



AUSTRALASIA
INTERNATIONAL SCHOOL

EST: 1973
RTO CODE: 6251 CRICOS: 02747G

CRICOS STUDENT ACCOMODATION GUIDE

This document has been prepared to assist you in finding and managing suitable accommodation whilst enrolled in Nationally Recognised Training with Australasia International School.



Onyx Developments Pty Ltd T/A Australasia International School

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COMPARING YOUR OPTIONS

Private rental

This is true independent living; renting an apartment or a house, either alone or with housemates. Living with others is ideal for meeting new people and reducing your costs. However, if you decide to live alone, you will have to pay for everything and may get lonely (depending on your personality, of course). Rentals come either furnished or unfurnished.

Note: Listed price is per room.

\$175.00 - \$400 per week

Homestay

A homestay involves staying with a family in their home with meals, internet and utilities covered by the family.

While homestays are a popular option for a true Australian experience, some students can find living with a family frustrating at times, as you might not have as much independence. Also, some homestays are located further away from the CBD or universities than other options.

\$250.00 - \$300 per week

Managed accommodation

These large centres are full of apartments of varying sizes, generally one to five bedrooms. You will get a fully furnished bedroom with 24-hour support and internet included.

Generally, student accommodation is conveniently located for students, is secure and safe, and often boasts a real sense of community. The downside to this is the internet can slow down at peak times and the rooms can be quite small.

\$250.00 - \$500 per week

Residential college

While they appear more expensive than other options, residential colleges do include a lot of extras. They're usually located close to your campus, your fully furnished bedroom will be cleaned weekly, study facilities and gyms are supplied, and the meals are included. The downside is that you often have to lock in a lease for 12 months and you may not need all the extras that you're paying for.

\$450.00 - 700 per week

BEFORE YOU TAKE OUT A LEASE ON A PROPERTY:

1. Ensure you have enough money to cover the bond arrange a reference or guarantor;
2. Inspect the property before you sign a contract or pay a deposit;
3. Photograph any existing damage or issues;
4. Make sure you receive, and keep, a copy of your rental agreement and receive a receipt for all rent and bond payments; and
5. Pay attention to details regarding the end of your rental agreement

OTHER FACTORS TO CONSIDER WHEN SELECTING ACCOMMODATION

1. How close is it to your institution?
2. How close is it to public transport and what will the travel cost be?
3. What is nearby? (shops, hospitals, police stations, parks);

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4. Is there adequate heating and cooling?
5. Is it noisy?
6. Is the area safe and is the building secure?
7. What will the insurance costs be? and
8. Does everything work? (smoke alarms, appliances, light switches)

HOW MUCH WILL MY BOND BE?

You will need to pay a bond in advance that will be returned at the end of your agreement if no damage has occurred. This bond is not legally allowed to be more than four weeks rent. Your landlord can also ask for one month's rent in advance.

YOUR RIGHTS AND RESPONSIBILITIES AS A TENANT

As a tenant, it is your responsibility to make sure the property is in good condition when you move in, taking into account the age of the property and the amount of rent you pay. If something breaks down, leaks or needs fixing, you should contact the landlord or agent as soon as possible.

If the issue isn't urgent, make the repair request in writing and state what needs fixing and when you'd like it done by.

You are responsible for minor updates including: replacing light bulbs, changing the smoke detector batteries, cleaning windows, dusting, removing cobwebs and routine garden maintenance such as watering, mowing and weeding.

Urgent repairs

Urgent repairs include:

1. a burst water service or a serious water service leak
2. a blocked or broken toilet
3. a serious roof leak
4. a gas leak
5. a dangerous electrical fault
6. flooding or serious flood damage
7. serious storm or fire damage
8. a failure or breakdown of the gas, electricity or water supply to the premises
9. a failure or breakdown of the hot water service
10. a failure or breakdown of the stove or oven
11. a failure or breakdown of a heater or air-conditioner
12. a fault or damage which makes the premises unsafe or insecure.
13. If there is an urgent repair, you need to notify the landlord or agent right away and arrangements will be made as soon as possible. If you cannot reach them, check your tenancy agreement for the details of a nominated tradesperson to contact.

Doing repairs yourself

If urgent repairs are not done within a reasonable time, you can arrange for the work to be completed and be reimbursed, up to \$1,000 by the landlord. You must be able to prove:

1. The need for the urgent repair was not your fault
2. You contacted the landlord or agent about the problem or made a reasonable attempt to do so

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3. You gave the landlord or agent a reasonable opportunity to get the repairs done
4. The repairs were carried out by a licensed tradesperson (if appropriate).

After the repairs are done, you need to write to the landlord explaining the details of the repairs and include copies of all receipts. The landlord is required to pay you back within 14 days of receiving your notice. If they don't, contact our tenancy complaints service.

If the urgent repairs are likely to cost more than \$1000 or you cannot afford to pay, you can apply to the NSW Civil and Administrative Tribunal for an urgent hearing order.

If the repair is not urgent, you must have written permission, including agreement on reimbursement, from the landlord or agent before you start.

If repairs are not done, you should never stop paying the rent. Withholding rent will put you in breach of your tenancy agreement and your lease may be terminated.

Resolving repair problems

If there is an issue with repairs, you can use Fair Trading's free tenancy and real estate complaint service. Our experienced staff will talk you through the issues or contact your landlord or agent to negotiate an agreement.

The Tribunal can also help with:

1. an order that the landlord do repairs
2. an order that you can pay your rent to the Tribunal until the repairs are done
3. an order that your rent be reduced until the time it is fixed
4. an order to compensate you for losses (eg. damage to your belongings from a leaking pipe after you told the landlord the pipe was leaking).

Damage caused by you

If you, or an invited guest causes damage to the property, you need to notify the landlord or agent as soon as possible. You might be asked to pay for this damage to be repaired.

Your privacy when renting

Tenants have the right to privacy when renting. A landlord, agent or anybody else acting on their behalf can enter the property if notice is provided.

Notice before entry

Reason	Notice required
To inspect the premises (up to four times per year)	At least seven days written notice
To do ordinary repairs or carry out maintenance	At least two days notice
To carry out urgent repairs, such as installation or repair of a smoke alarm, fixing a burst water pipe, a gas leak or a blocked toilet)	None
To comply with health and safety obligations, such as inspecting smoke alarms	At least two days notice



Reason	Notice required
To obtain a property valuation (once in a 12 month period)	At least seven days notice
To show a prospective tenant (in the last 14 days before your tenancy is due to end)	Reasonable notice on each occasion
In an emergency	None
If they have tried to contact you and been unable to do so and have reasonable cause for serious concern about your health or safety or other occupants	None
If they reasonably believe the premises have been abandoned by you	None
To show the premises to prospective buyers	Two weeks written notice before the first inspection. After the first inspection, you can agree on a suitable time frame but no more than 2 inspections per week with 48 hours notice.
In accordance with a NSW Civil and Administrative Tribunal order	As ordered by the Tribunal

As the tenant, you can give the landlord or agent permission to enter the property at any time for any reason.

Limits on access

In most circumstances, access is not permitted on Sundays, public holidays or outside the hours of 8am to 8pm.

Where practical, you should be notified of the approximate time when access will be required.

If a person wants to enter the property without the landlord or agent (e.g. a selling agent, valuer or tradesperson) they must have written consent.

These limits do not apply in an emergency, for urgent repairs, if the premise is abandoned, if the Tribunal so orders or if you agree.

Entry when you are not home

After permission is given, you don't need to be home for the landlord, agent or authorised person to enter.

Unlawful entry

It is an offence for a landlord or someone on their behalf to enter the premises without following the correct procedures. If the problem is serious or persistent, or any goods are damaged or stolen, contact the Tribunal.

You need to determine exactly who is responsible for utilities like water, gas and electricity.



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SETTING UP YOUR HOUSE

Bedroom

- Quilt/duvet
- Quilt/duvet cover
- Fitted sheet
- Flat sheet
- Pillow
- Pillowcase

Bathroom

- Bath towel
- Hand towel
- Bath mat
- Laundry basket

Kitchen

To pick up bargains on small kitchen items, check noticeboards (online and campus), as well as Facebook Marketplace and Gumtree.

- Plates
- Bowls
- Mugs
- Glasses
- Knives
- Forks
- Spoons
- Teaspoons
- Chopping board
- Cooking utensils
- Saucepan
- Can opener
- Sharp knife
- Fry pan
- Stock pot

Toiletries

Discount chemists like Chemist Warehouse offer cheap toiletries while Priceline also has large sales and Costco is ideal for stocking up.

- First aid kit
- Sewing kit
- Toilet paper
- Shampoo



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- Conditioner
- Toothpaste Soap
- Shaving cream

UTILITIES (POWER/WATER/GAS)

To connect the power, water and gas to a rental property. You will need to choose your provider from those business authorised in NSW.

To do this go to www.finder.com.au, click on the energy tab and it will provide you with all of the providers you can choose from:

At Finder, we want to help you take control of your bills and empower you with the information you need to find the best deal. We've compared Australia's leading energy suppliers, and believe you could potentially save hundreds of dollars on your utility bills. Whether you're after a new electricity provider, or want to know if solar panels are worth the fuss, we've got you covered.

At Finder, our award-winning experts are passionate about sifting through the fine print to help people find the best option for their needs.

Meet Finder's energy experts



Nick Broughall

Tech & Utilities Group
Publisher



Amy Bradney-George

Senior Writer



Thomas Stelzer

Writer

Once you have selected your provider follow the sign-up prompts on the website.

HOME INTERNET

Services like www.comparebroadband.com.au are a good starting point if you are unsure of pricing and the options available in your area. Month-by-month and six-month contracts are becoming more common. They work for students, in regard to, contract length but cost more than 12- or 24-month contracts. Australia is gradually connecting to the National Broadband Network (NBN) but speeds in many locations still leave a lot to be desired, especially if you come from a country with fast internet.

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Given this situation, there are alternatives available that can still provide reasonable speeds without a long-term contract. Home Wireless Broadband Plans are now available, providing you with a home modem operating on the 4G network. Prices vary depending on your data needs but keep in mind that, as it runs on the 4G network, if you have extensive/unlimited data on your phone you could instead use that as a personal hotspot and tether to other devices.

PAY TELEVISION/STREAMING OPTIONS

NETFLIX - NETFLIX.COM From \$9.99/month

The large global player made its move into the Australian market in 2015, providing on-demand access to a range of local and international shows. You can watch on smart TVs, gaming consoles, Apple TV and Chromecast, mobile devices, and computers.

FOXTEL NOW & STAN - FOXTEL.COM.AU/NOW - STAN.COM.AU From \$15/month (Foxtel) & \$10/month (Stan)

Both available on computers, smart TVs, Chromecast and gaming consoles. The Foxtel Now app allows you to sign up for the subscription service, Foxtel, without any installation costs or contracts. Foxtel is a good choice if you want to access live sport. Stan is an Australian subscription service that offers an extensive back catalogue of local and international content.

SPORT STREAMING SERVICES

Optus Sport has the rights for the English Premier League and UEFA Champions and Europa Leagues. These games can be watched on mobile devices or on Chromecast, Fetch TV or Apple TV. It is free for most Optus customers or \$15/month for non-Optus customers. AFL (Australian Rules Football), A-League (Football/Soccer), NRL (Rugby League) and Super Netball can be streamed on mobile devices through Telstra. These have varying prices for non-customers but are free to Telstra customers.

CATCH-UP APPS - ABC IVIEW, SBS ON DEMAND, 7PLUS, 9NOW, TENPLAY

The main free-to-air stations in Australia all have apps available that allow you to watch their shows on demand. These apps are free to download and use, but the shows do contain advertising.