the Residential Tenancies Act 1997, and is worth reading.

### Occupancy Agreement

Where you pay for an accommodation that is not a residential tenancy, you will likely be asked to sign an occupancy agreement. This is usually the case if you are a boarder or lodger, live on campus, in a caravan park, hotel, motel or a club. An occupancy agreement is a contract between an occupant and the grantor.

An occupancy agreement can be in writing, oral, may be implied and may not have standard terms. Therefore, most of your rights and obligations depend on the terms you agree to. Please review the occupancy principles outlined in the Residential Tenancies Act 1997 and contact PARSA Student assistance to help you review your agreement before signing, [parsa.assistance@anu.edu.au](mailto:parsa.assistance@anu.edu.au)

### Tenancy Agreement

When successful in securing a rental property, you will be asked to sign a residential tenancy agreement (also called a lease). A tenancy agreement is a legally binding contract between the tenant and the landlord (or their agent). This agreement will usually contain the length of the tenancy, the bond required, amount and frequency of rent to be paid plus any special conditions. These agreements align with the standard tenancy terms stipulated in the Residential Tenancies Act 1997. As a tenant, the standard tenancy terms automatically apply to you.

It is important you read your tenancy agreement carefully before signing. If you have any concerns, please consult any of the following support services for advice.

#### Tenant's Union ACT Inc.

The Tenants' Union ACT is a not for profit community legal centre offering free services for people renting their homes in the ACT. Their website has factsheets on tenants and occupant's rights and responsibilities, shared housing, common renting issues, sample letters to landlords, <http://www.tenantsact.org.au/>.

As part of their service the Tenants' union provide a Tenants' Advice Service for tenants or occupants in the ACT. The Tenants' Advice Service operates as a call-back service for you to call between 10:00am and 1:30pm on (02) 6247 2011. They will ask you leave a voice message with your contact details and an advice worker will return your call.

#### Supportive Tenancy Service

Supportive Tenancy Service can assist you if your tenancy is at risk or if you are having difficulties in securing a private rental property. To be referred to this program, you can call OneLink on 1800 176 468 between 8 AM - 6 PM.

#### PARSA Legal Service

If you require legal advice relating to your tenancy, please contact [parsa.assistance@anu.edu.au](mailto:parsa.assistance@anu.edu.au) to arrange request an appointment with the PARSA lawyer.

### Other resources:

#### The Renting Book

This is a booklet created by the ACT Government to provide an overview of tenants, landlords and real estate agents rights and obligations. [https://www.revenue.act.gov.au/\\_\\_data/assets/pdf\\_file/0008/1097333/The-Renting-Book.pdf](https://www.revenue.act.gov.au/__data/assets/pdf_file/0008/1097333/The-Renting-Book.pdf)

#### Share Housing Booklet

It is common for students to live in shared accommodation to reduce their rental costs. However the Residential Tenancies Act 1997 does not provide any specific information around shared housing and disputes that might arise. The Tenants' Union ACT (<http://www.tenantsact.org.au/>) and Welfare Rights and Legal Centre (<https://welfarerightscentre.org.au/>) has created a legal guide to address some issues that may arise living in a shared house.

#### Rental Bond Help

If you are having difficulty covering the upfront costs of a bond, you can apply to the Rental Bond Help Program which is administered by Housing ACT. The Rental Bond Help Program can cover up to 100% of your rental bond. The bond amount is then repaid interest-free to Housing ACT in small instalments. To find out if you are eligible visit: [www.communityservices.act.gov.au/hcs/policies/fact\\_sheets/bond-loans-rental](http://www.communityservices.act.gov.au/hcs/policies/fact_sheets/bond-loans-rental)

#### PARSA Emergency Accommodation Assistance

This program aims to provide temporary accommodation (up to 7 nights) to students who do not have secure accommodation due to unforeseen circumstances.

Interested applicants are requested to submit a completed application form which is available at <https://parsa.anu.edu.au/financialsupport/emergencyaccommodation/>

Applications and inquires can be directed to [parsa.assistance@anu.edu.au](mailto:parsa.assistance@anu.edu.au)



## **PARSA Office**

### **Office Hours**

9:00 am to 5:00 pm, Monday to Friday  
(except public holidays)

### **Call Us**

+61 (02) 6125 4187

### **Write to Us:**

[parsa@anu.edu.au](mailto:parsa@anu.edu.au)