



HOUSING TIPS FOR UNDERGRADUATE STUDENTS

FACT! The rental market in Canberra is competitive. Students and full-time workers from local areas as well as arriving from interstate compete for the same properties, driving prices high.

Before you start looking for properties, you should decide if you want to live **on-campus** or **off-campus**. If you would prefer to live on-campus, heed this one piece of advice – apply early! You should lodge an application with ANU Accommodation well before you plan to move in, even as early as the semester prior to when your studies commence. Applying early may increase your chances of securing a room or help you avoid being put on the waiting list. You can apply online or find further information at the ANU Accommodation website:

<http://www.anu.edu.au/study/accommodation/advice-procedures/how-to-apply-for-student-accommodation>)

If you're after off-campus accommodation, you should first consider the map below. The ANU is located in Acton (west of the city centre). The suburbs just north of the city centre are popular with students as public transport is more frequent and walking or cycling to and from ANU is easier. The south (just across the Commonwealth Bridge) is also a viable option, but the closer to Capitol Circle you get the more expensive the rent will be.

If you want to live close to ANU/Acton, you will have to accept that you might be paying higher rent. On average, the average share-house rent might look something like this:



Acton:	Turner:
1 bedroom- \$415 pw	1 bedroom- \$420 pw
Braddon:	2 bedroom- \$545 pw
1 bedroom- \$440 pw	3 bedroom- \$720 pw
2 bedroom- \$528 pw	O'Connor:
3 bedroom- \$690 pw	1 bedroom- \$400 pw
Campbell:	2 bedroom- \$483
1 bedroom- \$340 pw	3 bedroom- \$700
2 bedroom- \$550 pw	Dickson:
3 bedroom- \$850 pw	1 bedroom- \$400 pw
	2 bedroom- \$540 pw

Lyneham:

1 bedroom- \$400 pw
 2 bedroom- \$420 pw
 3 bedroom- \$625 pw

Hackett:

1 bedroom- \$295 pw
 2 bedroom- \$335 pw

Watson:**Downer:**

1 bedroom- \$320 pw

1 bedroom- \$320 pw

2 bedroom- \$400

3 bedroom- \$490

Note: these are indicative prices. There are a number of factors that impact the price of rent such as furnished/unfurnished, number of people sharing the house, age of the house, etc. Rental properties will likely be more expensive.¹

There are other areas in Canberra that are short bus rides to Civic or ANU, such as Belconnen, Bruce, Aranda, Curtin, Kaleen, Woden, etc. If you would like to view the different suburbs and ACT bus schedules, use Google Maps to find directions and find out how long it takes to get to ANU from a certain suburb via bus.

Tips for house hunting**1. Shared or rental**

If you're unsure about whether you want to live alone or in a shared house, it would be worth weighing up the pros and cons to both. If you decide to live in a share house, you (the sub-lessor) would rent a room from someone whose name is on the lease. Generally, the rent for shared properties is cheaper and you may not need furniture if the person you rent from might already own furniture and appliances. You may benefit from sharing the utility bills (electricity, gas and the internet) and the household chores may also be divided up between you and the other occupants.

On the other hand, if you find a rental property for yourself, you would have to sign a lease on your own. The rent and bills might also be more expensive and you might have to purchase your own furniture and appliances. However, if you are able to afford the rent and value your independence, finding a rental property might be better suited to you than finding a share house.

2. Property search sites

There is a plethora of online sources with rental and share house listings. Here are a few to get you started:

- Flatmates: flatmates.com.au
- All Homes: allhomes.com.au/
- Gumtree: gumtree.com.au/
- RealEstate.com: realestate.com.au/
- ANU Housing Online: <https://housingonline.anu.edu.au/> (great for student listings)
- Home Stay Network: <https://www.homestaynetwork.org/>

There are also a few popular Facebook groups & pages for shared housing and rentals in Canberra, such as:

- [Canberra Share housing Group](#)
- [Housing](#)
- [Canberra Houses, Rooms, Rentals](#)
- [Canberra Share Housing & Rooms for Rent](#)

BEWARE! There are housing scams, particularly with tenants who cannot view the property due to being interstate or in another country. Ensure that either you or a trustworthy representative view the property before you sign any agreement and meet the agent/owner before making any payments. If you feel like you

¹ <https://www.realestate.com.au/neighbourhoods> (rental prices)

are being rushed into signing an agreement or the deal appears too good to be true, this raises red flags. You can always call the ANU Accommodation Office for advice on whether the listing appears to be a scam or contact ANUSA's legal advisor for assistance (sa.legal@anu.edu.au)

3. Google Maps

If you don't know Canberra well, you should try the feature on Google Maps to find out how long it may take to drive, cycle, and walk or take public transport to campus. Google Maps also has street views so you can see what the property and surrounding areas look like. If easy access to restaurants or shops is a priority to you, you may also use it to find out if there is anything nearby.

Trouble finding housing?

Here are some tips and considerations:

1. *Have you expanded your search?*

Understandably, most students wish to live near the campus. If you can't find housing nearby, you may have to expand your search so that properties a little further away are considered.

2. *Have you looked for short-term housing?*

If you're worried about living a little further from campus, look for short-term agreements for properties that are close to campus. There are some rental properties that are available for 3-6 months. You can time your lease to coincide with events, such as graduation, when students vacate properties and you can nab the property that you're after!

3. *Wait-listed?*

Be patient! It's not uncommon for students to get accommodation notices a few weeks before the semester begins. However, it is also a good idea to keep searching while waiting, just in case.

4. *Emergency accommodation*

Haven't got anywhere safe to stay for next few days? ANUSA provides short-term emergency accommodation assistance to eligible enrolled students who are experiencing an emergency that has resulted in difficulties securing accommodation. ANUSA can book up to 7 night stay at YHA City for successful applicants of ANUSA accommodation grant. <https://anusa.com.au/services/grants/>
Email at sa.assistance@anu.edu.au for more information.

After finding accommodation

Once you are settled in the new accommodation, there might be a few issues which can come up. You can discuss the matters of concern with the a few people:

1. [Canberra renters](#) (a Facebook page to discuss renters issues in Canberra)
2. [Tenants Union ACT](#) (free tenancy advice, advocacy and referrals service)
3. ANUSA lawyer (ANUSA lawyer can advise on tenancy agreement and disputes, free of cost; email at sa.legal@anu.edu.au)