Finding Accommodation in Brisbane and Gatton

CRICOS 00025B • TEQSA PRV12080
Acknowledgement of Country

The University of Queensland (UQ) acknowledges the Traditional Owners and their custodianship of the lands on which we meet.

We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country.

We recognise their valuable contributions to Australian and global society.
In today’s session…

Whether you are returning to study in Brisbane or Gatton or coming for the first time, this session will provide options and information on finding accommodation to suit your needs, including:

1. Things to consider in finding accommodation
   • Type of accommodation
   • Budget
   • Location
   • Transport

2. Your accommodation options:
   • UQ Living – an introduction to UQ’s accommodation website
   • Living on campus
   • Living off campus
   • Guaranteed accommodation
   • UQ Rentals – private rental

3. Tips for arranging your accommodation:
   • Arranging to live on-campus
   • Arranging to live off-campus
   • Renting privately – a before, during and after your tenancy checklist

4. Support and Advice:
   • Where to find accommodation support and advice
Things to consider before deciding on your accommodation…

1. Is this the first time you are leaving home?
2. Do you want to live alone or share with others?
3. Do you want to separate your university and personal life?
4. Do you want easy access to campus and classes?
5. Do you want responsibility for cooking, cleaning, working and travelling while studying? Or would you like an environment with catering and cleaning support?
More about house sharing…

Living in a shared environment might not be for everyone. Below are some benefits and disadvantages to living with other people:

**Benefits:**
1. Usually less expensive
2. You can meet new people
3. Learn and share skills
4. Opportunities for language and cultural exchange
5. Make long-term friends

**Disadvantages:**
1. Housemates will have different routines
2. Different expectations around cleaning and hygiene
3. Lack of privacy
4. Being unable to pick your housemates
5. Friendships can change when you live with friends.
Some house sharing tips…

Below are some tips on how to ensure sharing a house can be a fun and easy way to live.

- Ensure that there is clear communication
- Agree on a cleaning roster
- Try to be flexible
- Be considerate in common areas
- Check with your housemates before inviting friends over
- Ensure shared bills are paid on time
- Communicate face-to-face
- If you do have share house problems, don’t leave it until it’s too late to resolve. Student Services can help out with any concerns or support requirements.
Your budget…

It is important to consider your accommodation options in line with your budget and what you can afford. Remember to be realistic with your expectations and consider:

1. What do the accommodation costs include? (i.e. water, electricity, Wi-Fi)
2. Who is the accommodation for? Are you planning to live on your own, with family, friends or share with others?
3. Will you need to pay for school or childcare?
4. What essential expenses will you need to budget for?
   a) Transport
   b) Phone
   c) Utilities (electricity, internet, water)
   d) Food
   e) Study essentials
How much do things cost?

Loaf of white bread: $2.20
12 large eggs: $4.50
1 litre of milk: $1.60
1 kilogram of white rice: $1.40
Regular cup of coffee: $4.50
Big Mac: $6.60
Cinema ticket (concession rate): $8.50 to $19.50
Bus ticket (concession rate): $1.73 to $10.43
Location, travel & cost of rent

When looking for somewhere to live, consider:

- Distance from campus – rent may decrease the further you live from campus, but are you ok with travel?
- Transport costs
- Your living requirements (share house, versus on your own).
- Campus location – if you are studying on UQ’s Gatton campus, options to stay on campus might be easier than off campus as public transport is not as frequent as the city.

<table>
<thead>
<tr>
<th>Area</th>
<th>Distance to UQ St Lucia campus</th>
<th>Travel time to campus</th>
<th>Median rent for x1 bed apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Lucia, surrounding suburbs</td>
<td>7km</td>
<td>20mins by bus</td>
<td>$300 per week</td>
</tr>
<tr>
<td>South of Brisbane (Sunnybank)</td>
<td>20km</td>
<td>25mins by bus</td>
<td>$280 per week</td>
</tr>
<tr>
<td>East of Brisbane (Carindale)</td>
<td>20km</td>
<td>30mins by bus</td>
<td>$345 per week</td>
</tr>
<tr>
<td>North of Brisbane (Kelvin Grove)</td>
<td>9km</td>
<td>30mins by bus</td>
<td>$375 per week</td>
</tr>
<tr>
<td>West of Brisbane (Ipswich)</td>
<td>50km</td>
<td>60 mins by train/bus</td>
<td>$280 per week</td>
</tr>
</tbody>
</table>
Location & Transport

Consider how you will get to campus?
• Walk
• Cycle
• Public Transport (bus, ferry, train)
Or a combination of those.

Do you need or want easy access to shops, cafés, parks and transport options?

Translink

Translink is the name of the public transport service in South East Queensland, serviced by:

• Bus
• Train
• Ferry
• Trams (only in Gold Coast)

• Go Cards are essential to save you money and time.
• Students (full-time) get a discount!
• Recharge locations are easy to find and online.
• ODIN PASS

Planning your public transport:

Translink “Journey Planner” will guide you on:

- Public transport options to and from your destination.
- Transport options on weekends and late at night (Translink provide a late night bus service after midnight)
- **Fares** start from just $1.35 as a full-time student on a [concession go card](https://translink.com.au/plan-your-journey/journey-planner).
UQ Living – accommodation website…

- UQ’s Accommodation website will provide you many different options for living in Brisbane or Gatton
- On campus accommodation options are still available, although they will fill up quickly
- All options are available to look at: https://my.uq.edu.au/student-support/accommodation
- Assistance with short term accommodation to help you get to know Brisbane a bit better before entering a longer lease: http://my.uq.edu.au/information-and-services/student-support/accommodation/temporary-accommodation
- Get in touch with our team for more information: accommodation@uq.edu.au
Guaranteed Accommodation

Every year UQ runs a Guaranteed accommodation scheme.

You will need to register at
https://my.uq.edu.au/student-support/accommodation/guaranteed-accommodation

Once all spots are taken, guaranteed accommodation will no longer be available.
Living on campus…

For a truly immersive university experience, on-campus living will give you an experience that centres around you and your education.

Our St Lucia and Gatton campuses provide on-campus accommodation and a welcoming student community.

• Kev Carmody House – St Lucia
• 48 Walcott Street – St Lucia
• UQ Residential Colleges – St Lucia
• Halls of Residence – Gatton
• UQ Res Homes – St Lucia and Gatton
More about living on-campus

**Kev Carmody House**
- 610 en-suite bedrooms
- Social areas and large communal kitchen
- Rooftop Pool and Deck
- Live on St Lucia Campus

**UQ Residential Colleges**
- 10 colleges on campus
- Single sex and gender inclusive
- Catered / non-catered
- 24/7 onsite staff

**Halls of Residence**
- 436 single occupancy bedrooms
- Catered in the Dining Hall
- Social areas and activities
- Live on Gatton Campus

**UQ Res Homes**
- Rooms in 3, 4 or 5 bedroom houses
- Open to those who are eligible
- Fully furnished
- Live near Gatton or St Lucia campuses
On Campus Accommodation Costs


Fully catered accommodation, including utilities (gas, internet, electricity, water) and **meals**:

• $2000 to $2800 per month at St Lucia

**UQ RES** ([https://uqres.com/](https://uqres.com/))

Independent student accommodation exclusively for students at The University of Queensland including utilities (gas, internet, electricity, water, **no meals included**):

• From $319 per week at Kev Carmody House, St Lucia
• From $360 per week at Walcott Street, St Lucia

**UQ RES Homes** ([https://uqres.com/uq-res-homes/](https://uqres.com/uq-res-homes/))

Houses on and around the St Lucia and Gatton campuses. Rooms are available in 3, 4 or 5 bedroom houses, with a small number of houses suitable for students with families.

• From $220 (includes bills*) per room, per week and bond is x4 weeks rent. *May not include internet


The monthly cost for a standard resident room in the Halls of Residence in Gatton is approximately $1190
Living off campus…

Purpose-built student living provides:

🏠
Options for flexible living all over Brisbane.

🏠
An opportunity to meet and mingle with students in a welcoming community.

A single student living off campus can expect to pay between $720 and $2240 per month ($180 - $560 per week).
PBSA’s
Scape
Durack College (female)
Iglu
Raymont Residential College
Student One
UniLodge

You can find more information on the UQ Website about Purpose-Built Student Accommodation: https://my.uq.edu.au/student-support/accommodation/purpose-built-student-living
Where are they located?

- St Lucia
- Toowong
- Taringa
- Indooroopilly
- Highgate Hill
- Woolloongabba
- West End
- Fairfield
- Dutton Park
- Greenslopes
- Coorparoo
Purpose-built Student Accommodation (PBSA)

Room options to choose from:

• **Multi Share Apartment**: 3, 4, 5 or 6 bedroom share
• **Studio Apartment**: Your own private space, some suitable for couples
• Most include all utilities in the weekly rent: Electricity, Internet, Water
• Safe and secure buildings
• 24/7 contact and support
• Located next to transport hubs: easy access to UQ
• Some provide breakfast and/or dinner.
• Some provide parking at no cost or some cost

**Facilities may include:**
• 24/7 Gyms
• Cinemas
• Games rooms
• Music rooms
• Communal Kitchens
• Roof top decks
• Swimming pools
• Study rooms

**Social engagement programs including:**
• Trivia nights
• Day trips
• Cooking classes
• BBQs
• Academic and Wellbeing Workshops
Private Rentals

Explore private rental listings to find rooms, apartments and houses to share with others in Brisbane, Gatton and surrounds. UQ Rentals advertises properties that are usually located near the St Lucia, Gatton or Herston campuses.

Landlords advertise on UQ Rentals, providing options for privately renting your own property. It is important when considering a private rental you are aware of:
- the guidance around budgeting
- understanding your rights as a tenant
- seeking advice and support.

We will cover some of these guidelines in the next few slides. More information can be found on the UQ Living website.

There are also a variety of community searching platforms for private rentals including (but not limited to):
- domain.com.au
- rent.com.au
- flatmates.com.au
- realestate.com.au

A family (2 adults and 1 child) can expect to pay between $1800 and $2640 per month ($450 - $660 per week). Approximate family costs assume a dependent child is not school-aged and doesn't include childcare costs.
Arranging on-campus or guaranteed accommodation

Check out the UQ Living website for further information on applying to live on-campus or access guaranteed accommodation.

https://my.uq.edu.au/student-support/accommodation

All accommodation options available on the website provide access to application forms and eligibility criteria (if relevant) to that accommodation.
Renting privately - before commencing a tenancy

Landlords who advertise on UQ Rentals are required to follow the rules set down by the Residential Tenancies Authority of Queensland.

Considering a private rental can be a great way to experience life in Brisbane or Gatton while you study at UQ. When thinking about a private rental option:

1. Consider your experience with renting property
2. Remember the amount of rent you pay will be based on the property location, size and inclusions.
3. Properties may be managed by a landlord (private owner), real estate agent or a head tenant.

If you’re new to Brisbane or Gatton you can consider some short-term accommodation (most require minimum 6months) to give you some time exploring accommodation options and getting to know your new area.

Student Services can help you with your questions around accommodation and renting privately.
Leasing Agreements

There are two main types of lease when renting privately:

**General Lease:**
- Good for families or if there are a group of friends who wish to share
- All people signed on the lease are responsible for the rent for the entire property
- If one person leaves the property, the onus is on the remaining tenants to keep the rent covered

**Rooming Agreement:**
- Good for single people in a share house
- You are only responsible for the rent of your room, not the entire property
- House rules may apply

Leases are a legal contract and you are legally bound to ensuring the rent is paid.

If you have any issues with your tenancy, it is important to seek advice.
Bond

A bond is like a security deposit which is paid back when the property is vacated, on the condition that:

- No money is owed
- No damage has been done

If a bond is taken, a receipt must be given to the tenant and lodged by the property manager to the Residential Tenancies Authority (RTA) Queensland. **It is an offence not to do so.**

- You as the tenant can lodge the bond, refer to the RTA website.
- The bond cannot exceed the amount of 4 weeks rent.
- You will receive an official receipt from the RTA within 2-3 weeks of paying your bond.
- Your receipt will have a unique reference “bond” number which you can refer to at any time.
Starting a tenancy - checklist

Once you have narrowed down the area(s) you’d like to consider living in, make some time to:

- Inspect the properties – looking at space, security, cleanliness, amenities and ensuring the property matches with the online listing (advertisement). We recommend looking at more than one property.

- Apply – complete an application for the property you would like to live in. If successful, you may need to pay a deposit.

- Sign the lease – make sure you read the lease in full; do not sign if you do not want to or can not commit to the terms; a lease is a legally binding document; seek advice if you are unsure.

- Pay your bond

- Completing your entry condition report
Renting privately – during your tenancy

When renting privately it is your responsibility to maintain the property:

• Keep it clean and tidy – including outdoor areas

• Report repairs to your landlord / property manager as soon as you notice them

• Ensure you have permission to make any changes to the property – including putting hooks up to hang pictures

• Understand your responsibilities as a tenant and do not ignore the problem
Renting privately – ending your tenancy

As discussed earlier in the session, it is important to understand the legal obligations you make when signing a lease.

- If you need to move out early, notify your landlord or real estate agent as soon as possible.

- If you are finding a new flatmate to take your room you must obtain landlord or real estate permission to advertise.

- There are fees associated with breaking a lease and you must continue to pay rent until a new tenant is found.

- Ensure you follow the guidelines on your lease when approaching the end of your tenancy or lease agreement.

- Complete the exit report as per the requirements and instruction of the real estate or landlord.
What if things go wrong – tips to resolving a dispute

Self-resolution

✓ Try to always keep lines of communication open - good communication is key to resolving most disputes. Decide if a phone call, a meeting (online or in-person) or an email is the best way to discuss the issue.

✓ Be respectful and ensure your communication is clear. Offer constructive ideas to resolve the issue.

✓ Confirm what you agree in writing. Have a clear understanding of the responsibilities, actions and dates moving forward. Keep a record of all contact, including phone calls, emails, documents, photos, letters and text messages exchanged.

Assistance

✓ If you are unable to resolve the dispute yourself – try Residential Tenancy Authority's (RTA) free dispute resolution service. RTA is impartial and can help disputing parties make informed decisions and reach a mutually acceptable outcome.

✓ Contact QSTARS for advisory services - QSTARS aims to provide all Queensland renters with high quality, free, independent tenant advisory services that assist tenants to manage and sustain their tenancy.

✓ If you are experiencing safety concerns or are at risk of homeless – visit UQ Student Central for support.
In Queensland there are two main organisations who can support you with tenancy advice and support:

**Residential Tenancies Authority** (RTA)
- State government statutory authority that helps make renting work for everyone.
- Tenancy Information and Support
- Bond Management
- Dispute resolution
- Investigations and prosecutions
- Policy and education services

**Queensland State-wide Tenant Advice and Referral Service** (QSTARS)
- Free for all Queensland renters
- Support with understanding your rights as a tenant in Queensland.
- Advice with resolving tenancy issues.
- Advocacy support for tenants and agents
- Provide resources to support tenants
- Support with grievances raised
Student Services – Support and Advice

UQ Student Services can provide you support and advice with your accommodation needs in Brisbane, Gatton and Australia. Or assist in instances where your safety is impacted or you are at risk of homelessness.

https://my.uq.edu.au/contact/student-central

Email:
accommodation@uq.edu.au
OR
student.services@uq.edu.au
Thank you

Student Services

CRICOS 00025B • TEQSA PRV12080