



University of  
South Australia

# Accommodation.....

.....finding it and some traps to avoid



# What are you looking for?

- Student apartment
- Residential college
- Student hostel
- House
- Townhouse / Unit
- Home-stay

*Not sure?* Check [typical features](#)



# Considerations

## Distance - check [maps](#)

- Travel time to campus
- Near to shops, public transport, etc.

## Cost

- Inner city more expensive
- Transport costs to suburbs

## Lifestyle

- Share-house: cheaper, company
- Privacy, peace and quiet

## Safety

- Close to public transport

***Make a list of your requirements***



# Finding accommodation

- [unisa.edu.au/accommodation](https://unisa.edu.au/accommodation)
  - [Rental Database](#)
  - [Student accommodation](#) (colleges, hostels, apartments)
  - [Non-profit housing](#)
- Noticeboards
- Real estate agents: [realestateview.com.au](https://realestateview.com.au)  
Application forms, references, letter from Uni



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# Finding accommodation

## The Advertiser

Saturday & Wednesday classified advertisements

> Help with [abbreviations](#)

**NORWOOD** 2 b.r./hse., priv. rear yard, u.c., parking, c/sep. Pde. \$300 p.w. Ph. 8331 0023.

**NORWOOD** \$265 p.w. 2 b.r., new upstairs, d/wash, r/c air, open live, b.r., robe, c/port. Close city. 0412 628 202.

**NORWOOD** 3 b.r., fully furn., comfortable with all the features close by. Avail. 12th Dec. \$460 p.w. Ph. 0418 800 960

**NORWOOD** 4/56 Queen St. Open 2.45-5.1 b.r., renovated c-port. \$245. 8336 0177 easternpropertyrentals.com.au

**OAKLANDS PK** 5/24 Murray Tce. \$230 p.w. Open Wed. 5 p.m. Cute w/house, 2 b.r., renov bath, & kitch., lounge, rear c/yd, heat/cool, no pets. 8358 0999 www.lewisprior.com.au

**ONE TREE HILL** 2 bed, lounge, kit./dining, country setting in farm complex. No pets, suit gardeners. \$160 p.w. Great views. 0408 807 900.

**O'SULLIVANS BEACH** \$200. 2/27 Pearce St. 2 b.r., unit, timber floorboards, heat/cool, Ph. 0412 832 274. www.residentialletting.com.au

**PARA VISTA** 1/360 Wright Rd. \$200 p.w. Open today 1.00-1.15. 2 b.r., b.i.r., sep. inge mod. kitch, c/port. Cl. trans. Avail. now Jenel 0423 606 076.

**PAYNEHAM** 1/6 Albert St. 2 b.r., s, b.i.r. Inge., sep. kitch, updated bathrm., sep. laundry, heat/cool. \$250 p.w. Open Mon. 5.00-5.15. Violetta 0401 818 436

**PAYNEHAM** 2/70 Marian Rd. Open 11.30-11.45. Exc. cond. spacious 2 b.r., open plan livings, courtyard & carport, no pets. \$250. Brenton 0412 348 212.

**PAYNEHAM** 8/14 Kapunda Tce. \$195. Upgraded upstairs 2 b.r., r/c a/c, o/plan, kitch./live, balcony with view, c/port. Home & Away R/E 0419 833 737

**PAYNEHAM** 1 b.r. unit, c/yd, \$165 p.w. 0438 500 975

**PENNINGTON** \$220 p.w. 17/12 Morias Place, Open Mon. 5-5.15 p.m. 2 b.r., homette, large lounge, updated kitch., c/port. Encl. yard. Phone 8297 9325.

**PLYMPTON** Open Mon. 8-12.

**ST. MARYS** 4/22 St. Marys St. Open Sat. 9-11. 2 b.r., unit, s/age, a/c. \$200 p.w. 8277 9819.

**ST MARYS** 5/51 Thurles St. Open Sat. 1-5. 2 b.r., b.i.r., lge. open lng, c/port. \$195 p.w. Brennan Rosser RE 0433 525586

**ST. MARYS**, 56/2 Ayliffes Rd. Modern studio close to Flinders Uni. \$200 p.w. 0412 716 193.

**ST. PETERS**, 2/24A Fifth Av. G. f. 2br unit, timber floors, b/ins, updated bathroom, small yard, parking. \$190 p.w. Ph. Chris 8350 4203 Monday

**ST PETERS** Compact unit, 2 updated kitchens, ground floor, new appliances, r/c a/c, c/port. \$265 p.w. No pets. 0450 609 110

**ST PETERS** Adj. Royston Pk. 8/33 Battams Rd. Open Mon. 5.15-5.30. 2 b.r., main + b.i.r., form. Inge, ht/cool, o/plan, kitch/dine, c/port. \$230 p.w. 8334 9222.

**ST. PETERS** 2/35A Seventh Av. Open Wed. 4.15-4.30. Small group. Great loc. 2 b.r., b.i.r., heat/cool. \$210 p.w. 8334 9222.

**TOORAK GDNS** 2/2 Leader St. 2 b.r., quiet group, near Burnside Vill, fresh paint, new carpets. Min. 12 mth. lease, no pets. Non-smoking \$295. Open Sun. 12-12.30 p.m. 0412 000 270.

**TOORAK GDNS** 3/5 Leader St. Open Wed. 5.30-5.45. 2 b.r., main + b.i.r., a/c, flr. bds, u/c parking. \$290 p.w. 8334 9222.

**TORRENS PARK** (5 mins to Unley Road) 2 b.r., townhouse, a/c, b.i.r., quiet area. \$240 p.w. Phone 0404 140 555.

**TORRENSVILLE** 3 b.r. FULLY FURN. unit. Adj. HENLEY BEACH Rd. Rental ref. Private use. \$295. Ph. 0419 810 086.

**TORRENSVILLE** 5/23 East Av. 2 b.r., lounge, carport. \$230 p.w. Ph. 0432 801 286

**TRANMERE** Quiet, 2 b.r., carport, close transport/shops. \$240 p.w. Ph. 0417 771 159.

**UNLEY** 1/18 Miller St. 3 b.r.'s b.i.r.'s 2 store, private yard & c/port. Very spac. lounge, inge, 2 a/c's. Close to parklands & King

## ROOMS TO LET

**ASCOT PK.** single rooms, f.f. \$160 p.w. ALL UTILS & CLEANER INCL. Cl to trans./shops. Suit mature worker/student. 0437 196 223.

**BLAIRATHOL** \$100. Incl. gas, elec., tv, fridge. 0412 401 000

**BLAIRATHOL** \$125 p.w. Gas & elec. included. 0422 893 562.

**CITY** f/f, own bath, TV, air. Frid. \$49/day min. 3day Lee 8410 3808

**CITY** Rooms, T.V. Fridge, kit. \$155 pw. Min. 2 wks. 8231 6371

**CITY** student hostel, own bath, fr. \$145 + exp. Di 8211 9990.

**CLAPHAM** 4 b.r. f/f, from \$90 p.w. W/house \$360. 8278 7400

**CROYDON** F/F mod. V. clean \$130 p.w. incl. ADSL2/bills. Employed/Student. 0405 225 147

**CROYDON PARK** Rooms avail. from \$90 p.w. Fully furn., elect. & broadband incl. close to bus, shops. Ph. 0418 657 680

**EASTWOOD** Air apartment to share with male aged 20-40. \$300 p.w. f/f, Pool, spa & tennis facilities. Ph. 0416 170 909.

**ELIZABETH** Immaculate cond. Rooms for singles and couples. Fully furn. 5 min. walk to Eliz. centre. From \$130 p.w.

**GILBERTON** \$150 p.w. Includes internet and expenses. PH. 8269 5682. 0402 141 667

**HECTORVILLE** student accomm. Rm opts avail. Full board pos. Pk. avail. Cl. transp. Start \$130. 0412 184 042.

**KILKENNY** upstairs balcon F/furn. \$150 p.w. 0416 815 065

**MANSFIELD PK.** 3 dble 243 fr. \$135 inc. exp. 0431 587 243.

**MAWSON LAKES** f. furn. b.r. luxury hse, suit fem. stuc prof \$95-\$125 p/w. 0432 668 872

**MILE END** f/f. Near City \$120 p.w. + exp. Pete 0416 132 222.

**MILE END** 240 South Rd \$105. Fem. share all facs. 1 dble. b.r. + w/robe + \$25 p.w. for utilities. Cl. bus. C21. 8373 1338

**MYRTLE BANK** f/f. quiet hse. \$129 + exp. Mic 8410 3808.

**RICHMOND** fully furn. with phone + internet. near bus stop, all expenses paid. Stud. accom. \$140 p.w. 0412 002 269

**RIDGEHAVEN**, single/double rms. avail. Starting fr. \$130 p.w. F/furn. Incl. all utilities. Close to T.T.P. & O'Bahn. 0411 441 038.

**ROSTREVOUR** f/f. clean, nr. uni. \$125 all inc. 8333 1770.

**SALISBURY** A/c. furn. c/park, storage. Fr. \$90. 0417 825 359

**THEBARTON** 1km from city \$120. suit student. 0402 528 563

**WINDSOR GDNS.** Unfurn. room to let, large home, plenty of personal space. \$135 p.w. Ph. Greg 0433 278 805.

**WINGFIELD** Bedsit, fully furn., with own equip. kitch./bath. \$130 p.w. 0415 657 680

## SHARE ACCOMMODATION

**THIS** is a prepaid classification. Payment may be made by Visa/Mastercard or phoned advertisements only. Alternatively advertising may be prepaid and lodged with

**MAGILL** spac. & clean, close to uni, bus, 5 mins. to city. 1 dble. b.r.s., \$115 p.w. + suit employed male. 0412 011 088.

**MANNINGHAM** \$75 p.w.



# Visiting properties

- > Inspect carefully
- > Ask questions
- > Take your time
- > Use the [Rental Property Checklist](#)
- > Take a friend for a second opinion
- > Record your impressions



# Costs

## Weekly rent (*approximately*)

- 1 bedroom unit                      \$150 - \$200
- 2-3 bedroom unit                    \$150 - \$350

*furnished and inner-city more expensive*

Water - maybe included (check the lease)

+ Gas, electricity, telephone, internet



# Saving money

## Winter

- select efficient heaters
- warm clothes & bedding

## Summer

- close windows & blinds during heat-waves

Electric hot water systems – off-peak tariff

***Switch off*** appliances, if not essential



# Saving money

Consider buying secondhand

*... but choose carefully*

- ✓ furniture
- ✓ household goods
- ✓ clothing

Garage sales – *on weekends*

Use the Yellow pages search

eg. *Secondhand furniture + Adelaide Metro SA*



# Fire Safety & Insurance

Prevent a fire in your home. Beware of ...

- Faulty appliances & overloaded systems
- Cooking left unattended
- Overcrowding
- Smoking & candles
  - ✓ Key in dead-locked doors
  - ✓ Smoke alarms
  - ✓ Evacuation plan

Home contents insurance > [Yellow Pages](#)



# Important terms

## Security bond

- 4 – 6 weeks rent (Residential tenancy)
- 2 weeks rent (Rooming house)

## Rent in advance

- 2 weeks (Residential tenancy)
- 1 week (Rooming house)

*No other fees (eg. administration or commission) are permitted*

## Lease / Tenancy agreement

- Fixed Term (usually 6 or 12 months)
- Periodic (start date only)



# What is a Rooming House?

Rooms available for *at least 3 people*

+ shared kitchen, bathroom, etc.

+ landlord right of entry to common areas

> *Student hostels* normally come under this category



# Rooming houses

- Security bond – 2 weeks rent
- Advance rent – 1st week
- Display rooming house regulations
- Display house rules
- Proprietor must notify the resident of charges for:
  - Electricity
  - Gas
  - Telephone
  - Meals
  - Other facilities



# Residential Tenancy

- Security bond – equal to 4 or 6 weeks rent
- Advance rent – first 2 weeks
- Information brochure
- [Inspection sheets](#)



# Documents

Store all documents safely

- ✓ Lease / agreements (*legally binding*)
- ✓ Receipts
- ✓ Inspection sheets
- ✓ Information Brochure
- ✓ Any correspondence



# What is sub-letting?

A person renting a property (head-tenant) rents a room of that property to another person (sub-tenant)

- > Landlord's permission is required!
- > Landlord responsibilities apply to head-tenant



# Landlord's responsibility

- ✓ Clean & reasonable state
- ✓ Security
- ✓ Repairs and maintenance
- ✓ Peace and privacy



# Landlord's right of entry

- To collect rent (*at agreed times*)
- Inspection (*7 – 14 days notice*)
- Repairs & maintenance (*48 hours written notice*)
- Last 28 days of tenancy  
*...at a reasonable hour*
- Emergency



# Your responsibilities

- Check condition of the premises with landlord and record on inspection sheets
- Pay rent on time
- Keep premises clean & tidy
- Pay for damages



# Your responsibilities

- No illegal activities
- Respect peace & privacy of others
- Normally no pets allowed
- Leave premises in clean & good condition
  - ❖ professional cleaning **not** required when leaving



# Sharing accommodation

## Co-tenancy: *all* names on the lease

- adequate arrangements for payments
- negotiate bond refund at end of tenancy
- Tenancies Branch **cannot** assist with co-tenant disputes

## Sub-letting: individual lease

- head-tenant becomes landlord
- Tenancies Branch **can** assist with disputes



# Sharehouse basics

Before making a decision, openly discuss issues such as

- compatibility (work habits, music, socialising)
- expenses (rent, utilities, shopping)
- lease & bond arrangements
- other issues (eg.cultural differences)

Use the [Sharehouse Toolkit](#)



# What is a boarder / lodger?

## Living in a property

- with the owner & paying rent
  - there are no more than 2 people renting rooms
- .....makes you a boarder or lodger

There are ***no tenancy laws*** to cover this situation .... but it is wise to put your arrangements in writing.



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# Disputes

First try to resolve it with the other party.

Help and advice:

**UniSA Accommodation Services**

8302 0877

Y1-43, Yungondi Building

[accommodation@unisa.edu.au](mailto:accommodation@unisa.edu.au)

[unisa.edu.au/accommodation](http://unisa.edu.au/accommodation)

**Tenancies Branch**

8204 9544

Level 1, 91-97 Grenfell Street, Adelaide

[ocba.sa.gov.au/tenancies](http://ocba.sa.gov.au/tenancies)



# What next?

1. List your requirements
2. Research long-term housing options
3. Visit & inspect carefully – *take your time*
4. Understand the lease
5. Get receipts - *always*
6. Complete the inspection sheet *thoroughly*
7. Keep copies of *all* documents
8. Enjoy your stay!