



UniSA

# UniSA

2010  
**Accommodation**

Experience. The Difference.



# Home is where the heart is

While you're worried about studying and sitting exams, as well as university preferences and application dates, finding a place to lay your head may have fallen low on your list of priorities. This is why UniSA is taking all the guess-work out of your search for accommodation. We know that having a stable home environment is one of the keys to productive study.

However, finding a place to live that is appropriately located, well-maintained and within your budget can be a challenge, especially given the range of accommodation choices on offer.

The following pages contain information about your various options, and we encourage you to do as much research as possible before you decide which lodging style will suit you best. Investigate a number of directions – and even have a couple of back-up options – as there are going to be a number of students walking exactly the same path you are.

## THINGS TO BEAR IN MIND

When you're researching your options there are a number of things to bear in mind to ensure you end up with the most suitable accommodation for you:

### » What is your budget?

Before you get completely attached to one option, it is best to establish what you can realistically afford, and then search within those realms. We recommend spending no more than 30 per cent of your income on rent.

### » Do you need furniture and utensils? If so you may need to search for furnished apartments.

» Where is it? You'll find that there's student accommodation close to your campus, however, if you are embarking on a private rental search, ensure your chosen accommodation is reasonably convenient to your campus and other regular activities.

» What is your ideal living situation? Are you new in town and looking to live in a share house to meet people?

» Will you be OK sharing common areas (kitchen, bathroom etc) with others in a hostel? Would you prefer an apartment all to yourself? Think about how you want to live, this will help narrow your search.

### » When will you be arriving?

Applications for some accommodations open 6 months in advance, so be clear on how and when you need to apply.

» Before you sign or agree on anything, be sure you have all the information and know your rights and obligations. The tenancy law information on page 6 of this brochure will help with this.

## USEFUL PLACES TO SEARCH

» The UniSA Accommodation Services website is jam-packed with housing options and information. Check it out at [unisa.edu.au/accommodation](http://unisa.edu.au/accommodation)

» Check out the UniSA Rental Database on the Accommodation Services website and see student notice boards for more information about lots of share house options.

» Read the rental classifieds section in Adelaide's daily newspaper *The Advertiser* on Wednesdays and Saturdays for a list of private rentals.

» Pick up a copy of Adelaide's weekly trading newspaper, *The Trading Post*, and look in the accommodation classifieds.

» Private rentals can be searched for by both cost and location at [realestate.com.au](http://realestate.com.au) and [domain.com.au](http://domain.com.au)



# Dedicated Student Accommodation

## STUDENT HOSTELS

Student hostels are an excellent option for those looking to create a friendship and network base from their new home. Student hostels provide you with a fully furnished single room, with the rest of the facilities such as bathroom, kitchen, laundry and recreational areas, being shared by all residents. There are also double and even triple bedrooms offered by some hostels. The rates generally include all of your utilities such as gas, electricity and water. Some also offer facilities, such as access to the internet, but you need to double-check that with each provider.

### WHAT TO EXPECT

- Rent of approximately \$120 - \$200 per week
- » Independent living, although supervision is provided in some hostels;
  - » Usually self-catering, but some provide meals;
  - » Power and gas consumption usually included;
  - » Located mostly in suburbs rather than CBD of Adelaide;
  - » Fully furnished;
  - » Own bedroom, shared large kitchens, dining, bathrooms and recreation facilities.

## STUDENT APARTMENTS

Adelaide has a wide range of student apartments on offer right throughout the city centre and very close to the Magill and Mawson Lakes campuses. You can choose between studio/one bedroom apartments or share apartments. Most are recently built, fully furnished, and within close range to UniSA campuses and public transport.

### WHAT TO EXPECT

- Rent of approximately \$125 - \$340 per week
- » Independent living;
  - » Self-catering;
  - » Usually pay for own utilities (power, gas and water);
  - » Negotiate sharing of household chores and expenses with fellow tenants;
  - » Fully furnished;
  - » Own bedroom, shared kitchen, living area and bathroom;
  - » Walking distance to campuses.

## RESIDENTIAL COLLEGES

Residential colleges are a great option for students, particularly those who are out of home for the first time, because the facilities generally include meals, a fully furnished single bedroom complete with a bed, desk, chair, telephone and wardrobe. Being dedicated student residences they are generally well equipped to meet all your university needs, often providing access to computers and the internet, a library, music rooms, sporting and laundry facilities. Some even offer residents access to tutors. All of the residential colleges are located in North Adelaide which is just a 10 minute walk to the city centre. Residential colleges are very popular and book up quickly, so early applications are advised.

### WHAT TO EXPECT

- Rent of approximately \$250 - \$350 per week
- » Pastoral care, library facilities, recreational options, tutors may be arranged;
  - » Meals provided;
  - » Power, gas and water consumption included;
  - » Located in North Adelaide, walking distance to the city;
  - » Fully furnished;
  - » Own bedroom, usually shared dining, bathroom and recreation facilities;
  - » Most expensive option upfront, but includes most expenses;
  - » Very popular, early bookings advised as early as six months in advance.

### APPLICATION

Application for student accommodation is usually open from July for the following year. It is best to apply as soon as possible, because deadlines and competition for places vary from place to place. Further, residential colleges require an application fee; these range from \$25-\$50. Please see their websites on page 7 for detailed information.



## Private Rental Options

### NON-PROFIT HOUSING

The South Australian Student Housing Association offers a limited number of city and suburban government subsidised housing for eligible students (and their dependants). Priority is given to students from culturally and linguistically diverse backgrounds, students with disabilities, indigenous students, rural or isolated students, students from low income households, students who may be at risk of homelessness or who are disadvantaged in the private rental sector.

A number of the homes offer wheelchair access. In addition, the Association offers students affordable accommodation such as Metro Apartments, which is budget priced accommodation in suburban locations close to public transport with very flexible lease terms.

For more information contact [accommodation@sasha.net.au](mailto:accommodation@sasha.net.au) or phone +61 8 8302 2340.

Lutheran Community Housing has a large range of accommodation options for students. A limited number of one- and two-bedroom apartments and units are available in the city centre, Somerton Park, St Marys, Salisbury and Ingle Farm. Go to [lchsu.com/index.php](http://lchsu.com/index.php) for more information.

Renting privately can be a very affordable housing option if you are prepared to shop around and share with others. This is the most independent living style and particularly suits people who have lived away from home before. Although share-housing can be very rewarding, sharing your house with others can also be very challenging, especially if you don't get the basics right. ShelterSA has produced an excellent *Sharehouse Toolkit* to help take the headaches out of the experience. Go to [sheltersa.asn.au](http://sheltersa.asn.au). Websites [realestate.com.au](http://realestate.com.au) and [domain.com.au](http://domain.com.au) are both great online resources for rental properties. These are completely unregulated though, so be sure you inspect the residence and meet the housemates.

### WHAT TO EXPECT

#### When renting privately

Rent of approximately \$70 - \$250 per week

- » Most independent living option;
- » Look for vacancies in UniSA Rental Database, real estate agencies & newspaper classifieds;
- » May be unfurnished or fully furnished;
- » Whole property (house, unit, etc.) or share-house with own room;
- » Self-catering;
- » Usually pay for own power, gas and water consumption;
- » Negotiate sharing of household chores & expenses with fellow tenants;
- » Usually arranged in person, when in Adelaide.

### PRIVATE BOARD/HOMESTAY

This means living with a local family, couple or single person. They usually provide full board (your own furnished room plus meals) and costs include utilities (gas, water and electricity). It can be a very good way to familiarise yourself with your new environment. For international students, it's a further opportunity to practise your English. Stays can be as short as four to six weeks. If you are interested in this option, contact [unisa.edu.au/celusa/accommodation](http://unisa.edu.au/celusa/accommodation) or [homestaynetwork.org](http://homestaynetwork.org)

### THE RENTAL DATABASE

UniSA's Rental Database is a free information website designed to make it easier for enrolled UniSA students to find housing. Here you can both advertise and search for accommodation. Your UniSA password and username (which you will receive upon enrolment) are all that's needed to logon and search through the vacancies. Sign in and search here, [unisa.edu.au/accommodation/rental.asp](http://unisa.edu.au/accommodation/rental.asp)

**Note:** UniSA does not inspect or vet student rental properties. It is important that you inspect the accommodation and meet future housemates before paying any money or agreeing to a lease.





## Tips

- » Research all housing options;
- » Think about what you need out of your housing;
- » Don't rely on just one housing option when applying for housing;
- » Beware of internet rental scams. You can trust the links on our website;
- » Do not sign tenancy documents if you don't understand them. Seek advice from us first;
- » Never sign blank documents or leave blank spaces on paperwork;
- » Don't rely on verbal agreements; put everything in writing;
- » Always get receipts for any payments;
- » Don't live out of a suitcase - you're more likely to do best at university when you have stable housing.

### UniSA ACCOMMODATION SERVICES

Tel: +61 8 8302 0877

Fax: +61 8 8302 7370

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

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

# Your legal rights and obligations as a tenant

## AVOIDING COMMON TRAPS

South Australian tenancy laws aim to protect both renters and landlords and, in most cases, these laws cover you as a tenant. The Residential Tenancies Act 1995 and Residential Tenancies (Rooming House) Regulations 1999, regulate the rental market and rooming house (hostel) arrangements. They affect your obligations, but you also have rights as far as how your landlord or agent manages your accommodation. It is important you bear in mind that your rights and duties as a tenant vary slightly with each of these housing options.

Please note that housing which is operated by, or formally affiliated with, an educational institution, is one example of an accommodation type that is exempt from these laws. Take note that some housing providers might falsely claim an exemption to avoid compliance with tenancy laws.

Another exception may be if you are living with someone in a property which they own. You would be considered a boarder or lodger, and the tenancy laws may not apply to your situation. Check with UniSA Accommodation Services if you are unsure about this.

## WHAT IS A TENANCY AGREEMENT?

Before you move into any form of accommodation you will generally be asked to sign a tenancy agreement and you should do so for your own protection. A tenancy agreement is a legal contract between you and your landlord; you may also hear it referred to as a lease or contract. As this agreement is legally binding, you should never sign blank documents or leave blank spaces on paperwork. If you are unsure about any of the lease's contents be sure to clarify before signing.

One common problem for renters is breaking a fixed term lease. Please be aware that if you need to vacate your accommodation before your lease end date, there may be significant costs involved. Make sure you read all the fine print and ensure that any services included in the rent are clearly stated in the lease.

Where you live is a key contributor to your quality of study and most importantly your quality of life. It is your responsibility to assess all of the options thoroughly before making a decision. Use all of the information at hand to decide which option suits you best.

Any arrangements with housing providers, financial or otherwise, are strictly between you and the provider of the housing. Be very clear about the type of housing agreement you have with a housing provider; make sure everything is spelled out in black and white and you are comfortable with all of the decisions being made.

## YOUR LEGAL RIGHTS AND DUTIES

Ask UniSA Accommodation Services, or speak to the Tenancies Branch (a free advisory service) to get more information on your housing rights and duties.

The rights and duties described in the Residential Tenancies Act and Rooming House Regulations apply equally to anyone holding a tenancy agreement. They do not distinguish between local and international students.

The Tenancies Branch (Office of Consumer and Business Affairs) produces the *Quick Guide for Tenants* and *Quick Guide for Rooming House Residents* brochures, both of which are basic guides to the rights and duties of landlords and tenants. Be sure to pick up your free copies from UniSA Accommodation Services.

Useful advice and Fact Sheets are also available on the Tenancies Branch website: [ocba.sa.gov.au/tenancies](http://ocba.sa.gov.au/tenancies)

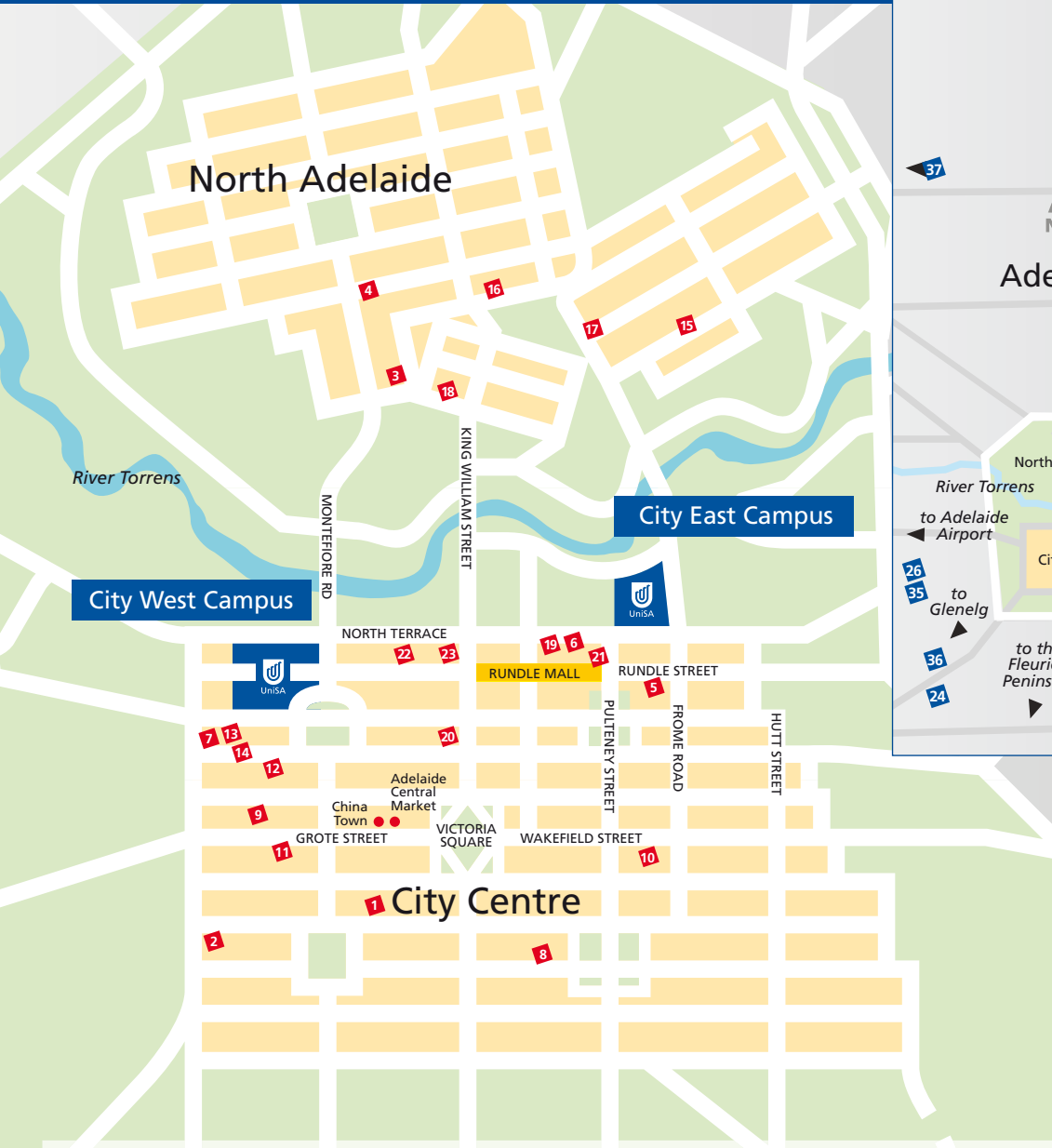
If you want to discuss a tenancy issue, you can contact UniSA Accommodation Services or phone the Tenancies Branch on +61 8 8204 9544.

## AND IF YOU HAVE A PROBLEM?

Research, research, research. We cannot stress this enough. Your best chance at minimizing the risk of problems is by putting in the effort early. Explore as many options as possible; ask any and every question that pops into your head, and be well aware of your tenancy rights and responsibilities before you sign any documents. If you are unsure of anything, at any time, ask for clarification. If you are dealing with the accommodation provider, you may like to ask for confirmation and clarification in writing for your security.

If you do experience a problem, communication is the key. Contact UniSA Accommodation Services for housing and tenancy advice. Emergency housing may be available in crisis situations.

# Student Accommodation



## North Adelaide and City Centre Locations

- 1 Adelaide International House**  
+61 8 8211 9990  
paulwann@gmail.com
- 2 Adelaide Overseas Student Accommodation**  
+61 8 8294 4483  
hoiquai@hotmail.com
- 3 Aquinas College**  
adelaide.edu.au/Aquinas  
+61 8 8334 5000  
admin@aquinas.edu.au
- 4 Australian Lutheran College**  
alc.edu.au/administration/  
Accommodation  
+61 8 8267 7400  
alc@alc.edu.au
- 5 Bent Street Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 6 East West Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 7 E-dge Townhouses**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au

- 14 iPad Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 15 Kathleen Lumley College**  
adelaide.edu.au/klc  
+61 8 8267 3270  
klc@adelaide.edu.au
- 16 Lincoln College**  
adelaide.edu.au/Lincoln  
+61 8 8290 6000  
admin@lincoln.edu.au
- 17 St Ann's College**  
stannscollge.edu.au  
+61 8 8267 1478  
info@stannscollge.edu.au
- 18 St Mark's College**  
stmarkscollege.com.au  
+61 8 8334 5600  
stmarks@stmarkscollege.com.au
- 19 Tobin House**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 20 Tower Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au

- 21 Unihouse**  
unihouse.com.au  
+61 8 8232 0070  
mail@unihouse.com.au
- 22 UniLodge@Metro**  
unilodge.com.au/Adelaide  
+61 8 8385 9000  
metro.adelaide@unilodge.com.au
- 23 UV Apartments**  
uvapartments.prdstudentservices.  
com.au/uv  
+61 8 8212 0666  
eddie.liew@colliers.com

## Adelaide Metropolitan Locations

- 24 Adelaide International Student Accommodation**  
adelaideinternationalstudent  
accommodation.com.au  
+41 563 0007  
adelaideisa@yahoo.com.au
- 25 Bradford Lodge**  
aiv.com.au/Bradford  
+61 8 8331 0866  
aiv@aiv.com.au
- 26 Don Bosco Youth Hostel**  
donbosco.asn.au/hostel  
+61 8 8159 7200  
donboscohostel@gmail.com
- 27 Elm Tree Lodge**  
elmtreelodge.com.au  
+61 8 8372 2500  
admin@elmtreelodge.com.au
- 28 Glynde Lodge**  
glyndelodge.com.au  
+61 8 8336 7214  
ask@glyndelodge.com.au
- 29 Gosse International Residence**  
studentresidence.com.au  
+61 8 8357 9386  
info@studentresidence.com.au
- 30 Hartley Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 31 Highgate Lodge**  
aiv.com.au/highgate  
+61 8 8331 0866  
aiv@aiv.com.au
- 32 Hosanna Heights**  
hosannaheights.com  
+61 8 8366 9400  
info@hosannaheights.com
- 33 Kent Town Lodge**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au
- 34 Magill Apartments**  
studentliving.com.au  
+61 8 8232 0022  
info@studentliving.com.au

- 35 Munangka House**  
+61 8 8443 5322
- 36 Raffles House**  
studentlivingadelaide.com  
+61 8 8212 0140  
Chandra@mastracorp.com.au
- 37 Semaphore House**  
semaphorehouse.com.au  
+61 8 8449 3195  
semaphorehouse@picknowl.com.au
- 38 Torrens Valley International Residence**  
tvir.biz  
+61 08 8161 2724  
tvir@tvir.biz
- 39 Unishare**  
unishare.com.au  
+40 649 9963  
landlord@unishare.com.au
- 42 Unity House**  
+61 8 8261 5600
- 43 UV Mawson Lakes**  
colliersstudentservices.com/  
uv\_mawson\_lakes  
+61 8 8212 0666  
eddie.liew@colliers.com
- 44 Whitehouse Lodge**  
glyndelodge.com.au/white  
+61 8 8336 7214  
ask@glyndelodge.com.au



Visit [unisa.edu.au/accommodation](https://unisa.edu.au/accommodation)  
for a comprehensive list of all  
available accommodation



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## Further information

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

Telephone: +61 8 8302 0877  
Facsimile: +61 8 8302 7370  
Email: [accommodation@unisa.edu.au](mailto:accommodation@unisa.edu.au)

For information specific to international students please visit  
[www.unisa.edu.au/international](http://www.unisa.edu.au/international)

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Note: UniSA does not own or operate these accommodation facilities, nor does it provide any oversight of the property or property manager and does not accept any liability in relation to the property and property manager. For further information on any properties, please make direct contact with the provider.