



STUDENT ACCOMMODATION SPECIALISTS

A Student Guide



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Student Accommodation



Moving out of home can be stressful enough and when you add relocating away from family to a new town, state or even country it can be challenging. There are a range of options depending on your budget but pricing is not the only thing you need to consider.

Student accommodation is very different to renting with family or a group of your own friends. Reece Realty will take into consideration your preferences before selecting from a range of suitable properties for you to inspect.

Our Student Property Management staff will also be available for any questions or problems that may arise during your tenancy. If you are an International student you not only have to grapple with a new study environment but you may also find yourself in the position of share living with students from different cultures. We work with you during the property selection process to accommodate you with compatible housemates.

Reece Realty have been in the student accommodation industry for 10 years and continue to be the leaders for student accommodation in Newcastle.

With around 700 rooms over 110 properties in 10 suburbs we are sure to have a property that is tailored for your needs.

Some questions to ask yourself

- ▶ How many people you are willing to share with
- ▶ How much room do you need
- ▶ Do you require a private ensuite
- ▶ Would you feel more comfortable with single sex accommodation
- ▶ What type of environment are you looking for ie party house? study house?
- ▶ How much of the cleaning will your housemates contribute (& do you care?)

Accommodation Options

Reece Realty advertises available properties on our website, realestate.com.au, domain.com.au and via the Newcastle University accommodation site. We also encourage you to come into our office as we may have a property that is due to be vacated but cannot be advertised until the tenant has moved out.

There are various types of student accommodation:

- ▶ Share house
- ▶ Studio / Granny Flat
- ▶ Purpose built student properties

<https://offcampusaccommodation.newcastle.edu.au/>

<https://flatmates.com.au/newcastle-uni>

<https://www.realestate.com.au/share/newcastle-2300>



Granny Flat / Studio



Purpose built student accommodation



Share house



Tenancy

Finding Properties

- Find properties using websites including reecerealty.com.au, domain.com.au, re
- Contact the agent or nominated contact to arrange a time to inspect the property

Applying

- Fill out the application form provided to you at the house you liked – keep in mind
- Make sure you supply all the documents requested on their application form to st
- The agent will contact you referees, employer, past landlord to obtain suitability

Sign Up

- Once approved for a property, you may be asked to pay a 'reservation fee to the
- money to an agent or landlord
- You will be asked to make an appointment to sign a Residential Tenancy Agreement
- are older if you default throughout the tenancy
- You will generally pay 2 weeks rent, a bond equivalent to 4 weeks rent and in sha

Throughout Tenancy

- Pay rent on time – your ledger at the end of the tenancy is used by your next refe
- Report repairs/damage to your real estate agent or landlord as you encounter the
- or ask what you can do
- If you want someone else to move in – you need to request this first

Vacating

- You are required to give a set amount of notice depending on if you lease has exp
- If you need to 'break your lease' throughout the fixed agreement dates – speak to
- You will be informed of the final rent owing – make sure this is paid before hand
- Ensure you leave the room/house clean to prevent delays in getting your bond b



Process;

alestate.com.au, flatmates.com.au

and you can apply for as many as you like
streamline the check process.
information

agent/landlord. This is normally 1 weeks rent. Make sure you obtain a receipt when you pay any
rent – this is a legally binding contract and must be taken seriously as it could affect you when you
shared accommodation an annual common area fee.

reference check
em. This protects you at the end of the tenancy. If you damage something, arrange to have it fixed

expired or not.
to your agent or landlord as there are only certain circumstances this can be reduced.
returning your keys back.
back.



@ studentmanager@reecerealty.com.au  reecerealty.com.au  wechat: reecerealtyonline

Furnishings

In most cases it is a requirement for the landlord to provide suitable furniture for the following:

- ▶ each bedroom with a bed, desk & chair
- ▶ common areas - including the lounge room, dining room, kitchen, bathrooms, laundry, and other general areas like decked patios and entertaining areas

A certain amount of wear and tear on furnishings is expected. If something is damaged it must be paid for by the person responsible. If no one comes forward the cost of replacement or repair will be split between all tenants. All rules and regulations will be clearly listed in your tenancy agreement.



Utilities

- ▶ All our student accommodation properties have internet connection included as a complimentary service.
- ▶ All our student accommodation properties include water and power usage in the weekly rental amount.



Maintenance

An ongoing problem in a share house is working out who is responsible for cleaning. **Reece Realty have regular cleaners in most properties who will maintain common areas. They WILL NOT wash dishes, clean individual rooms or pick up dirty laundry. If this service is abused it will be terminated.** Remember you are an adult and that comes with some responsibility.

Food Etiquette

Most of our accommodation options provide a lockable cupboard space for individuals to store their own food without fear of waking up to an empty cereal box. Fridges offer another challenge. If you must take someone else's stuff, tell them and then replace it or provide something else instead. In general, each household must make its own rules, but each person within the household must stick to them.

Location

Most of our properties are close to the University, shopping and public transport. If you have access to a car your options will be greater but remember traffic/parking can be difficult at peak times and will add to travel time.

Communal Living Areas

Rules will be clearly stated in your tenancy agreement however a few things to be aware of

- ▶ Common rooms can be accessed at any time by the Landlord, landlord's agent or a tradesperson if required
- ▶ Common areas will be used/shared with all members of the household namely: Bathroom (unless you have an ensuite), toilet, kitchen, hallway, living areas.



Fixtures & Fittings

- ▶ Common area light globes, kitchen appliances, fixed heating/cooling etc are the responsibility of the landlord
- ▶ Students are responsible for replacing light globes in their own rooms.
- ▶ Students are restricted in electrical items that can be brought onto the premises. Among other items, laptops/ computers, personal grooming items (ie electric shavers and hairstraighteners etc) and televisions are allowed.

Refer to the House Rules in your tenancy agreement for details.

Respect

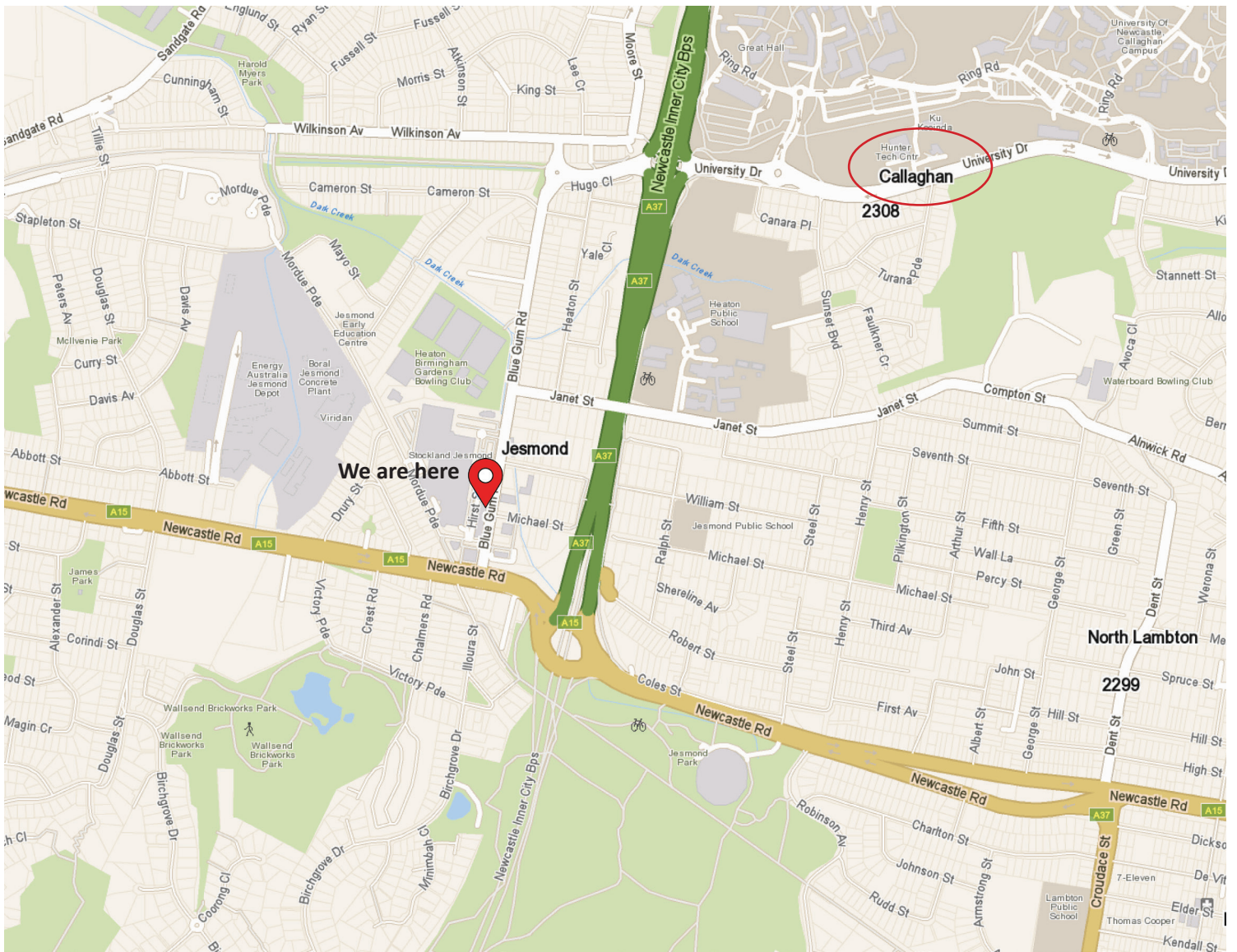
Respecting your housemates can go a long way towards preventing household conflict. Respect others privacy, space and belongings. If something a housemate is doing bothers you mention it to them straight away in a respectful manner. They may not be aware that it is affecting you. If the issue is not resolved you can report it to your property manager.

http://www.fairtrading.nsw.gov.au/Youth/A_students_guide_to_consumer_rights.html

International Students

International currency and transfer fees can add significantly to rent costs. These fees are controlled by government and current economic factors and are not imposed by Reece Realty management. International students are encouraged to seek advice from Newcastle University (site below), a local banking facility / post office or our Property Management staff to work out the most cost effective way for you to pay your rent.

<https://www.newcastle.edu.au/international/while-you-are-here/support>
<https://www.newcastle.edu.au/international/before-you-leave/accommodation>



Our office is located in the heart of Jesmond shopping precinct with high exposure from Blue Gum Road (opposite Jesmond Fruit Barn) and Hirst Street (opposite Woolworths main entry) with plenty of free parking available. Only 1.5kms from the University of Newcastle Callaghan Campus we also specialises in management of Student Accommodation.

The experienced team here at Reece Realty Newcastle look forward to assisting you

Allen Reece

Owner and Licencee
Reece Realty Newcastle

All information is gathered from sources we believe to be reliable and we cannot guarantee its accuracy. Interested persons should rely on their own enquiries.

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