



THE UNIVERSITY
OF QUEENSLAND
AUSTRALIA

CREATE CHANGE

Accommodation and Budgeting

CRICOS 00025B • TEQSA PRV12080

Acknowledgement of Country

The University of Queensland (UQ) acknowledges the Traditional Owners and their custodianship of the lands on which we meet.

We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country.

We recognise their valuable contributions to Australian and global society.



In today's session...

Whether you are returning to study in Brisbane or Gatton or coming for the first time, this session will provide options and information on finding accommodation to suit your needs, including:

1. Things to consider in finding accommodation
2. Accommodation options
3. Tips on renting
4. Budgeting tips and money savers



Things to consider before deciding on your accommodation...

1. Is this the first time you are leaving home?
2. Do you want to live alone or share with others?
3. Do you want to separate your university and personal life?
4. Do you want easy access to campus and classes?
5. Do you want responsibility for cooking, cleaning, working and travelling while studying? Or would you like an environment with catering and cleaning support?
6. What can you afford?



Budget considerations...



It is important to consider your accommodation options in line with your budget and what you can afford. Remember to be realistic with your expectations and consider:

1. What do the accommodation costs include? (i.e. water, electricity, Wi-Fi)
2. Who is the accommodation for? Are you planning to live on your own, with family, friends or share with others?
3. Will you need to pay for school or childcare?
4. What essential expenses will you need to budget for?
 - a) Transport
 - b) Phone
 - c) Utilities (electricity, internet, water)
 - d) Food
 - e) Study essentials

Location & Transport

Consider how you will get to campus?

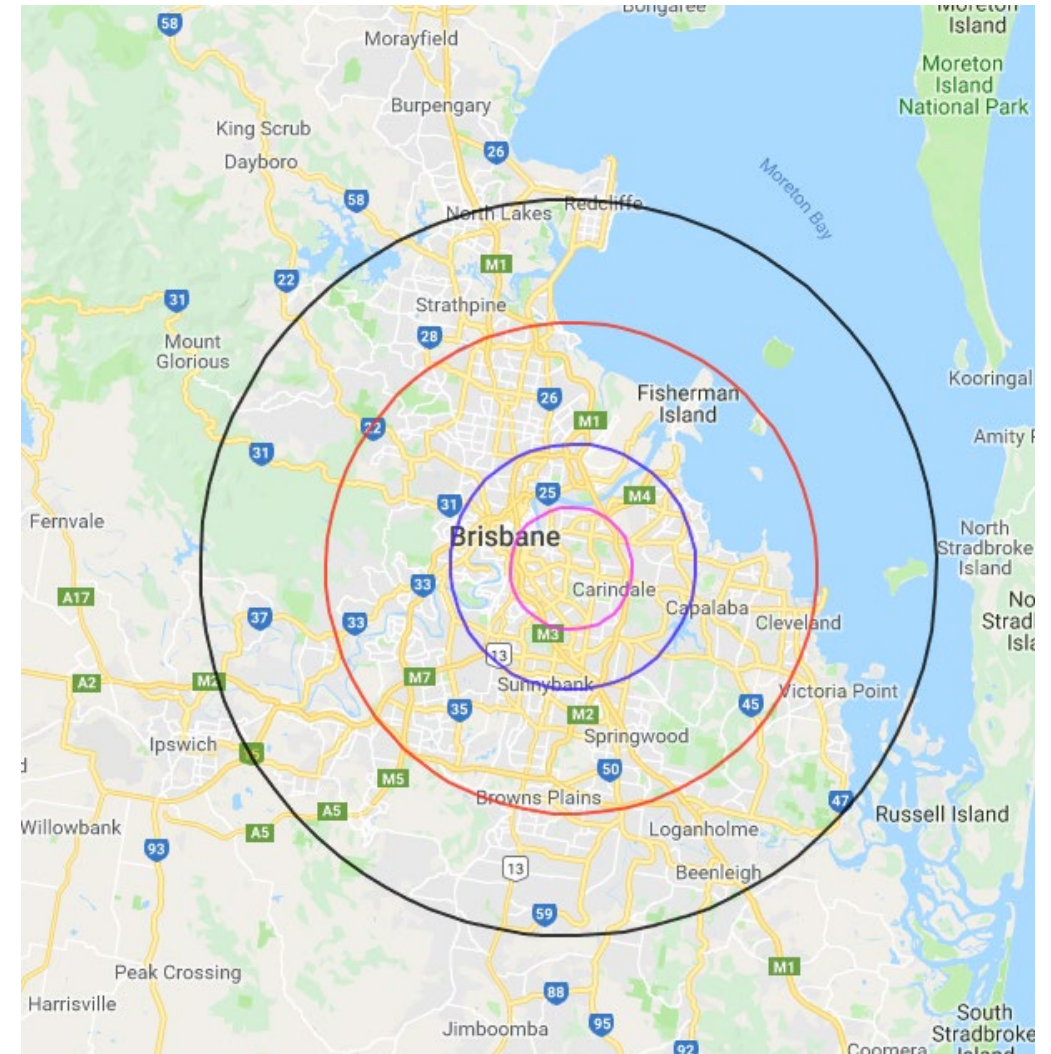
- Walk
- Cycle
- Public Transport (bus, ferry, train)

Or a combination of those.



Location & travel

Area	Estimated distance: UQ St Lucia campus	Estimated travel time: UQ St Lucia campus (Train and / or bus available)
St Lucia (and surrounding suburbs)	7km	20mins by bus
Central Brisbane (e.g. City Centre, Fortitude Valley)	8km	20mins by bus
South of Brisbane (e.g. Sunnybank)	20km	25mins by bus
East of Brisbane (e.g. Carindale)	20km	30mins by bus
North of Brisbane (e.g. Chermside)	20km	50mins by bus
West of Brisbane (e.g. Ipswich)	50km	60 mins by train/bus



Distance to St Lucia campus:

PINK = 5km BLUE = 10km RED = 30km BLACK = 40km

Location & cost of rent

Area	Distance to UQ St Lucia campus	Median Rent for accommodation type**			
		1 Bedroom Apartment Rent per week	3 Bedroom Apartment Rent per week	3 Bedroom House Rent per week	Townhouse Rent per week
St Lucia (and surrounding suburbs)	7km	\$350	\$650	\$550	\$650
Central Brisbane (e.g. City Centre, Fortitude Valley)	8km	\$460	\$950	N/A	N/A
South of Brisbane (e.g. Sunnybank)	20km	\$300	N/A	\$520	\$530
East of Brisbane (e.g. Carina / Carindale)	20km	\$345	N/A	\$580	\$570
North of Brisbane (e.g. Chermside)	20km	\$375	\$500	\$530	\$500
West of Brisbane (e.g. Jindalee / Oxley)	20km	N/A	N/A	\$550	\$450
West of Brisbane (e.g. Ipswich)	50km	\$280	N/A	\$425	\$380

**Median rent (assuming unfurnished property) provided by <https://www.rta.qld.gov.au/forms-resources/median-rents-quick-finder/median-rents-quarterly-data>

Translink

Translink is the name of the public transport service in South East Queensland, serviced by:

- Bus
 - Train
 - Ferry
 - Trams (only in Gold Coast)
-
- Go Cards are essential to save you money and time.
 - Students (full-time) get a discount!
 - Recharge locations are easy to find and online.

<https://translink.com.au/>



Planning your public transport:

Translink “Journey Planner” will guide you on:

- Public transport options to and from your destination.
- Transport options on weekends and late at night (Translink provide a late night bus service after midnight)
- Fares start from just \$1.35 as a full-time student on a concession go card.

translink.com.au/plan-your-journey/journey-planner





Accommodation options

On-campus living

Campus	Accommodation	Description	Expected Cost
St Lucia	UQ Residential Colleges	<ul style="list-style-type: none"> • 10 Colleges • Single Sex or Gender Inclusive • Catered or non-catered 	\$2000 to \$2800 Per month
St Lucia	UQ Res Kev Carmody House	<ul style="list-style-type: none"> • 610 one-bed rooms • Ensuite • Rooftop pool • 24/7 concierge 	\$319 to \$360 Per week (Join Waitlist)
St Lucia	UQ Res 48 Walcott St	<ul style="list-style-type: none"> • 2 bedroom apartments • BBQ Area • Carpark • On-site staff 	From \$360 Per week (Join Waitlist)
Gatton	UQ Res Halls of Residence	<ul style="list-style-type: none"> • Single or double rooms • Meals included • Regular events • 24/7 concierge 	Approx. \$1200 Per month
St Lucia & Gatton	UQ Res Homes	<ul style="list-style-type: none"> • 3,4 or 5 bed homes • Room or house • Furnished 	From \$200 Per week (Currently closed)

Off-campus living

Purpose-built student living

- Scape
- Durack College (female)
- Iglu
- Raymont Residential College
- Student One
- UniLodge
- Genesis 1

Contact each provider to find out how to apply



Private rentals

- UQ Rentals
- Realestate.com.au
- Rent.com.au
- Flatmates.com.au



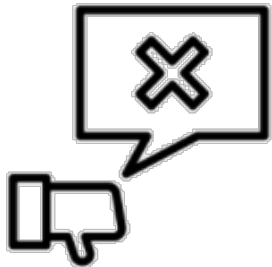
About house sharing

Living in a shared environment might not be for everyone. Below are some benefits and disadvantages to living with other people:



Pros:

1. Usually less expensive
2. You can meet new people
3. Learn and share skills
4. Opportunities for language and cultural exchange
5. Make long-term friends



Cons:

1. Housemates will have different routines
2. Different expectations around cleaning and hygiene
3. Lack of privacy
4. Being unable to pick your housemates
5. Friendships can change when you live with friends.

House-sharing tips...

Below are some tips on how to ensure sharing a house can be a fun and easy way to live.

- Ensure that there is clear communication
- Agree on a cleaning roster
- Try to be flexible
- Be considerate in common areas
- Check with your housemates before inviting friends over
- Ensure shared bills are paid on time
- Communicate face-to-face
- If you do have share house problems, don't leave it until it's too late to resolve. Student Services can help out with any concerns or support requirements.





Tips on renting

Renting privately - before commencing a tenancy

Landlords who advertise on UQ Rentals are required to follow the rules set down by the Residential Tenancies Authority of Queensland.

Considering a private rental can be a great way to experience life in Brisbane or Gatton while you study at UQ. When thinking about a private rental option:

1. Consider your experience with renting property
2. Remember the amount of rent you pay will be based on the property location, size and inclusions.
3. Properties may be managed by a landlord (private owner), real estate agent or a head tenant.

If you're new to Brisbane or Gatton you can consider some short-term accommodation (most require minimum 6months) to give you some time exploring accommodation options and getting to know your new area.

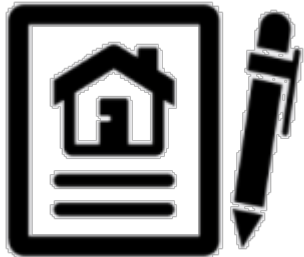
Student Services can help you with your questions around accommodation and renting privately.

Leasing Agreements

There are two main types of lease when renting privately:

General Lease:

- Good for families or if there are a group of friends who wish to share
- All people signed on the lease are responsible for the rent for the entire property
- If one person leaves the property, the onus is on the remaining tenants to keep the rent covered



Rooming Agreement:

- Good for single people in a share house
- You are only responsible for the rent of your room, not the entire property
- House rules may apply

Leases are a legal contract and you are legally bound to ensuring the rent is paid.

If you have any issues with your tenancy, it is important to seek advice.

Bond



A bond is like a security deposit which is paid back when the property is vacated, on the condition that:

- No money is owed
- No damage has been done

If a bond is taken, a receipt must be given to the tenant and lodged by the property manager to the Residential Tenancies Authority (RTA) Queensland.

It is an offence not to do so.

- You as the tenant can lodge the bond, refer to the RTA website.
- The bond cannot exceed the amount of 4 weeks rent.
- You will receive an official receipt from the RTA within 2-3 weeks of paying your bond.
- Your receipt will have a unique reference “bond” number which you can refer to at any time.

Starting a tenancy - checklist

Once you have narrowed down the area(s) you'd like to consider living in, make some time to:

- ✓ Inspect the properties – looking at space, security, cleanliness, amenities and ensuring the property matches with the online listing (advertisement). We recommend looking at more than one property.
- ✓ Apply – complete an application for the property you would like to live in.
- ✓ Sign the lease – make sure you read the lease in full; do not sign if you do not want to or can not commit to the terms; **a lease is a legally binding document**; seek advice if you are unsure.
- ✓ Pay your bond
- ✓ Complete your entry condition report



Renting privately – during your tenancy



When renting privately it is your responsibility to maintain the property:

- Keep it clean and tidy – including outdoor areas
- Report repairs to your landlord / property manager as soon as you notice them
- Ensure you have permission to make any changes to the property – including putting hooks up to hang pictures
- Understand your responsibilities as a tenant and do not ignore the problem

Renting privately – ending your tenancy

As discussed earlier in the session, it is important to understand the legal obligations you make when signing a lease.

- If you need to move out early, notify your landlord or real estate agent as soon as possible.
- If you are finding a new flatmate to take your room you must obtain landlord or real estate permission to advertise.
- There are fees associated with breaking a lease and you must continue to pay rent until a new tenant is found.
- Ensure you follow the guidelines on your lease when approaching the end of your tenancy or lease agreement.
- Complete the exit report as per the requirements and instruction of the real estate or landlord.



What if things go wrong – tips to resolving a dispute

Self-resolution

- ✓ Try to always keep lines of communication open - good communication is key to resolving most disputes. Decide if a phone call, a meeting (online or in-person) or an email is the best way to discuss the issue.
- ✓ Be respectful and ensure your communication is clear. Offer constructive ideas to resolve the issue.
- ✓ Confirm what you agree in writing. Have a clear understanding of the responsibilities, actions and dates moving forward. Keep a record of all contact, including phone calls, emails, documents, photos, letters and text messages exchanged.

Assistance

- ✓ If you are unable to resolve the dispute yourself – try Residential Tenancy Authority's (RTA) free dispute resolution service. RTA is impartial and can help disputing parties make informed decisions and reach a mutually acceptable outcome.
- ✓ Contact QSTARS for advisory services - QSTARS aims to provide all Queensland renters with high quality, free, independent tenant advisory services that assist tenants to manage and sustain their tenancy.
- ✓ If you are experiencing safety concerns or are at risk of homeless – visit UQ Student Central for support.

Adapted from Queensland Residential Tenancy Authority, 2022
www.rta.qld.gov.au/disputes/how-to-resolve-tenancy-issues

Queensland – Support and Advice

In Queensland there are two main organisations who can support you with tenancy advice and support:

Residential Tenancies Authority RTA

- State government statutory authority that helps make renting work for everyone.
- Tenancy Information and Support
- Bond Management
- Dispute resolution
- Investigations and prosecutions
- Policy and education services



Queensland State-wide Tenant Advice and Referral Service QSTARS

- **Free for all Queensland renters**
- Support with understanding your rights as a tenant in Queensland.
- Advice with resolving tenancy issues.
- Advocacy support for tenants and agents
- Provide resources to support tenants
- Support with grievances raised





Budgeting tips and money savers

Cost of living in Brisbane



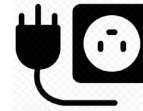
- The cost of living in Brisbane has increased significantly in the last few years.
- Brisbane is the third most expensive city in Australia
- Students are moving to suburbs further out of the city centre to be able to find affordable accommodation.
- Recent floods has reduced the amount of available accommodation
- People migrating from other states and the successful Olympic bid has driven up the cost of housing
- Floods, inflation and cost of petrol has increased the price of groceries.

Overview of living expenses (for one)



Basic groceries

\$60-120 per week



Basic Utilities

(Electricity, Heating, Water, Gas)

\$190-250 month.



Transport

\$20-40 (Go card), 5-10 trips

Fuel - \$2.10 per litre

*Look at how many trips you are likely take and how much money you need per fortnight.



Take-away/Eating out

\$15-35 per meal

\$4.50 - \$6 per cup of coffee



Phone plans & Internet Plans

\$15-90 month



Entertainment

\$15-20 movie ticket

Keeping your expenses down

Transport:

- Grab a Go Card and apply to have student concession fare activated – save up to 50% on travel costs
- Get Odin Pass app (exclusive to UQ) – unlimited public transport access, up to 90min per day on e-bikes and e-scooters (from \$17 per week)

Groceries

- Check out cheaper shopping locations (Aldi, Coco's Annerley, T-Bones Aspley, Rocklea markets, Blunder Road Country Market)
- Figure out when your local supermarket marks down produce – buy on special
- Check the catalogue for supermarket deals – go seasonal
- Follow local grocers on social media to be aware of their sales and plan meals accordingly
- Plan ahead – weekly meal prep, stick to the shopping list



Keeping your expenses down (cont.)

Utilities

- Compare different utility providers for the best prices (Energy Made Easy or [comparethemarket.com.au](https://www.comparethemarket.com.au))
- Turn off appliances that are not in use (including gaming consoles, phones at 100% charge and appliances on *standby mode*)
- Use cold water in the washing machine where possible

Clothing, furniture and homewares

- Try your local Charity Shops (Vinnies or Salvation Army) for budget-friendly options.
- Join community Facebook groups or grapevines for give aways, cheap furniture and clothing. Check out Marketplace and Gumtree

Entertainment

- Check out free events on the Brisbane City Council website or Eventbrite
- Cheap movie nights - \$8 Student Mondays or \$10 Tuesday – Thursday (Event Cinemas, must be a Cinebuzz member, free to join)
- Cheaper deals through GroupOn, Bookme, First Table



Please complete this short evaluation survey:



Financial planning and budgeting

Moneysmart.gov.au (REALLY good website!)

- Free tools, tips and guidance on how to be smart with money
- Digital budget planner
- Free financial counselling
- Getting debt under control

Practical ways to manage costs

- Track your spending and expenses
- Review your spending habits
- Start making small changes to your spending habits
(Separating needs from wants, Finding quick wins, Setting up a saving account)



Not doing well and struggling?

Financial Assistance Program

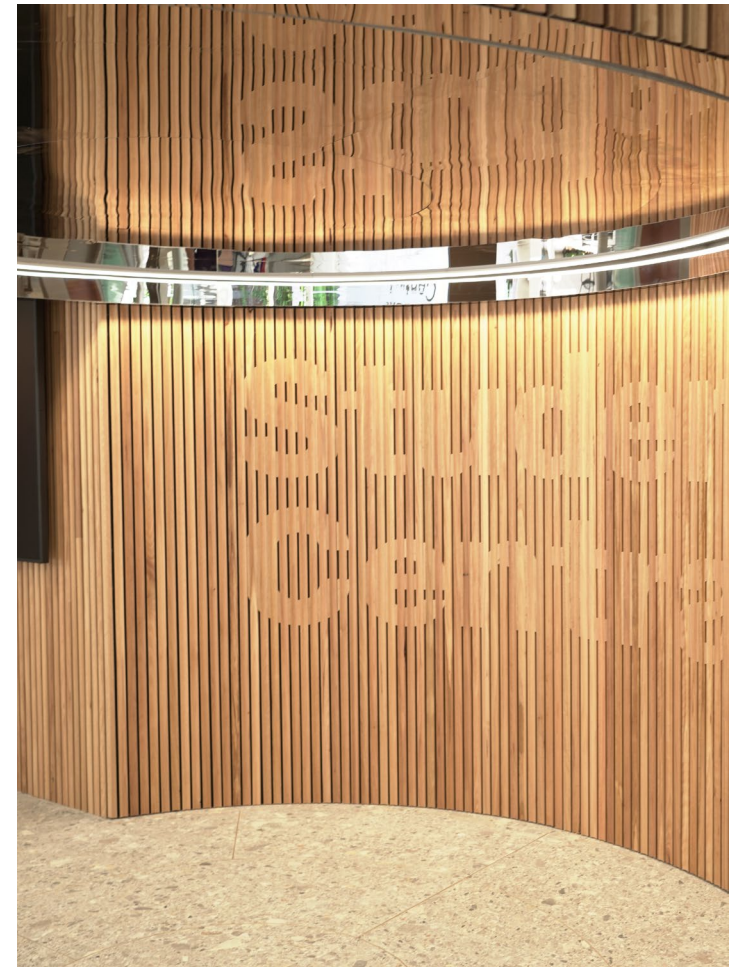
Unforeseen, Unexpected,
Emergencies

Student Services (Building 42)
Counsellors, Student Advisors,
Accommodation & More

Quitline (smoking) 13 78 48

ACCOMMODATION DROP IN SESSIONS:

Wed 15th, Thurs 16th & Fri 17th
Feb from 12pm -2pm





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Thank you

Student Services

Scan QR code for more information

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