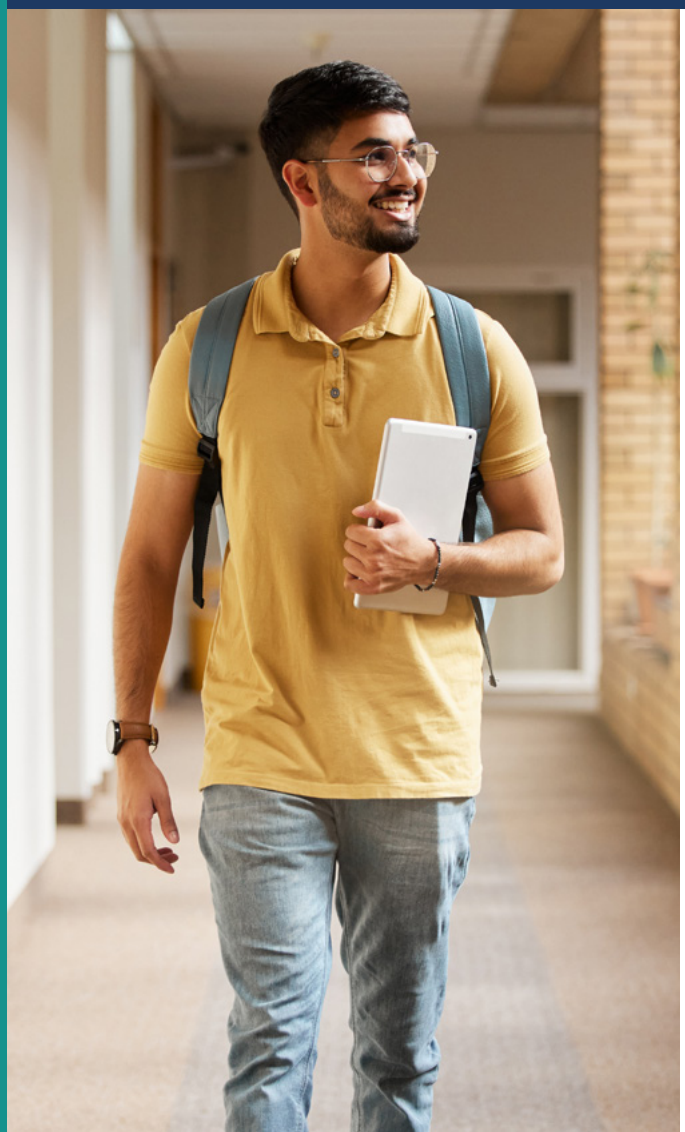
Allianz

Finding accommodation in Australia



A guide for international students

Finding the right accommodation is an important part of preparing for life in Australia. Understanding your options, the costs involved and how the rental process works can help you make informed decisions before you arrive.



Understanding your accommodation options

Australia offers a range of accommodation options for international students.

Accommodation options include:

- ✓ **Student accommodation**
- ✓ **University managed accommodation**
- ✓ **Shared accommodation**
- ✓ **Private rentals**
- ✓ **Homestay**

Each option offers different levels of cost, independence and support.

If you're not sure which option is right for you, our Student Accommodation Advisor can help. By answering a few simple questions, you'll receive a personalised recommendation based on your preferences and priorities.

Understanding common rental terms

Rent

Rent is the amount paid to live in a property.

In Australia, rent is usually advertised as a weekly amount.

Bond

A bond is a refundable security deposit paid at the start of a tenancy.

The bond is usually held by a government authority and may be returned at the end of your lease if the property is left in good condition and there are no outstanding costs, such as unpaid rent.

Rent in advance

Many landlords or accommodation providers require rent to be paid before you move in.

This is commonly two to four weeks' rent in advance.

Lease agreement

A lease agreement is a legal contract between a tenant and landlord that outlines the conditions of the tenancy, including rent, duration and responsibilities.

Always read the agreement carefully before signing.

Utilities

Utilities may include:

- Electricity
- Gas
- Water
- Internet

Some accommodation options include utilities in the rent, while others charge them separately.

Example: understanding upfront costs

If accommodation costs **$300 per week**, the upfront costs may include:

- Bond: **$1,200** (equivalent to four weeks' rent)
- Two weeks' rent in advance: **$600**

Total upfront payment: $1,800

Additional setup costs may include bedding, kitchen items, groceries, transport and mobile phone services.



Choosing the right accommodation

When comparing accommodation options, consider:

Budget

- What is the weekly rent?
- Can you afford the upfront costs?
- Are utilities included?

Location

- How far is the accommodation from campus?
- Is public transport easily accessible?
- Are supermarkets and essential services nearby?

Furnishings

- Is the accommodation furnished or unfurnished?
- Will you need to purchase furniture or household items?

Living arrangements

- Would you prefer to live independently or with others?
- Are there house rules or shared responsibilities?

Lease terms

- How long is the lease?
- Are there costs associated with ending the lease early?
- What happens if your circumstances change?

Tip: Consider creating a simple list or spreadsheet to compare accommodation options before making a decision. Remember to use the Student Accommodation Advisor if you're unsure.



Questions to ask before signing

- [ ] What is included in the rent?
- [ ] How much bond is required?
- [ ] Are utilities included?
- [ ] Is the accommodation furnished?
- [ ] How far is it from campus?
- [ ] Is public transport nearby?
- [ ] What is the lease duration?
- [ ] What happens if I need to leave early?
- [ ] Who should I contact if there is a problem with the property?



Avoiding accommodation scams

To help protect yourself:

Many institutions offer:

- ✓ Use trusted accommodation providers and verified listings
- ✓ Be cautious of offers that seem unusually cheap
- ✓ Never transfer money without confirming the legitimacy of the property
- ✓ Request a written agreement before making payments
- ✓ Keep records of all correspondence and transactions

Helpful resources

- Accommodation: know your rights | Study Australia
- Accommodation | Study Australia
- Student help directory | Allianz Care Australia
- Student Hub | Allianz Care Australia
- Student Accommodation Advisor

24/7 Emergency helpline 1800 814 781

allianzcare.com.au

The information provided is general in nature and intended as a guide only. It does not take into account your individual circumstances, financial situation, or needs. You should undertake your own independent research and consider your personal goals and circumstances before making any decisions. Where appropriate, you should seek independent professional advice (for example, financial or legal advice)