



eynesbury

international

PRE-DEPARTURE ACCOMODATION GUIDE

ADELAIDE - AUSTRALIA

PLEASE READ THROUGH THIS GUIDE CAREFULLY BEFORE LEAVING YOUR HOME COUNTRY

The information in this booklet has been designed to help you to prepare for living and studying in Australia. There are many differences that you will experience in coming from your home to Australia. It is generally helpful to know something of the changes and differences you will experience so that you can be better prepared for this important transition.

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Living in Adelaide / Accommodation / Cost of Living / Food & Shopping / Transport / How to Find Eynesbury International / Employment / Religious Worship

EYNESBURY INTERNATIONAL CONTACT DETAILS

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**We look forward to welcoming you
to Eynesbury International.**

ACCOMMODATION

Eynesbury International staff will arrange Airport reception and Homestay or accommodation at an International Student Residence or assist in providing information about a private house/flat rental. A placement fee of A\$200 (2008) is payable for arranging Airport reception and accommodation.

Full Board Homestay

Homestay accommodation is offered by families or individuals in their established homes. Students are generally welcome to join in the daily activities of the household. Students are expected to pay a bond and 2 weeks rent in advance. Full board Homestay provides the student with most meals, furnished room and access to the other facilities of the house. The weekly board includes the cost of meals, gas, electricity, water and rent. Telephone/internet connections expenses are the responsibility of the student. Homestay providers used by Eynesbury International have Police Clearances and have been interviewed for suitability.

Student Residences

Student residences usually offer single bedroom accommodation, however some offer a limited number of twin, double and triple share rooms. Each bedroom is fully furnished and students have access to a shared bathroom, laundry, lounge and recreational activities (2008 fees A\$105-130 per week without meals).

Computer facilities may also be available. Most residences are self-catering, however there are some that provide meals. Occasionally, they have a mix of both.

Gas, electricity and water are generally included in the set fee. Some residences provide a private telephone line in each room with an

additional point for computer use. Students are responsible for the costs associated with these services if they choose to connect.

All International Student Residences are located within a 10-20 minute bus ride to the city centre, to the beach and to the Adelaide Hills. Students will need to budget for public transport costs.

Residences offer different lengths of stay varying from daily, weekly, 3, 6 or 12-month leases or on a semester/academic year basis. Bonds are payable and two weeks notice is required to vacate rooms.

Share Housing/Renting

Share Housing/Renting can be in a flat, house or townhouse where the student lives with co-renters, often other students (Share House). Students generally rent a room, either furnished or unfurnished, with the use of the other facilities of the house. Expenses and responsibility for the upkeep of the house are shared between everyone living in the household. The issue of cooking, cleaning and shopping is negotiated between all members of the household.

The cost depends on the location, type of accommodation and the number of people living in the house. It can range from A\$65 - \$100 per week. If you decide to share with people you don't know, talk to them about their habits and lifestyle to see if you think you will be able to get along and live with them.

The initial cost of moving into a rented property includes:

- Two weeks rent in advance.
- Four weeks rent as a bond. This is refundable at the end of tenancy if the property remains in a good condition. The cost of any cleaning or repairs that need to be done is deducted from the bond. The real estate agent is required by law to deposit this bond in a secure account.
- One weeks rent as a letting fee. A non-refundable fee charged by the Real Estate Agent. It can not be charged by private owners.
- Stamp duty if the rent is more than \$125/week (approx. \$30).
- Utilities connection fees.

If a property is advertised as 'furnished' this means there is at least an oven, fridge, kitchen table and chairs, bed and wardrobe. An 'unfurnished' property has an oven and sometimes, built in wardrobes.

LOOKING FOR ACCOMMODATION - RENTING

Inspecting the Place - Before renting you will need to visit the property to look at the facilities and see if it is suitable for you. You can leave a A\$50 deposit (for each key) with the real estate agent then go to look at the accommodation if you are interested. You may need to make an appointment with the real estate agent to view the property. At the property any appliances you see that will remain there (eg stove, fridge, heater, etc) should be in working order. Doors and windows should open as they are supposed to, water & shower working properly, toilet flushing, etc.

Applying for a Property - After the inspection, you may want to put in an application for the property. You will need to obtain and complete the application form from the agent or landlord. You do not have to give all the information asked for on the form but this may mean that you will have less chances of getting the place than those applicants who have supplied the information. When making an application, you should bring and be prepared to give copies of the following documents.

Important Documents:

- Letter of Assurance of Financial Support from your parents or your sponsor, stating that they will be responsible for remitting money to you from overseas on a regular basis, how much and how regular the payments will be.
- Details of three people who can act as your character references in Australia. You can also attach written copies of character references you have received in the past.
- Certified Letter from Eynesbury International stating that you are enrolled as a student and the expected duration of your course. Ask for the letter at the Eynesbury International Reception.
- Two weeks rent in advance.

Signing the Lease - When your application has been approved, the next step is to sign the lease on the property. The bond money and the first month's rent is payable on the day you sign the lease. The lease you sign is a legal document and you should read everything carefully before you sign it. If you do not understand anything ask the real estate agent. If you need help with translation, ask the real estate agent to arrange it for you on the day (beware you may have to pay for these services). Once the lease is signed, you will receive the keys to the property and your receipts from the agent. You must keep a copy of the lease for your own records.

Receipts - it is important to ask for a receipt/proof of payment when paying any money for bond, rent or other accommodation costs.

Bond - the bond is a once-only payment and it is usually the same amount as your monthly rent. The bond money will be lodged with the Residential Tenancies Bond Authority, using the Bond Lodgement Form. You will receive written confirmation of your bond lodgement about two weeks later. Your bond is held as security against damage to the property, or rent outstanding, if everything is left in reasonable condition when you leave the premises, your bond will be returned to you in full.

Rent - Most properties are advertised with a weekly rent. The proper way to determine how much you will be paying per calendar month is to multiply the weekly rent by 52 weeks, and then divide the amount by 12 months. The final figure is the amount you are expected to pay per calendar month. Rent is always paid per calendar month in advance, and it is your responsibility to do so on time. All rent payment receipts must be kept safely. If you cannot pay your rent on time you must inform your real estate agent in advance.

Most real estate agents will issue you with a Rent Card or bank deposit book to assist with paying the rent. Condition Report - After you sign the lease, you will be given a Property Condition Report to complete and return. This form must be completed before you move into your new home. The form states the general condition of the premises at the date of your signing the lease as the real estate agent sees it.

You will be able to compare the state of your home to the comments on the condition report. If you disagree with these comments, make sure that you note it down

This means that every mark on the wall, every broken tile and nail on the wall should be noted on the condition report. Bear in mind that this report will be used to assess the condition of the place after you move out. The condition reports must be returned to the real estate agent or landlord in three working days. Make sure you receive your copy of the report after the landlord signs it. Keep it in a safe place.

Connecting Utilities - You will need to connect the utilities at your new home - gas, electricity, telephone and water (check with your agent). Contact your local utilities suppliers (ETSA Utilities - electricity; Origin Energy - gas; SA Water; Telstra - telephone) and let them know that you have just moved into the property. Your real estate agent can give you more information on how to contact your local suppliers. Connection charges are applicable and will appear on your first bill.

Furnishing your Home - most rental properties come unfurnished and you will need to buy your own furniture. There are a number of places where you can get good quality second hand items, but also check the Eynesbury International and ECU notice boards around campus for students who are selling items. Look in the 'Food and Shopping' section for information about different stores.

Sharing:

As with rental accommodation, you should also inspect your share accommodation. Check that everything in your own room works. It is a good idea to check that you can share everything else in the house or flat with your flatmates (eg kitchen appliances, refrigerator, telephone, etc). Meet all your potential flatmates. Find out how the rent and bills are to be paid. You should also see about getting your name on the lease if the property you are going to move into is rented (talk to the Student Advisor).

You will also need to find out how many weeks' notice is required if you want to move out. Most rooms in share accommodation are unfurnished, so you will need to supply your own bed and mattress, etc.

COST OF LIVING

Note: all costs are shown in Australian \$

Adelaide is one of the least expensive cities in the world, according to a survey conducted by global economics consultants Mercer Consulting Group.

In fact, in Mercer's international annual cost of living survey, Adelaide regularly achieves an excellent ranking as one of the most affordable cities. The survey measures the comparative cost of over 200 items in each location. These include food, clothing, household goods, health and personal care, together with transportation and entertainment.

Housing and rental costs are also lower in Adelaide than in most other modern cities of the world.

Adelaide is significantly less expensive than other Australian cities, particularly Sydney, Melbourne, Brisbane or Perth

And it is hugely more cost-effective than cities like Toronto, London, Hong Kong, Tokyo, Kuala Lumpur or Singapore.

The affordability of Adelaide means students have more money to spend on food, accommodation, supplies, travel and entertainment. Adelaide combines affordability with a high standard of living, with all

of the facilities and services you would expect to find in any large capital city.

Living costs can be affected by whether you live alone or share with others; whether you live in areas of high demand such as by the beach or in the city centre; and by your style of accommodation.

Eynesbury International estimates that a single international student requires approximately \$11,000 per year for accommodation, food, textbooks and other study materials, as well as your personal expenses including transport, entertainment and recreation costs. This amount does not cover major expenses such as your tuition fees, the purchase of a car, television, stereo or computer.

Textbooks and stationery should be budgeted at approximately \$200 - \$400 per semester although savings may be made by purchasing second-hand books if available, ask your program director.

We recommend that you arrange to arrive in Australia with at least \$400 and you should also have access to a further \$2,000 for your first week in Australia to cover costs relating to obtaining permanent accommodation,

Weekly Living Expenses for one student:

Rent (shared or separate)	\$90-190
Food	\$80-100
Electricity, gas	\$10-20
Transport (student rate)	\$10-15
Telephone, postage	\$20-30
Other (clothes, entertainment, etc)	\$35-55

Regularly Purchased Items Cost

Bowl of noodles	\$4.50 - \$5.50
Slice of pizza	\$3.00 - \$5.50
Bread - white (loaf)	\$3.07
Milk (2 litres)	\$3.20
Bottle of water (600 ml)	\$2.00
Takeaway coffee	\$3.00
Big Mac	\$3.60
Newspaper	\$1.00 - \$1.70
Cinema ticket (student rate)	\$10.50
Phone call (local)	\$0.50
Bus ticket (student rate)	\$1.70 - \$2.20

You should only use these prices as a guide, and be aware that prices may vary widely.

FOOD AND SHOPPING

Tipping is not a general practice in Australia. However, if you believe you have received excellent service in a restaurant a small tip is always appreciated by the staff.

Bargaining

Prices in shops are generally fixed as bargaining is not part of the Australian culture. Remember when purchasing more expensive items, (stereos, computers, and new furniture) to shop around and compare prices as most retailers will match prices with other stores. When buying expensive items it may also be acceptable to ask for a discount. For example, many retailers will give a discount when paying in cash.

Shopping Hours

Most shops and department stores are open as follows:

Trading hours are Monday to Friday 9am-5.30pm although most supermarkets are open to 9pm, Saturday 9am-5pm and Sunday 11am - 5pm. There's late night shopping in Adelaide city stores every Friday until 9pm and at Adelaide suburban stores every Thursday until 9pm.

Trading hours on public holidays may be limited. Trading hours vary in country areas, with many larger stores opened extensively, seven days a week.

Where to Shop

In the city and suburbs there are shopping complexes with a variety of food and clothing outlets and department stores such as Myer, Harris Scarfes and David Jones. 'Budget'- style household goods and clothes can also be found in stores like Target, K-Mart and Big-W. Supermarkets like Coles, Woolworths and Foodland offer grocery items, fresh vegetables and meat and some household items (plates, cooking implements, etc).

Markets are often a good place to pick up bargains offering fresh produce, arts and crafts as well as decorator items and clothing. These are often a great places to purchase those unique gifts to send back home.

There are 24-hour convenience stores in many petrol stations (Shell, BP, Ampol) which offer basic products but these can be expensive. Once you have found permanent accommodation, second hand stores, such as Cash Converters or Salvation Army are a good source of cheap household goods and furniture.

Specialty Food

Being a multicultural society, Australia has many stores offering specialty foods and ingredients. You should be able to buy familiar products from your home country in specialist groceries stores located in the city and suburbs.

All university campuses have cafeterias and coffee shops and there are a number of inexpensive international food halls and restaurants offering food from all over the world.

Alcohol

The purchase and consumption of alcohol is against the law for those under 18 years of age. Consumption of alcohol or being drunk in a public place is also against the law. Strict rules against "Drink Driving" apply in all Australian states and penalties and fines are very harsh. Please do not drive if you have been drinking alcohol.

TRANSPORT

Private Transport

If your home country driver's licence is in English and clearly states the type of vehicle(s) you are permitted to drive, you can use it for 12 months in Australia before changing to an Australian driver's license.

Public Transport

Timetables will be available at Orientation. The public transport system is good but you will need to check timetables for routes and times.

The cost of public transport depends on the type of ticket you buy and the amount of distance that is to be travelled. Full time students are eligible for concession fares. Student concession MultiTrip tickets can be purchased from the TransAdelaide agencies.

Travel by taxi is safe and reliable, but is expensive. All taxis are fitted with meters and prices are fixed.

HOW TO GET TO EYNESBURY INTERNATIONAL

Getting to Eynesbury International couldn't be easier; both campuses are located just metres from Victoria Square in the heart of Adelaide. City bound busses and trams all stop in or close to Victoria Square and it is only a short walk (or free bus / tram ride) from the Adelaide railway station. If you are not sure please ask somebody. Generally people in Adelaide are happy to assist with directions and locations.

EMPLOYMENT

If you wish to work you will be required to apply for a Work Permit alteration to your student visa after you have commenced your studies in Australia (157P - Application for a Student Visa with Permission to Work, or apply online once you have your timetable).

The application is submitted to the Department of Immigration and Citizenship (DIAC) and costs approximately A\$60. The Australian government allows international students with a work permit to work part-time up to 20 hours per week while studying and fulltime when on vacation, however, opportunities for part-time employment in Adelaide are limited and you will be competing with local students who may have better English and local knowledge. Jobs are often menial and low paid, such as office cleaning, restaurant waiting, etc. You should also consider the demands of your classes and private study. The competing demands of work and study can lead to anxiety and study problems particularly around exam time.

If you obtain employment while in Australia it is recommended that you apply for a 'Tax File Number'. You will be asked to provide your tax file number when you complete an Employment Declaration form at the commencement of any employment. It is not compulsory to have or provide a tax file number, however, if you do not have one any income you earn will be taxed at a much higher rate. Visit: www.ato.gov.au

Please note that even if you are to obtain 20 hours of work each week you can not possibly earn enough money from part-time work to pay your tuition fees and all of your living costs.