



**VICTORIA  
UNIVERSITY**

# Housing Guide 2025







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## Contact us

[askvu.vu.edu.au](mailto:askvu.vu.edu.au)

[vu.edu.au/housing-accommodation](https://vu.edu.au/housing-accommodation)

+61 3 9919 6100



## Acknowledgement of Country

We acknowledge and pay our deep respect to the Ancestors, Elders, and families of the Traditional Owners on all of our campuses. At Victoria University (VU) we honour Indigenous cultures.

Everything we do and every decision we make is underpinned by a commitment to Protecting Country. Country is both a place of belonging and a way of believing, as well as contributing to the conservation of critical environmental and diverse cultural assets. It is a community-driven movement towards long-term social, cultural, physical, and economic prosperity and sustainability.



# Living costs

It is important to consider the combined cost of rent, living expenses and transport when choosing accommodation.

Doing a budget will help identify your expenses. If you need assistance or have questions about doing a budget and you are a current student, you can book an appointment with a VU Welfare Senior Advisor by calling +61 3 9919 5400.

## TIP

Doing a budget will help you manage your money. For a useful budget planner visit [moneysmart.gov.au/budgeting/budget-planner](https://moneysmart.gov.au/budgeting/budget-planner)

To see more about the costs of living in Melbourne, you can:

- ◆ use the Study Melbourne 'Cost-of-living Calculator' [studymelbourne.vic.gov.au/living-here/money-and-budgeting](https://studymelbourne.vic.gov.au/living-here/money-and-budgeting), or
- ◆ visit the Victorian Government's 'Live In Melbourne' website here: [liveinmelbourne.vic.gov.au/live/money-and-tax/cost-of-living-in-melbourne](https://liveinmelbourne.vic.gov.au/live/money-and-tax/cost-of-living-in-melbourne)

## MYKI money — 2 hour fare

## MYKI money — daily fare

|                   | Zone 1 + 2 | Zone 2 | Zone 1 + 2 | Zone 2 |
|-------------------|------------|--------|------------|--------|
| <b>Full fare</b>  | \$5.30     | \$3.30 | \$10.60    | \$6.60 |
| <b>Concession</b> | \$2.65     | \$1.65 | \$5.30     | \$3.30 |

## Transport

When considering accommodation locations, you should think about your transport needs. For example, do you rely on public transport, or will you need car parking? Do you need to live in a specific area so that you can be close to campus or to your workplace?

If you own your own car, make sure you consider the ongoing costs. Costs include servicing, fuel, parking, insurance, driver's licence fees and vehicle registration fees. If you only need to use a car sometimes, renting a car may be a cheaper option.

To travel on public transport in metropolitan Melbourne you must first purchase a myki card for \$5. This can be purchased at major train stations and some retail outlets. You then 'top-up' your MYKI with money (online or using a machine), and when you 'tap-on' to a bus, train or tram, the fare will be deducted automatically.

Please see tables below for indicative fares (correct at time of printing this guide). The most up to date fares can be found on the PTV website [here](https://www.ptv.vic.gov.au). If you plan to use public transport more frequently, you can purchase a weekly or monthly pass.

## Accommodation

Choosing the right type of housing can present a challenging task. There are many accommodation options to consider.

In and around Melbourne, you can choose to rent a commercially operated student apartment, live in a family home environment through homestay, stay in a hostel or rooming house, rent a property in the community or a room in a share house. You can find out more about these different accommodation options in this guide.

Before you start looking you must determine what you can afford. What will be your source of income and how much of that income can you afford for housing?

Please consider your budget carefully. It is recommended that you find accommodation that costs no more than 30% of your income.

Accommodation costs can vary, so it is worth comparing a few different options before

making a decision. Write down a list of your needs and your budgeted amount for housing so you can take these into account when considering the options.

Take time to explore your options and take temporary accommodation – staying with friends or relatives, hotels, motels, hostels and backpackers to give yourself time to inspect accommodation before signing any rental agreement or paying any money.

## TIP

Interested in finding out more about a location? To find out more about each suburb (such as people, lifestyle and types of housing), visit [domain.com.au/liveable-melbourne](https://domain.com.au/liveable-melbourne) or [realestate.com.au/neighbourhoods](https://realestate.com.au/neighbourhoods). Please note that Victoria University has no affiliation with these sites and cannot endorse the accuracy of their data.

## Rental prices for suburbs near VU campuses\*

| Locality             | 1 bedroom unit | 2 bedroom unit | 3 bedroom house |
|----------------------|----------------|----------------|-----------------|
| <b>CBD Melbourne</b> | \$550          | \$700          | Not applicable  |
| <b>Footscray</b>     | \$420          | \$550          | \$650           |
| <b>St Albans</b>     | \$310          | \$385          | \$430           |
| <b>Werribee</b>      | \$330          | \$380          | \$450           |
| <b>Sunshine</b>      | \$300          | \$400          | \$450           |

\*Median prices per week as at the end of June Quarter 2024.

Source: Homes Victoria Rental Report June Quarter 2024 [dffb.vic.gov.au/publications/rental-report](https://dffb.vic.gov.au/publications/rental-report).





# Accommodation options

## Student accommodation

### UniLodge Victoria University

If you have never lived out of home or wish to live in a University environment with planned social, recreational and academic activities, then the student accommodation at UniLodge Victoria University may be a great option.

This purpose-built multi storey complex offers fully-furnished Studio, 2 and 6 bedroom apartments, study rooms, in-house theatre and much more!

Twin share apartments are available from \$249 per person per week. Utilities and unlimited WIFI are included in the rent.

See the UniLodge website for the full product range and pricing. Visit: [unilodge.com.au/student-accommodation-melbourne/vu](https://unilodge.com.au/student-accommodation-melbourne/vu)

- ◆ Located across the road from VU's Footscray Park campus, provides you access to all the services, facilities and activities of the campus – library, gymnasium, indoor pool, cafes, bar and events where you can mix with other VU students from all over the world.
- ◆ Residential Advisors are on site 24/7 to support new students while they settle in and ensure they have the best experience whilst living in university accommodation.
- ◆ Easy access by public transport to VU's other campuses.
- ◆ Reasonably priced rent compared to similar accommodations.

### UniLodge accommodation guarantee

UniLodge Victoria University has partnered with Victoria University to offer guaranteed accommodation to new and continuing full-time domestic and international students for your initial rental agreement.

For further details visit: [vu.edu.au/accommodation-guarantee](https://vu.edu.au/accommodation-guarantee)

Email: [vu@unilodge.com.au](mailto:vu@unilodge.com.au)

Phone: +61 3 9998 8490

### Commercial student apartments

Purpose-built student accommodation run by commercial operators is often located close to educational institutions or the central business district (CBD). Student apartments offer furnished properties to rent – the cost of gas, electricity and water may or may not be additional costs. Apartments include bathrooms and kitchen facilities. If you enjoy independent living, this option may be worth considering.

For a list of commercial student apartments in Melbourne, please see this link: <https://content.vu.edu.au/sites/default/files/student-apartments-accommodation-in-melbourne.pdf>

Not all commercially operated student apartments are covered by the Residential Tenancies Act.

## Short term accommodation

There is strong competition for affordable accommodation in Melbourne. It is advisable to allow yourself at least 6-8 weeks to find suitable housing, especially at the start of semester when many students are looking to secure affordable housing. This allows time to have a look at a range of accommodation options and helps you to find an option that suits your needs.

You may want to consider staying in short term accommodation while searching for suitable housing.

There are many short term accommodation options to consider. Costs can vary between different accommodation providers, so it is worth calling a few different options and asking about their rates.

### Hostels

Hostels can be an affordable short term accommodation option while searching for suitable long-term accommodation. You might have the option of staying on a nightly, weekly or monthly basis, and the rate is often reduced for longer stays.

In a hostel, you would usually rent a single bed in a shared room with other people. Some hostels also offer private rooms.

Most hostels have a café where you can buy meals and larger hostels may have gyms, bars, travel agents, and business facilities.

### Hotels

Hotels are similar to hostels whereby you pay per night, but you generally rent out a whole room or apartment rather than only a bed. The cost of a hotel varies greatly but is generally more expensive than a hostel. Many hotels have very minimal kitchen facilities.

### Short stay accommodation

Short stay accommodation (for example, Airbnb) can be a room or a whole apartment

or house. It looks similar to private rental accommodation, however there is no formal lease agreement. You can often pay for Short stay accommodation on a nightly or weekly basis, and it is often more cost effective than hotels, and more flexible than a private rental. It's a good idea to read reviews of short stay accommodation options before deciding to stay there, as this can give you a realistic account of what the accommodation is like.

### Holiday/Caravan parks

Holiday parks or caravan parks are a type of holiday accommodation that can also be booked on a nightly or weekly basis. Caravans or units are generally part of larger complex that includes a reception, and many include communal areas such as a barbeque or pools.

#### TIP

Short term accommodation options, such as hotels and short-stay accommodation, usually do not count as rental accommodation and do not fall under Australian rental laws or regulations. Instead, they are a service offered under a contract and come under the Australian Consumer Law. Consumer Affairs Victoria provides information about contracts and the Australian Consumer Law, and advice about what to do if things go wrong. [consumer.vic.gov.au](http://consumer.vic.gov.au). Phone: 1300 558 181

Visit the Consumer Affairs Victoria webpage for more information about short term holiday accommodation: [consumer.vic.gov.au/housing/renting/starting-and-changing-rental-agreements/different-rental-agreements/holiday-accommodation](http://consumer.vic.gov.au/housing/renting/starting-and-changing-rental-agreements/different-rental-agreements/holiday-accommodation)

## Rooming houses

In a rooming house you can rent your own locked single bedroom or share a bedroom with other people.

Rooming houses are generally not student-specific and residents can include people from all walks of life. It is important to visit the rooming house before moving in to ensure it is a safe environment, however you should also be aware that other residents can move in or out during your stay.

Bedrooms may be furnished with a bed, wardrobe, desk, and chair. You may share the kitchen, dining room, laundry, and other facilities. Utilities are normally included in the rent.

Each resident has an individual agreement with the property operator. This makes it different to a share house where everyone in the property signs the same agreement.

The rooming house agreement gives the resident the right to live in the room and use communal facilities. The agreement can be either:

- ◆ A fixed-term rooming house agreement. This allows a resident to stay for a certain amount of time. The bond cannot be more than 28 days' rent for residents on a fixed term agreement.
- ◆ An open-ended written agreement that does not have an end date. This means the resident and operator are not committed to the resident staying for a certain amount of time. The bond cannot be more than 14 days' rent for residents who are not on fixed term agreement.

Rooming house residents may have an 'exclusive room right', which allows them to occupy the room alone or with people they choose to share it with. The operator may not move new people into the room without their consent. Other rooming house residents may have a 'shared room right', which allows the rooming house operator to choose other residents to live in the room.

#### TIP

Visit the Consumer Affairs Victoria webpage for more information about rooming house rental agreements: [consumer.vic.gov.au/housing/renting/starting-and-changing-rental-agreements/different-rental-agreements/rooming-house-agreements](http://consumer.vic.gov.au/housing/renting/starting-and-changing-rental-agreements/different-rental-agreements/rooming-house-agreements)

## Homestay

Homestay provides a cultural exchange between you and a local family or individual (called a host). You live in the host's home as a guest. Hosts offer ongoing support and orientation to the local area and facilities such as banks, post office, shops, and public transport.

You are provided with a clean furnished room (this includes items like a bed, wardrobe, desk, and chair), access to bathroom and laundry facilities and meal services. Utilities (electricity, gas, water, and internet) are also included. You do not need to pay a bond or sign a rental agreement. The minimum stay is 4 weeks.

Homestay rates vary. Costs generally start from \$350 per week. The rate will depend on whether the host is offering a single or shared bedroom, meal plan option and your age. There is a placement fee of \$340, plus a \$175 airport pick up fee if this is required.

#### TIP

The Australian Homestay Network is the preferred homestay provider for Victoria University. To find out more please visit [homestaynetwork.org/VU-students](http://homestaynetwork.org/VU-students)



## Renting

### On your own

Renting a property on your own in the private housing market gives you the opportunity to live independently and to be self-reliant. For some students this choice provides an excellent option for privacy, autonomy and lifestyle independence.

This option however can be expensive as you are solely responsible for paying the full rent and utilities bills, purchasing furniture, kitchen utensils, groceries, and household cleaning products.

You are also solely responsible for all the daily chores associated with living in a house. For example, there is no sharing of dishes, cooking, grocery shopping or cleaning duties.

### In a share house

Choosing shared housing gives you the opportunity to live independently in a shared environment with housemates. A share house can be great for interacting and meeting new people, but it can also create a challenging study environment.

In a share house you will share the cost of the rent and bills with other people living in the household. You will usually share common areas such as the kitchen, bathroom and living room. In some instances, housemates take turns in sharing the cooking and put in money for communal living expenses (such as cleaning products).

You can apply to move into an established share house, or apply for rental properties with friends to create a new share house.

It can be less expensive to move into an established share house that has furniture, kitchen utensils and whitegoods (e.g. fridge, washing machine). When looking at moving into a share house, always check what is included and what you need to bring to the house.

Before moving into an established share house, ensure the rental provider has provided permission for you to be included on the rental agreement.



# Rental properties

## Finding a rental property

There are a few different ways of finding a rental property in the private market:

- ◆ search the VU Student Housing Database: [vu.studystays.com.au](http://vu.studystays.com.au)
- ◆ search on real estate websites, such as: [domain.com.au/rent](http://domain.com.au/rent) or [realestate.com.au/rent](http://realestate.com.au/rent)
- ◆ search share accommodation websites, such as [flatmates.com.au](http://flatmates.com.au) or [flatmatefinders.com.au](http://flatmatefinders.com.au)
- ◆ join groups for rental housing on social media, such as Fairy Floss Real Estate on Facebook ([facebook.com/groups/117412174975402](https://facebook.com/groups/117412174975402))

### TIP

Be careful when searching for accommodation online. If the information you read about a property looks too good to be real, it could be a scam.

Find out more about financial scams here: [moneysmart.gov.au/scams](http://moneysmart.gov.au/scams)

For information about rental scams, visit: [consumer.vic.gov.au/consumers-and-businesses/scams/consumer-scams/rental-scam](http://consumer.vic.gov.au/consumers-and-businesses/scams/consumer-scams/rental-scam)

## Allow enough time to find a rental property

Given that there is strong competition for affordable rental properties in Melbourne, it is advisable to allow yourself at least 6-8 weeks to find suitable housing, especially at the start of semester when many students

are looking to secure affordable housing. This allows time to have a look at a range of properties on the market and helps you to find a property that suits your needs.

Consider staying in short term accommodation while searching for suitable housing.

## Inspecting a rental property

You must inspect each property you are interested in before applying.

You can contact the rental provider or the current housemates to arrange a time to inspect the property.

Some things to consider when inspecting a rental property are:

- ◆ condition of the property
- ◆ safety inside and outside of the property
- ◆ secure locks and smoke alarms installed in the property
- ◆ the location of the property, and the distance to your University campus, public transport, supermarkets and other shops

When inspecting a share house, you should also consider:

- ◆ current tenancy arrangements
- ◆ shared rental and living costs
- ◆ number of people in the household
- ◆ share house expectations and rules

It can be difficult to remember all the things you need to consider when inspecting a property. Take the Housing Checklist (page 21) with you when inspecting properties so you can compare your options.

The Housing Checklist also provides a list of questions to ask when considering moving into a share house.



## Applying for a rental

When you decide to apply for a rental property, you will need to complete an application form.

In your application you will also be asked to provide details of employment and/or other sources of income, your rental history, contact details of referees, and identification documents such as your driver's licence or passport.

Obtaining a rental property can be very competitive. To improve your chance of being successful with your application remember that rental providers look for a renter who can demonstrate the following things:

- ◆ your ability to pay the rent on time and in full, and
- ◆ your willingness to care for the rental property, and
- ◆ your ability to make a good impression on the rental provider.

Tips for improving your chances of getting the rental:

- ◆ If you have rented before, providing positive references from previous Rental providers or Real Estate Agents will greatly improve your chances of getting the tenancy.
- ◆ Make a good impression by arriving on time to the inspection, dress well and ensure that your application is error free.
- ◆ If you don't have a rental history, you can demonstrate proof of your capacity to pay your rent by showing your proof of income and your bank account balance.
- ◆ Rental references could be provided by your employer or someone who knows you well.

### TIP

It is important to inspect the property in person to ensure you do not fall victim to a scam. Never send money for rent or bond if you have not yet inspected the property.



## Moving in

1. Once your application is accepted, your rental provider will give you a **Residential Tenancy Agreement** to sign.  
Make sure that you read and understand the Residential Tenancy Agreement before signing, and that you keep a signed copy for yourself.
2. Pay the **bond** to the rental provider. The rental provider will lodge the bond with the Residential Tenancies Bond Authority (RTBA). The RTBA will provide a receipt with the bond ID number to the rental provider and to you.  
Please check the Consumer Affairs Victoria webpage for information about bond payments: [consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-payments-and-amounts](https://consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-payments-and-amounts)
3. Your rental provider will give you a copy of the property's **condition report**. A condition report is a record of the property's condition at the start of the rental agreement.  
This is a very important document which can be used as evidence in bond claim disputes at the end of the tenancy. You must check the condition report and, if anything is not accurate, you can change it and add your own comments. Carefully go through the property room by room and write in any additional item/s of damage you find. Take photos to support your comments.  
You must return a signed copy of the condition report to your rental provider within 5 business days of moving into the property. Remember to keep a signed copy of the condition report for yourself.

Please check the Consumer Affairs Victoria webpage for information about condition reports: [consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/condition-reports](https://consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/condition-reports)

4. Arrange connection of gas, electricity, water, and internet.

### TIP

Ensure that you fully understand any tenancy documents before you sign them. Seek advice from Consumer Affairs Victoria if you are unsure of your rights and responsibilities.

Always complete a Condition Report before you move into a rental property. This important document is your written record of the condition of the property (and may be used as evidence in any dispute about cleaning or damage). If you are not given a condition report to fill out, you can create your own and give a copy to your landlord.



## During a tenancy

### Renter's responsibilities

- ◆ Keep copies of all your tenancy documents (rental agreement, condition report and any photos), rent receipts and correspondence with the rental provider in one folder. Check that you receive receipts for the rent, bond, and any bills.
- ◆ Take care to avoid damaging the property, and report any damage caused by you or your visitors.
- ◆ Notify the rental provider in writing of any required repairs.
- ◆ Keep the property clean; maintain the garden and lawns (if any) as stated in the tenancy agreement.
- ◆ If you want to keep a pet, you must get permission from the rental provider.
- ◆ Pay rent on time. If the rent is 14 days or more behind, the rental provider can issue you a Notice to Vacate (NTV). If you receive an NTV for overdue rent, and you pay the amount owing before the vacate date, the NTV becomes invalid. If there have been five NTVs issued within 12 months, then you are at risk of eviction.
- ◆ If you are facing eviction, ensure you seek legal advice promptly.
- ◆ If your rental provider asks you to move out, they must issue you with a NTV in the correct written form, including reasons for ending the agreement. For more information about NTVs, visit [consumer.vic.gov.au/housing/renting/moving-out-giving-notice-and-evictions/notice-to-vacate/giving-notice-to-a-renter](https://consumer.vic.gov.au/housing/renting/moving-out-giving-notice-and-evictions/notice-to-vacate/giving-notice-to-a-renter)

### Rental provider's responsibilities

- ◆ Rental providers must give you a copy of the relevant renter's guide on or before the day you move in.
- ◆ Rental providers must ensure the rental property is maintained in good repair and is in reasonably suitable condition for occupation.
- ◆ Rental providers must give you privacy and must generally give you at least seven days notice in writing to visit or enter your property.
- ◆ Rental providers must provide a free set of keys for each renter.
- ◆ Rental providers must not unlawfully discriminate against you because of your sex, age, disability, sexuality, race, or religion when deciding whether to rent you a property.
- ◆ Your rental provider cannot increase the rent more than once in any 12-month period. To increase the rent, the rental provider must give you a 'Notice of proposed rent increase' form at least 60 days in advance. For information about rent increases, visit [consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/rent/rent-increases](https://consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/rent/rent-increases)

### TIP

As a renter, it is important that you read the Renters Guide produced by Consumer Affairs Victoria: [consumer.vic.gov.au/rentingguide](https://consumer.vic.gov.au/rentingguide)

For further information, contact:

Consumer Affairs Victoria  
[consumer.vic.gov.au](https://consumer.vic.gov.au)  
Phone: 1300 558 181

Tenants Victoria  
[tenantsvic.org.au](https://tenantsvic.org.au)  
Phone: +61 3 9416 2577



## Disagreements in a share house

Sometimes disagreements and disputes arise between housemates.

Common areas of conflict include friends visiting or staying over, cleaning habits, food preferences, different cultural needs or lifestyle habits.

It is always a good idea to discuss and agree upon the living arrangements prior to moving into a house. It is also a good idea to have regular meetings with your housemates to discuss chores, bills and social activities.

If you find yourself in a disagreement with your housemates, remember that good communication is essential. Try to talk through the problem directly and focus on the issue. Remain open to the other person's perspective and look for areas of commonality to resolve the disagreement.

### TIP

The Dispute Settlement Centre of Victoria (DSCV) provides a free mediation service to help resolve disputes. Visit [disputes.vic.gov.au](https://disputes.vic.gov.au) or Phone: 1300 372 888

The Residential Tenancy Act 2021 does not differentiate between the rights and responsibilities of co-renters (housemates) in relation to each other. If something goes wrong, a rental provider can pursue any one or all of the co-renters for damages. This means that you can be held responsible for the wrongdoings of your housemates. For this reason, it is important to ensure that you meet potential housemates and discuss living arrangements prior to moving into a shared household.

## Domestic violence in a share house

Domestic violence can occur in share housing.

Domestic violence can include both physical and non-physical abuse that happens between:

- ◆ people who are currently or were previously in a relationship together, whether or not they are living together
- ◆ people who are co-parenting with an ex-partner
- ◆ people who are unrelated but living in the same place – for example, housemates in a share house or rooming house.

If you have experienced violence, threats of violence or harassment from someone in your household, you can:

- ◆ call the police on 000 if you are at immediate risk of violence
- ◆ seek support from services such as Safe Steps [safesteps.org.au](https://safesteps.org.au) or Orange Door [orangedoor.vic.gov.au](https://orangedoor.vic.gov.au) or 1800 RESPECT [1800respect.org.au/](https://1800respect.org.au/)
- ◆ seek legal advice. To find your local community legal centre, visit: [fclc.org.au/find\\_a\\_community\\_legal\\_centre](https://fclc.org.au/find_a_community_legal_centre)
- ◆ attend your local police station to report the violence and discuss what is involved in applying for an intervention order. To find your local police station, visit: [police.vic.gov.au/location](https://police.vic.gov.au/location)

## At the end of a tenancy

### Leaving a property at the end of a rental agreement

If you are living in a rental property, you must give 28 days written notice to the rental provider if you want to vacate the property at the end of the rental agreement.

There are two types of rental agreements: fixed term and periodic. Fixed term rental agreements are for a set period of time, usually 6 or 12 months. A periodic rental agreement generally runs from month to month.

If you are on a fixed-term agreement, like a 12-month agreement, you will automatically move to a month-to-month agreement if you do not give notice to vacate.

If you are living in shared housing and you are on the rental agreement, you need to tell your housemates and give 28 days written notice to the rental provider of your intention to vacate.

If you are living in shared housing and are not on the rental agreement, tell your housemate/s that you want to leave and give them an exit date. Your housemate/s can then decide whether they want to advertise for a new housemate.

### TIP

You can advertise your room online using social media or VU's Student Housing database to see if another student will take over your rental agreement when you leave.

## Breaking a rental agreement early

It is important to understand that a rental agreement is a legally binding contract between you and the rental provider. If you break a rental agreement (e.g. leave before the end of the agreed time period), it can be very costly.

Remember that you are entitled to negotiate the terms of the rental agreement with the rental provider – the law does not require that a rental agreement is for 6 or 12 months. For example, you can ask the rental provider to change the rental agreement period to fit the academic year.

If your rental agreement has not yet expired and you want to break it early, then you may have to pay the remaining rent, advertising fees or fees to re-let the property.

If you think you have been charged too much money for breaking the agreement, you should try to negotiate with the rental provider. If the negotiations don't succeed, you can apply to VCAT to decide whether the charges are fair or not.

If you have immediate reasons for breaking the rental agreement, such as the rented property being unfit for human use or major repairs have not been undertaken as requested, seek advice from:

- ◆ Consumer Affairs Victoria [consumer.vic.gov.au](https://consumer.vic.gov.au)  
Phone: 1300 55 81 81
- ◆ Tenants Victoria [tenantsvic.org.au](https://tenantsvic.org.au)  
Phone: +61 3 9416 2577

### TIP

It can be expensive to break a rental agreement. Before entering into a fixed term tenancy agreement, think about your likelihood of staying at the property for the full period of the rental agreement.



### **Vacating the property**

All keys and borrowed goods need to be returned to the rental provider on the vacating date. Extra rent may be charged if the keys are returned late.

Leave the property in the same or better condition as when you signed the rental agreement.

Prior to the final inspection, repair any damage to the property that may have occurred.

Remember to take all your belongings.

### **Cleaning**

End of lease cleaning includes:

- ◆ carpets are cleaned and lawns mowed
- ◆ all surfaces (benches, floors and oven top) are dirt and stain free
- ◆ the oven/griller and bathroom/laundry have been cleaned
- ◆ newspapers are recycled and all rubbish placed out for collection
- ◆ all belongings (furniture, clothes, books, PC and pot plants) have been removed. This includes trying to find the owner (or friends of) belongings left behind that are not yours.

In shared households, bedroom cleaning is 100% the responsibility of the person who sleeps/ slept in it. Cleaning of communal areas (kitchen, lounge, bathroom, laundry and garden) is shared equally between all housemates.

Be aware that failure to clean adequately may result in the rental provider claiming commercial cleaning costs (this can amount to hundreds of dollars).

### **Bond claims and final inspections**

Bond claims can be started by either the rental provider or the renter. Usually, the rental provider will:

- ◆ undertake the final inspection,
- ◆ notify you of any issues of dispute such as cleaning or damage, and
- ◆ start the bond claim within 10 business days of the rental agreement ending.

Renters can start a claim themselves if the rental provider is delaying the claim or there are problems getting another renter to agree to a claim, but it may take longer to get the bond back.

Please check the Consumer Affairs Victoria webpage for information about bond claims: [consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds](https://consumer.vic.gov.au/housing/renting/rent-bond-bills-and-condition-reports/bond/bond-claims-and-refunds)

### **Bond transfers**

If a new renter is replacing you in shared housing, then your rental provider must update the rental agreement and the bond by replacing your name with the new renter's name. Any new renter is then included on the rental agreement and their share of the bond is recorded in their name.

The RTBA does not manage the bond payments for renters moving in and out during an agreement. You will need to make your own arrangement with the new renter to pay you the bond money you are owed.

You should check with the rental provider that your name has been removed from the rental agreement and the bond. Ask the rental provider to come and inspect the property and complete a new Condition Report so you are not held responsible for any damage that might be caused by the new renter.

### **Storage**

You may be able to acquire storage and moving boxes free from supermarkets or hardware stores.

If you have a household of furniture (including bed, wardrobe, bookshelf, washing machine, fridge, kitchen appliances, sofa, table and chairs, bike, clothes, books, PC, desk, TV and stereo), you may want to hire a removalist and a storage space to keep your furniture. You should compare prices of storage companies and removalists. Check with removalists how big their truck is, and if insurance is included.

You can also ask friends if they have a spare room or garage that you can rent short-term to store your belongings.

### **Cancelling the gas, electricity, water, phone and internet**

In a shared household, you will need to pay your share of the utility bills (water, gas, electricity, and internet) up until your vacating date.

If the utilities accounts are in your name, you need to give at least 48 hours' notice to your retailer prior to vacating, to avoid being charged for utilities after you vacate.

### **Mail redirection**

You can apply to have your mail sent from your current address to another local or overseas address. Australia Post's mail redirection service costs around \$35 per month. Redirecting letters overseas does incur extra costs – see Australia Post website for more information: [auspost.com.au/receiving/manage-your-mail/redirect-hold-mail/redirect-mail](https://auspost.com.au/receiving/manage-your-mail/redirect-hold-mail/redirect-mail)



# Housing websites

There are some excellent housing resources available online to help you find information about rental properties and share housing.

## Rental accommodation websites

[vu.studystays.com.au](http://vu.studystays.com.au)  
[domain.com.au](http://domain.com.au)  
[realestate.com.au](http://realestate.com.au)  
[flatmates.com.au](http://flatmates.com.au)  
[flatmatefinders.com.au](http://flatmatefinders.com.au)

## Consumer Affairs Victoria

Provides rental information and forms  
[consumer.vic.gov.au](http://consumer.vic.gov.au)

## Tenants Victoria

Provides many useful fact sheets and an excellent section on student housing  
[tenantsvic.org.au](http://tenantsvic.org.au)

## Study Melbourne

Information for international students  
[studymelbourne.vic.gov.au](http://studymelbourne.vic.gov.au)

## Moneysmart

Provides useful short videos to help you prepare for moving out of home  
[moneysmart.gov.au/student-life-and-money/moving-out-of-home](http://moneysmart.gov.au/student-life-and-money/moving-out-of-home)

## Sustainable Renting

Save on energy and power bills  
[energy.gov.au/household-guides/reduce-energy-bills](http://energy.gov.au/household-guides/reduce-energy-bills)

## Victoria Civil and Administrative Tribunal (VCAT)

VCAT makes decisions in cases of rental property disputes between renters (tenants) and rental providers (landlords)  
[vcat.vic.gov.au](http://vcat.vic.gov.au)

## Residential Tenancies Bond Authority (RTBA)

The RTBA is a statutory authority of the Victorian Government, established by the Residential Tenancies Act 1997 to hold all residential tenancy bonds. The RTBA provides renters (tenants) access to bond information  
[rentalbonds.vic.gov.au](http://rentalbonds.vic.gov.au)

## Bond assistance from Housing Vic

Victorian government bond loans (for permanent Australian residents)  
[housing.vic.gov.au/rentassist-bond-loan-eligibility](http://housing.vic.gov.au/rentassist-bond-loan-eligibility)

## West Justice Community Legal Centre

Provides free legal help to people in the Western suburbs regarding tenancy, fines, youth criminal law, family law and family violence, consumer disputes and more  
[westjustice.org.au](http://westjustice.org.au)

## Dispute Settlement Centre of Victoria

Provides free dispute resolution services across Victoria for community disputes  
[disputes.vic.gov.au](http://disputes.vic.gov.au)

## Homelessness Services Directory

[homelessnessaustralia.org.au/homelessness-services](http://homelessnessaustralia.org.au/homelessness-services)

# Housing checklist

## Before you start looking

### What can you afford?

|   |  |
|---|--|
| What area(s) do you want to live in?  |  |
| What area(s) can you afford?  |  |
| Do you want to live alone or with others? Can you afford to pay all the rent and bills on your own? |  |
| How much bond and rent can you afford?  |  |
| Have you checked whether you are eligible for financial assistance through Centrelink?              |  |
| How much is the gas, electricity, water and wifi/internet?  |  |
| Will you need to buy furniture, utensils and linen?<br>How much will this cost?                     |  |

### If you are choosing share housing, consider these questions

|  |  |
|--|--|
| Do you want to live with males/females/gender diverse? Older or younger people?    |  |
| Do you want to live with students, unemployed or working people?                   |  |
| Do you want to live with people who smoke cigarettes, drink alcohol or take drugs? |  |
| What are your expectations about cleaning?   |  |
| What is your household's schedule?   |  |
| Are there cultural expectations and rituals practised in the home?                 |  |
| Do you have any food restrictions, preferences, or allergies?                      |  |
| Are parties or sleepovers a regular occurrence?                                    |  |
| How do you feel about pets in the household?                                       |  |

# Comparing properties

## Address

|            |  |
|------------|--|
| Property 1 |  |
| Property 2 |  |

## Housing questions general

|   | Property 1 | Property 2 |
|---|------------|------------|
| How close is public transport?                                    |            |            |
| Is the property safe inside and outside?                          |            |            |
| Are there any support services nearby?                            |            |            |
| Is there a working smoke alarm?                                   |            |            |
| Do all the windows and doors open/lock?                           |            |            |
| Is the area quiet or noisy?                                       |            |            |
| Is there a garden? If so, who maintains it?                       |            |            |
| How long will it take you to get to campus?                       |            |            |
| Does the household have any specific religious or cultural needs? |            |            |
| Is the property accessible for people with a disability?          |            |            |
| Is car parking available?   |            |            |

## Rent and bills

|  | Property 1 | Property 2 |
|--|------------|------------|
| How much is the rent? Is this rent for a single or shared bedroom? |            |            |
| Does the rent include bills?                                       |            |            |
| Who pays the bills? How are the bills divided?                     |            |            |

## Important documents

|   | Property 1 | Property 2 |
|---|------------|------------|
| How much is the bond?   |            |            |
| Has a Condition Report been completed, signed and provided to the rental provider and renter? |            |            |
| How long is the rental agreement?   |            |            |
| How much written notice do you need to give to end the rental agreement?                      |            |            |
| How much will it cost to break your rental agreement early?                                   |            |            |
| How many people are on the rental agreement?  |            |            |
| Can I put my name on the rental agreement/tenancy agreement?                                  |            |            |

## Household responsibilities and rules

|  | Property 1 | Property 2 |
|--|------------|------------|
| Do household members shop for food, groceries, and general household items (eg. cleaning supplies) as a group or individually? Are the costs shared? |            |            |
| Who does the cooking? What type of food is eaten?  |            |            |
| Are any meals shared or provided?  |            |            |
| Who does the cleaning?   |            |            |
| Can friends and family visit?  |            |            |
| What sustainable practices are used at the property? (e.g. recycling, water and power usage)   |            |            |
| Do any household members have pets?<br>Are pets welcome?   |            |            |



## Household furniture

|   | Property 1 | Property 2 |
|---|------------|------------|
| Is bedroom furniture provided (bed, wardrobe, desk, lamp, etc)?   |            |            |
| Are the shared household spaces furnished (sofa, TV, dining table, dining chairs)?                                |            |            |
| Is there a laundry washing machine/dryer?   |            |            |
| Are there kitchen appliances available for use (kettle, toaster, rice cooker, microwave, fridge, oven, stovetop)? |            |            |
| Are there dining and kitchen utensils available for use (bowls, cups, cutlery, pots and pans)?                    |            |            |

## Notes

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# VU support services

To access the range of support services at VU visit VUHQ in person, phone: +61 3 9919 6100, ask a question via [askvu.vu.edu.au](mailto:askvu.vu.edu.au), or visit: [vu.edu.au/current-students/advice-support](https://vu.edu.au/current-students/advice-support)

## Student Equity, Safety & Wellbeing Services

Phone: +61 3 9919 5400

- ◆ Counselling
- ◆ Accessibility and disability services
- ◆ Student Welfare
- ◆ Student Advocacy
- ◆ Under 18 International Student Support
- ◆ TAFE Student Support
- ◆ Chaplaincy

## Student Welfare

Phone: +61 3 9919 5400

Email: [welfare@vu.edu.au](mailto:welfare@vu.edu.au)

VU's Student Welfare team can assist you with understanding your rights and responsibilities as a tenant in Victoria and advise you on housing supports and homelessness services if you are in crisis. The Student Welfare team can also provide:

- ◆ budgeting advice
- ◆ information about managing your finances
- ◆ emergency financial support
- ◆ guidance about Centrelink payments
- ◆ advice on HELP loan eligibility
- ◆ referrals to community support services

## Learning Hub

VU's Learning Hub offers free personalized academic support, workshops and online resources to help you develop the skills you need to succeed in your studies. Writing and Maths Advisors are available daily to support students at VU.

For more information: [studenthub.vu.edu.au](https://studenthub.vu.edu.au)

## Student Life

Enhances the student experience of current VU students through engagement in:

- ◆ Clubs
- ◆ Student leadership programs
- ◆ Social events
- ◆ Volunteering (VU Vollies) opportunities

For more information: [vu.edu.au/current-students/campus-life](https://vu.edu.au/current-students/campus-life)

## VU Student Union

VUSU is the peak representative body at Victoria University, designed to provide and advocate for students at VU. VUSU is elected by students to and provides a range of representation, support, and general services to students on all campuses.

For more information: [vustudentunion.com](https://vustudentunion.com)

## VU Careers Hub

Access our services online or at Footscray Park campus for help with:

- ◆ Resumes, cover letters, and interview preparation
- ◆ Part time and graduate jobs
- ◆ Career planning

For more information: [vu.edu.au/current-students/advice-support/vu-careers-hub](https://vu.edu.au/current-students/advice-support/vu-careers-hub)

## Moondani Balluk

Phone: +61 3 9919 4914

Email: [moondani.balluk@vu.edu.au](mailto:moondani.balluk@vu.edu.au)

Moondani Balluk provides financial, academic and pastoral supports to all enrolled Aboriginal and/or Torres Strait Islander students. Including student grants, financial assistance with accommodation and general living costs.

For more information: [vu.edu.au/about-vu/university-profile/moondani-balluk](https://vu.edu.au/about-vu/university-profile/moondani-balluk)

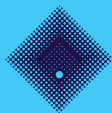
# External support services

If you are experiencing difficulties, there are many free support services available to help you.

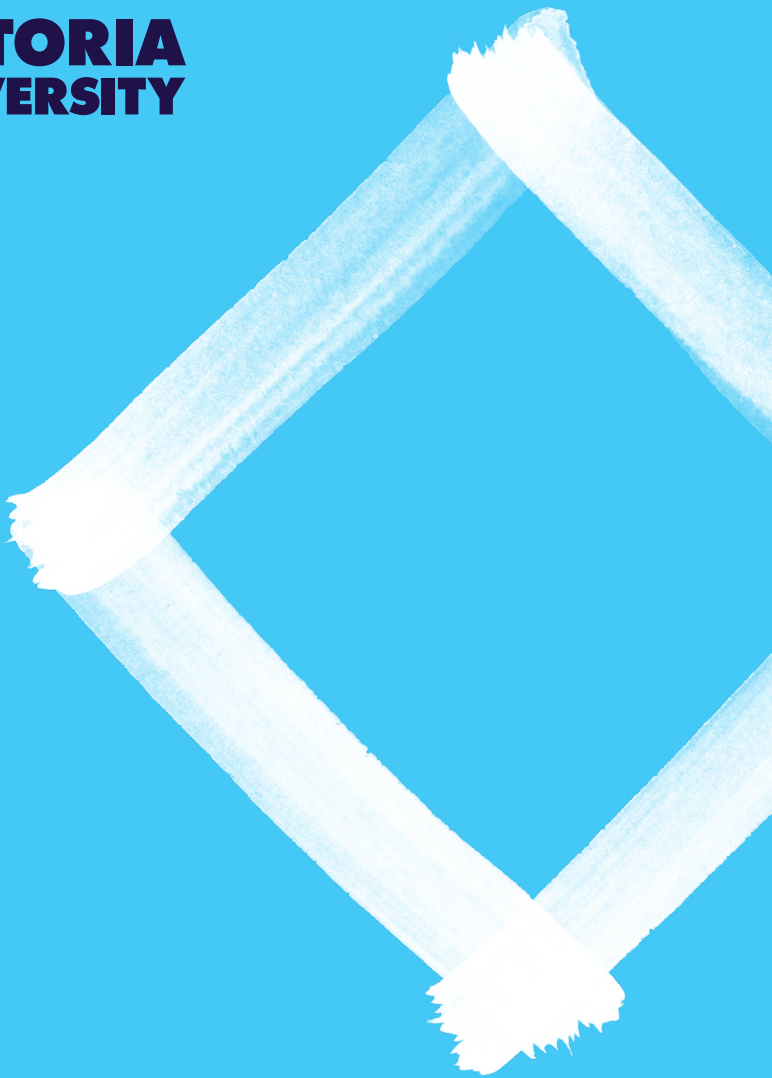
| Service   | Description  | Contact  |
|---|--|--|
| Emergency                                       | Fire, Police, & Ambulance services.  | Phone: 000   |
| <b>International student assistance</b>         |  |  |
| Study Melbourne Student Centre                  | Provides international students information about living, working and studying in Melbourne.                           | Phone: 1800 056 449<br><a href="http://studymelbourne.vic.gov.au">studymelbourne.vic.gov.au</a>                                |
| <b>Crisis accomodation</b>                      |  |  |
| VIC 24hr Statewide Housing Crisis Service       | Provides a variety of support to people who are homeless or risk of homelessness.                                      | Phone: 1800 825 955<br><a href="http://services.dffh.vic.gov.au/getting-help">services.dffh.vic.gov.au/getting-help</a>        |
| <b>General housing information and referral</b> |  |  |
| Wombat Housing Service                          | Provides support to people who are homeless or at risk of homelessness in and around Melbourne's West.                 | Phone: 1800 887 775<br><a href="http://wombat.org.au">wombat.org.au</a>  |
| Frontyard Youth Services                        | Specialist youth service for people aged 12-24 who are at risk of, or experiencing homelessness.                       | Phone: 9977 0077<br><a href="http://mcm.org.au/services/homelessness/frontyard">mcm.org.au/services/homelessness/frontyard</a> |
| <b>Counselling services</b>                     |  |  |
| Lifeline Australia                              | Provides a 24-hour crisis support and suicide prevention telephone service for people experiencing emotional distress. | Phone: 13 11 14<br><a href="http://lifeline.org.au">lifeline.org.au</a>  |
| Suicide Line Victoria                           | 24/7 phone and online suicide prevention counselling and support.  | Phone: 1300 651 251<br><a href="http://suicideline.org.au">suicideline.org.au</a>  |
| Beyond Blue Support Services                    | Provides brief counselling and mental health info and advice.  | Phone: 1300 22 46 36<br><a href="http://beyondblue.org.au">beyondblue.org.au</a>   |
| Switchboard Victoria LGBTQIA+                   | LGBTQIA+ specific counselling and information.   | Phone: 1800 729 367<br><a href="http://switchboard.org.au">switchboard.org.au</a>  |
| 1800 RESPECT                                    | A counselling information and referral service supporting those impacted by domestic, family or sexual violence.       | Phone: 1800 737 732<br>24 hrs a day, 7 days a week   |







# VICTORIA UNIVERSITY



## Disclaimer

Please note this publication has been produced to provide housing information and should be treated as a guide only. Victoria University accepts no responsibility for the accuracy of information and reserves the right to make changes to the document at any time in its absolute discretion. The onus of responsibility is with each student to assess whether any housing option outlined in this publication is suitable to his/her own needs. Any arrangements, financial or otherwise, are strictly between the student and the share house/rental provider/agency/agent. While every reasonable effort has been made to ensure this information is correct, details are subject to change.

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