Accommodation

Financial Aid & Housing Officers – Paula Heikkinen & Sarah Mather
Housing Office

Website: www.housing.uwa.edu.au

Housing

The Housing Service is a free and confidential accommodation advisory support service for students and staff of the University. We provide information and advice on housing issues, including helping you to understand leases, bonds, tenancy law and the costs involved with establishing a household, as well as provide resources to help you find suitable accommodation.

We can assist you with finding accommodation while studying at UWA.

You can rent a unit on your own or with friends or make new friends by taking a room in a share house. If you come from overseas you may prefer to board with a family or stay at one of the residential colleges. We provide information that can help you to choose the right place to live and advice if you encounter a problem.

There are also a number of housing options provided by the University for staff and visiting academics.

ANNOUNCEMENTS

- Contents insurance - We recommend that students living away from home insure their possessions against loss or damage, particularly valuable items.
- Beware of bogus accommodation advertisements. Never transfer money on unseen accommodation! Visit the Australian Government scamwatch website for more
Types of Accommodation

- Residential Colleges (living on campus)
- Full Board / Homestay
- Share Accommodation
- Crawley Village
- Renting or Leasing
Crawley Village

- UWA owned units and houses
  - *priority given to full-time post graduate research students*
- [www.crawleyvillage.housing.uwa.edu.au/](http://www.crawleyvillage.housing.uwa.edu.au/)
- Weekly rent between $235 to $750 depending on size of property
- Register your interest for future vacancies
- Apply online
Finding off-campus accommodation

• **Housing Database** visit [www.housing.uwa.edu.au](http://www.housing.uwa.edu.au)

• **The West Australian newspaper** on Saturday and Wednesday. Their website is: [www.thewest.com.au](http://www.thewest.com.au)

• **The Quokka** is an advertising paper published on Thursdays. Their website is: [www.quokka.com.au](http://www.quokka.com.au)

• **Local community papers** (free)
  – *The Post* published weekly, covers the areas of Nedlands, Claremont and Subiaco.
  – *The Southern Gazette* covers the areas of South Perth and Como.

• **Local Real Estate Agents** (following the link on the housing website)

• **Websites** such as [www.reiwa.com](http://www.reiwa.com) and [www.realestate.com.au](http://www.realestate.com.au)

• **University noticeboards**
Our Renters Starter Guide will introduce you to renting in Perth with some helpful information. Understanding more about renting in WA will help you save time and money. It is available on our website and contains more information on:

- Laws around Renting
- Rights and Responsibilities
- Your Search
- Set Up Costs
- Where to go for Help

It also contains examples of the following prescribed forms:

- Prescribed tenancy agreement (Form 1AA)
- Information for you (tenant) with a non—written tenancy agreement (Form 1AC)
- Bond lodgement form (Form 28933)
- Property Condition Report (Form 1)
The next 9 slides will outline some of the basic renting legislation under the ‘Residential Tenancies Act’. If you plan to rent alone or with others, this information may be useful.

If you don’t wish to stay and hear this information, you can find this presentation and other related information on our website.
Terminology

- Tenant
- Head tenant
- Sub-tenant
- Boarders and lodgers
Renting – What’s involved?

- Application for Tenancy
- Fees and Charges
- Tenancy Agreement
- Property Condition Report
Starting a tenancy

- Complete an application
- Pay an option fee (usually $50 max $100)
- Sign a tenancy agreement
- Beware of fake rental properties!
Tenancy Agreements

Starting a tenancy

- Tenancy agreements are now standard forms

- No ‘contracting out’ allowed

- Prescribed information to be given to the tenant
Moving in

What you pay when you move in...

- Security bond
- Pet bond
- Rent in advance

Lessors cannot ask for more than two weeks’ rent in advance at any stage throughout the tenancy.
Bonds

- All bonds must be lodged with the Bond Administrator
- Landlords cannot require you to sign a blank bond disposal form
Moving in

Property condition reports

• Compulsory
• Two copies to be provided
• Completed within 7 days
All forms and notices are freely available on the Consumer Protection website.

Having problems?

Advice Line: 1300 30 40 54
e-mail: consumer@commerce.wa.gov.au
Website: www.commerce.wa.gov.au/tenancy

@ConsumerWA
ConsumerProtectionWesternAustralia
iRentWA

Download the app

Getting the right information now can help you avoid common renting issues later.

Still Confused or Have Burning Questions?

• You may find the answer to your question on our website or askUWA.

• Alternatively you can contact one of the Housing Officers by email or by phone.

• Housing website: www.housing.uwa.edu.au

• askUWA: http://www.ask.uwa.edu.au/

• Email housing@uwa.edu.au
Where to find us

Level 1, Student Central

Housing

Contact us

Housing (M302)

Level 1, Student Central
The University of Western Australia
35 Stirling Hwy
Crawley, Perth
Western Australia 6009

Telephone  (+61 8) 6488 2423
Fax  (+61 8) 6488 1119
Online enquiries  askUWA
Email  housing-studserv@uwa.edu.au
Feedback  Website feedback is welcome
Office hours  9am to 5pm
Location  Level 1
Student Central

© Locate Housing office on the campus map