

semester 
AUSTRALIA



**Brisbane
Housing
Services**

www.semesterinaustralia.com - info@semesterinaustralia.com



CONGRATULATIONS ON BEING ACCEPTED TO STUDY IN BRISBANE!

Accommodation in Australia may be very different from what you are used to in your home country, in that Australian universities are very much commuter campuses, with little or no university housing provided to students. As a result, securing housing before you depart for Australia can be difficult. Good, affordable student accommodation can be hard to find and Australian Universities suggest that students arrive two to three weeks early to secure suitable permanent accommodation.

But what if you could secure your accommodation before you left for Australia? Semester in Australia pre-arranges quality housing for students – taking the hassle, time and uncertainty out of finding a place to live in a new country. Students can go straight from the airport to their new home!

Semester in Australia offers a reliable accommodation and arrivals service, providing pre-arranged, fully furnished rental accommodation that international students ordinarily would not be able to secure until their arrival in Australia. It's important to note that Semester in Australia does not own or operate the housing provided to students and instead we offer a **housing service**, whereby Semester in Australia pre-arranges and secures suitable fully-furnished housing from the pool of privately and independently owned rental accommodation in the suburbs surrounding your university's campus.

LISTEN TO OUR STUDENTS TALK ABOUT EVERY ASPECT OF THEIR ACCOMMODATION!
www.youtube.com/semesterinaustralia

Semester in Australia works closely with local landlords and real estate agents to secure good, affordable student rental accommodation that you can book before coming to Australia.

We have been vetted and approved as a service provider by the University of Queensland (UQ), Griffith University and Queensland University of Technology (QUT).

IMPORTANT FACTS ABOUT STUDENT HOUSING IN AUSTRALIA:

- Australian universities are very much commuter campuses, with over 90% of students living off campus. Most Australian students attend university in their home State/city – it's rare for students to travel interstate to attend another university. Therefore, most Australian students live at home with their families or in rental accommodation with friends, and commute to campus each day.
- There is little, if any, Australian University-owned housing for students that can be pre-arranged/booked before coming to Australia. Unlike in the USA, where University housing/dorms are provided for most of the students, there is limited to no on-campus housing offered by Australian universities. This is a cultural difference, given that most Australian students live at home and commute to campus. For example, The University of Queensland has over 38,000 students with only 2,000 on-campus housing places available to students while other Australian universities have no on-campus housing. Therefore, international students are advised to arrive 2-3 weeks early to search for suitable off-campus accommodation.

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HOUSING HOLDING DEPOSIT

If after submitting your Enquiry/Reservation and you would like to go ahead and book Semester in Australia Housing, you will be required to pay a non-refundable Holding Deposit of AUD\$250. This deposit is used to reserve a room and hold your place in an housing. This deposit is non-refundable should you decide not to go ahead with your final booking for any reason. However if you do finalize your booking, the Holding Deposit will be deducted from your overall Housing Fee. **The Holding Deposit can be paid by Credit Card or PayPal. Details are sent in your confirmation email.**

DO STUDENTS RECOMMEND SiA:

"I recommend SiA to other students because it helps to develop a network of friends instantly & find a place that you can call 'home' in Australia."

"Yes, because its convenient & less stressful. Also it helps out with other practical things like the internet, & you meet a lot of people imidiately."

"Definitely! It was very easy to use, emails were always responded to in a timely manner, & the housing is very nice."

"It was great value. No stress of being in hostels and scrambling for accommodation. Just comforting to have a home to move into right away. Being picked up from the airport was a nice comfort as well!"

"Yes, because a lot of people had a difficult time finding reliable housing, & if they did manage to book housing before they arrived (eg. unilodge), the rooms aren't inviting, furnished, and the managers aren't helpful. They aren't comfortable living spaces."

"Our fully furnished housing is great, it saves a lot of money that I would have otherwise had to spend knowing I would leave the objects behind. Having a washer & dryer is also very convenient."

"I have heard that the student housing market is very competitive & has caused a lot of students stress. I did not experience this at all. I met a girl who lived in a hostel for the first two months because she couldnt find something suitable. Travelling abroad has its own set of stresses & housing should not be one of them if it can be avoided. Well worth the investment to go with SiA."

- All comments from our anonymous student survey September 2010

- Australian universities don't really have a 'college town' feel, with concentrated areas of student housing/living. The student population is spread across surrounding suburbs, near and far (as most Australian students live at home with their families). Therefore, location of housing is important – being near other like-minded students, public transportation and shopping/entertainment.
- Short term, fully furnished housing is very expensive in Australia, particularly within major metropolitan areas and within close proximity to universities.

ENQUIRIES & RESERVATIONS

If after reading the following information you would like to book **Semester in Australia Housing**, you will first need to complete the online Enquiry/Reservation form. If you have not done so already, please complete the Enquiry/Reservation Form, completing all information, making your housing choice, and providing your required housing dates.

Most rooms are Single, but some accommodation allows for two people to share a room (with two single beds). If you would like to share a room with someone you know, please the other person that you would like to share with, on the Enquiry/Reservation Form.

If you know of other students that you would like to live in the same housing with, please list their names on the Enquiry/Reservation Form as well.

Upon receipt of your Enquiry/Reservation Form we will let you know by return email whether your housing selection is available with a reservation confirmation email.

Enquiry/Reservation Form:

www.semesterinaustralia.com/student-housing-services/brisbane-housing-information/book-now/

SO HOW DO WE HELP? AT SiA WE . . .

- Arrange your accommodation before you arrive (you can even give your family and friends your address before you even leave home!).
- Offer a package that include your gas, electricity and water)! Internet?? Wording?
- Find great housing conveniently located close to university campuses (either walking distance or a short bus ride).
- Make sure our housing is walking distance to supermarkets and food outlets, as well as shopping and entertainment.
- Place you with other students studying in your city and usually at your university. This way you are sharing with students who are like-minded and ready to experience Australia in the same way as you!
- Have housing that is fully furnished, including a fully-stocked kitchen, and white goods (normally in Australia, rentals do not come with white goods such as fridge and washing machine/dryer).
- Do not make you sign up for a 6 or 12 month lease, just the weeks of the semester (or more if you want).
- Include arrival support, with our on-site Resident Director there to help you move in and familiarize you with the local area.
- Take the hassle out of connecting utilities and paying bills. Our Housing Fee includes all utilities (gas, electricity and water) and an internet package.

- Are there to assist you with Internet cell/mobile phone service. See page 8 for details.

We inspect each housing closely prior to making bookings for our students, and ensure it is furnished it to Semester in Australia standards.

Additionally, at the end of each semester, each housing is professionally cleaned and inspected to ensure it is in good order (eg. any broken or missing items are replaced).

Facilities vary from housing to housing, but each one must meet our basic standards. Past participants have been very satisfied with the housing we lease and their proximity to the University, as well as entertainment and recreational opportunities.

Some of our housing have extras for our students, such as air-conditioning, fans, dishwashers, clothes dryers. Some on-site Managers/landlords may be able to provide extra items on request, but this cannot be guaranteed. However, students are also able to buy or rent other items based on their individual or group preferences.



WHO WILL I BE LIVING WITH?

All **Semester in Australia** accommodations are shared residences. This means students will be living with 1-5 other student tenants and will be sharing the kitchen, bathroom and living space with the other tenants in the housing.

What does this mean for you? Communicating well with housemates to make sure shared areas are kept clean; respecting the privacy needs of room mates, including study or sleep; and complying with strict rules regarding noise regulation, and use of facilities (see SiA Housing Services Agreement information below).

Due to varying program numbers and participants, all Semester in Australia housing is sanctioned as 'co-ed' (meaning male and female students may be placed together). On the reservation form, under 'Questions/concerns additional request', you may request to live in a single-sex housing. **Semester in Australia** will endeavor to meet your request, but please note that due to program participant variations, we cannot guarantee single-sexed accommodation.

All Semester in Australia housing is NON-SMOKING. This is Site Management ruling of all rental properties, and therefore no smoking is allowed inside any of the **Semester in Australia** accommodation. Therefore, smoking and non-smoking students may be placed together (since no smoking is allowed inside the home).

Housing and Roommate Assignment

Your housing assignment/address details will be sent to you a few weeks before your departure. In most cases, students will know the names and email addresses of their housemates before they depart for Australia.

Group Bookings: We are flexible and can accommodate the majority of roommate requests because we manage our own program housing. Therefore, you may select to live with other friends who may also be studying in Brisbane. Students who select to live with each other must all complete an Enquiry/Reservation Form listing each other's names on the form, and pay their Holding Deposit at or around the same time in order to guarantee that an entire housing will be held for the group of students. That is, several rooms/an entire housing will not be held if just one student has paid their Housing Deposit.

WHAT DOES 'FULLY FURNISHED' MEAN?

Most housing include the following basic items listed below, although your housing may include additional items based on landlord preferences as discussed above.

Bedrooms: Individual single bed, study desk and chair, wardrobe

Kitchen: Refrigerator, toaster, crockery, glasses, cutlery, kitchen utensils, pots & pans, stove, microwave and conventional oven.

Bathroom: Permanent bathroom fixtures (shower, basin, towel rack, toilet)

Living/Dining: Sofa set, coffee table, TV, dining table and chairs.

Utilities: Water, gas and electricity connections and usage

The housing DO NOT include: meals, bed linens and bath towels, internet, cable, telephone connections and usage (although they can be ordered).

HOUSING CULTURAL DIFFERENCES:

Central heating/cooling systems, such as air conditioners, are not common in Australia as with most other (Northern Hemisphere) countries. Most of the housing will not have air conditioning and use ceiling fans only as their method of cooling. It is also highly unlikely that there will be any sort of central heating.

Australians are very environmentally conscious and utilities are very expensive, therefore Australians do not use excessive cooling or heating. Instead, Australians dress according to the weather. You will be expected to 'live like an Australian' and wear clothing suited to the temperatures. Tenants may find housing quite chilly in winter, and therefore warmer clothing will be required when inside. In summer, the housing may be quite warm, so tenants should wear lighter clothing and use a fan.

As **Semester in Australia** does not own the housing, we are unable to guarantee or install any air conditioning units. Under extreme climate conditions participants can purchase fans to help alleviate the more extreme temperatures and occasional weather changes.

Also, for some reason in Australia, housing will have a wardrobe with hanging space only, and no drawers. Students may purchase a set of drawers from the local Target or Kmart should they wish to have drawer space.

LEASE / HOUSING DATES:

Leases are in line with the Australian academic year and run from February – June (Semester 1) and July – November (Semester 2). The Semester Housing Fee covers the student for the term of the lease (the Semester).

Semester in Australia is not short-term accommodation, and no portion of the Semester Housing Fee will be refunded should a student decide to move out of their housing at any time before the end of the lease. You are not locked into a year-long lease, as is usual with other pre-arranged accommodation. You can sign up with our housing for your first semester, making your arrival and transition easier. After the semester you are familiar with your surroundings and Brisbane, you have the option to move out and find your own accommodation or you are welcome to stay with us for as many semesters as you like!

HOUSING SECURITY DEPOSIT

This Security Deposit is required and is in accordance with the Queensland Residential Tenancies Act (RTA). It will be lodged with and held in a separate account and students will be requested to sign a Bond Lodgement Form upon arrival.

A security deposit of AUD\$400 is in addition to the Housing Fee. This deposit is refundable, less any reasonable cleaning and damage costs, at the end of your program. Students are required to leave their housing in satisfactory condition, with all furniture and other provided items accounted for and intact. Items missing or damaged in a student's particular bedroom will be charged directly to the student, while any missing or damaged items in a shared area (eg kitchen, living room, etc) will be shared as a household group. Generally, you will receive the deposit refund 2-4 weeks after the conclusion of the semester. For further information and to become familiar with security deposit government rules/requirements visit:

http://www.rta.qld.gov.au/rental_bonds_section.cfm

TELEPHONE, INTERNET, CABLE

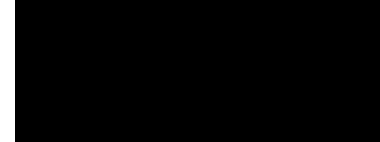
Phone internet and cable services are not included in the Semester Housing Fee, unless otherwise indicated. In most cases, students arrange their own phone and Cable TV service upon arrival. It is a simple procedure and instructions will be provided. Most students purchase cell phones instead of a normal residential / land line phone. **As an additional service, Semester in Australia is able to offer the added convenience of arranging a cell phone and wireless internet service which will be ready for you on arrival.**



Standard House



Kelvin Grove



Budget Option



Standard House



Standard House



Budget Option

HOUSING OPTIONS AND FEES

Semester in Australia has four housing options available to students studying in Brisbane, as outlined below. Students can indicate which housing they prefer, however, due to space limitations at each location, students may not get their preferred choice.

There is also an opportunity to share a room (at a reduced price per student) with this housing option. The share room has their own ensuite bathroom with two single beds.

Housing preferences will be allocated on a 'first come, first served' basis – that is, housing allocations will be made as Semester Housing Fees are paid. Therefore, confirming your place and finalising payment of the Semester Housing Fee early, will better your chance of securing your housing preference.

HOUSING OPTIONS

ST LUCIA 6-BEDROOM APARTMENTS

These are 6-bedroom, 2 bathroom furnished housing located within a 15 minute walk to the University of Queensland campus and a 15 minute walk in the other direction to the nearby Toowong Shopping Village, with an easy 15 minute bus ride to the City. The housing are basic, yet modern and comfortable with a smaller living room/kitchen area shared by the residents.

Students will have their own bedroom, which comes with a bed, wardrobe, desk and desk chair. There are no share/double rooms with this option.

There are no private/ensuite bathrooms with this option.

All utilities connections and usage fees (gas, electricity and water) are included. Laundry facilities are located within the complex at AUD\$3 per wash/dry. Students will need to supply their own bed linen and bath towels. There is no air conditioning in the rooms, so students will need to supply their own fans as they may require

ST LUCIA STANDARD HOUSES

These are 5 or 6 bedroom furnished houses located at the edge of the University of Queensland campus, with a 5 minute walk to campus, a short bus ride to Toowong Village shopping mall and an easy 20 minute bus or ferry ride to the City.

Students will have their own room, with shared kitchen and bathroom facilities. There are some single rooms with their own ensuite/private bathroom. Rooms with ensuite/private bathrooms will be allocated on a first come, first served basis. That is, the bedrooms with ensuite/private bathrooms will be allocated to the first students who pay their Semester Housing Fee in full. There are no double/share rooms with this housing option. Each room comes with a bed, desk, desk chair and wardrobe.

All utilities connections and usage fees for gas, electricity and water are included. Laundry facilities are located within the house with a washing machine and clothes line for drying.

Students will need to supply their own bed linen and bath towels. There is no air conditioning, so students will need to supply their own fans/heaters as they may require

ST LUCIA STANDARD APARTMENTS

Before departing for Australia, you may order an Australian cell phone number and phone (if required). This allows students to give their family and friends your Australian cell phone number before leaving for Australia! Your cell phone will be ready for you in your housing. You can call your family and friends as soon as you arrive, saving you the time and hassle of sorting out a new phone! We can even set you up with wireless internet, which will be ready for you on arrival, so you can connect with family and friends, and conduct your university work with ease.

Phone and internet services are an optional service, and detailed information is provided to students upon finalising your Brisbane Housing booking.

UTILITIES

Basic utilities such as gas, electricity and water are included in your Semester Housing Fee. The inclusion of utilities in the fee was implemented to reduce the number of bills students had to track and pay. Past participants noted it was difficult to coordinate and collect payments from all residents in a timely and efficient manner due to varying schedules. You will not be liable for further utility charges unless you experience excessive usage. Your residence will be notified of excessive utility bills before you are charged additional fees.

CLEANING

Students/residents are responsible for maintaining and cleaning the housing, and responsible for keeping bedrooms clean and laundering your own sheets and towels. There is a washing machine in each housing, and in some cases landlords provide clothes dryers (otherwise a clothes line is provided). You will also be asked to help preserve the general order of bathrooms, kitchen and common areas and to wash your dishes, etc.



Kelvin Grove



City Housing



City Housing



City Housing

PRE DEPARTURE AND ARRIVAL SERVICES

As part of the **Semester in Australia** Housing Service, we provide students with pre- departure and arrival assistance. We believe that providing essential pre-departure information and settling students upon arrival, makes for a good start and sets students up for a great first **Semester in Australia!**

Semester in Australia provides students with informational emails regarding the pre-departure and arrival process (for example, information regarding applying for the Student Visa, airport reception services and arrival into Australia).

Additionally, we offer students arrival assistance with an on-site Resident Director who will check students into their housing and help to familiarize them with their surroundings (eg. the University campus, local shops, and public transportation). Upon confirmation of their booking, students will be provided with the suggested arrival and move-in dates. It is strongly recommended that students arrive and move-in during the specified dates. If required, it may be possible to adjust these times to suit the needs of the student. However, varying move-in dates are subject to availability and cannot be guaranteed.

Each student is provided with a Welcome Pack containing essential information regarding living and studying at the University of Queensland. Included in the Welcome Pack is information on what you need to do to get started at UQ, campus and city maps, things to see/do around Brisbane, a public transport bus pass with public transport timetable information so you are ready to get around Brisbane, and a phone card making it easier to call home.

These are 3-bedroom, 2-bathroom housing with a 5 - 15 minute walk to the University of Queensland campus, a short bus ride to Toowong Village shopping mall, and an easy 20-minute bus or ferry ride to the City.

Students will have their own room, with shared bathroom facilities. There are some single rooms with their own ensuite bathroom. Rooms with ensuite/private bathrooms will be allocated on a first come, first served basis – that is, the bedrooms with ensuite/private bathrooms will be allocated to the first students who pay their Semester Housing Fee in full. Each room comes with a bed, and wardrobe, while some rooms also have a desk/desk chair.

There is also an opportunity to share a room (at a reduced price per student) with this housing option. The share room has their own ensuite/private bathroom with two single beds. Please note: Only two people who know each other and request to share with each other, will have the opportunity to share a room.

All utilities connections and usage fees for gas, electricity and water are included. Laundry facilities (washer/dryer) are located in each housing and are free. Students will need to supply their own bed linen and bath towels. There is no air conditioning in the rooms, so students will need to supply their own fans as they may require.

KELVIN GROVE STUDENT VILLAGE

These are 5-bedroom, fully-furnished housing located in a purpose-built student complex in the suburb of Kelvin Grove. The student village is ideally located just a short walk from the UQ Medical School at Herston and the Royal Brisbane Hospital. It is a 5 minute bus ride to the City, to Queensland University of Technology (QUT), and to South Bank for Griffith University's Queensland College of Art and Queensland Conservatorium of Music. It is an easy 20 minute bus ride to the UQ St Lucia campus and to the Griffith University's Nathan and Mt Gravatt campuses (including QIBT).

The big plus of this location is that students will have the opportunity to live with Australian students outside of their program. The housing complex was purpose-built for students, within a purpose built 'urban village', where there are cafes, shops and a student theatre. So there is a real community feel of like-minded students studying at various education institutions around Brisbane.

Students will have their own room, with shared bathroom facilities. There are no double/share rooms available with this housing option. Each room comes with a bed, desk, desk chair, book shelving, and a wardrobe. The housing do not come with a T.V. so students as a household may like to rent/buy a Television.

All utilities connections and usage fees (gas, electricity and water) are included. An internet package is included (500MB per week) and students can 'top up' their accounts as required. Laundry facilities are located within the complex at AUD\$3 per wash/dry. Students will need to supply their own bed linen and bath towels. There is no air conditioning in the rooms, so students will need to supply their own fans as they may require.

BRISBANE CITY APARTMENTS

These are 6-bedroom, furnished housing located in the heart of Brisbane City at South Bank. The housing are ideally located just a short walk from the QUT Gardens Point (City) Campus, Griffith University's Queensland College of Art and Queensland Conservatorium of Music and South Bank Institute of TAFE. It is a quick bus ride to the UQ St Lucia campus and to the Griffith University's Nathan and Mt Gravatt campuses (including QIBT). The big plus of this location is that students are in the heart of the city, walking distance to Brisbane's best entertainment and all forms of public transport (trains, buses, city cat/ferry). The housing complex is purpose-built for students, with cafes, shops, games facilities, a BBQ area and a student theatre.

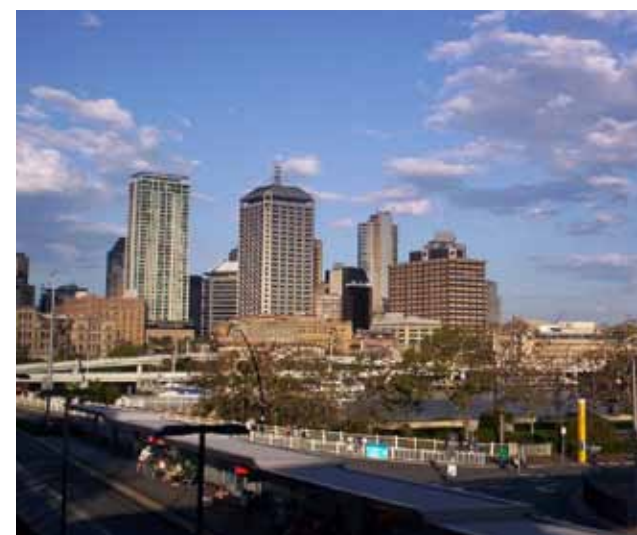
You can have your own room and private bathroom. There are no double/share rooms available with this housing option. Each room has a bed, desk, desk chair, book shelf, and wardrobe. The housing do not come with a T.V. so students as a household may like to rent/buy a Television. Each bedroom has its own airconditioning unit.

Internet, utilities connections and usage fees for gas, electricity and water are included. An internet package is included (500MB per week) and students can 'top up' their accounts as required. A laundry is located within the complex at a cost per wash/dry. Students will need to supply their own bed linen and bath towels.

Room types, facilities and extras vary. Contact info@semesterinaustralia.com for details.

We also have a range of options for students studying at the Queensland University of Technology (QUT) or Griffith University in housing close to your particular campus. Students have their own bedroom with shared bathroom, kitchen and living areas. A short bus ride or walk to campus.

Find out details, including options & pricing by contacting us at info@semesterinaustralia.com



2012 SEMESTER HOUSING FEE

Leases are in line with the Australian academic year and run from February – June and July – November. **Semester in Australia** will provide housing for your entire semester/program at the Australian university. Any additional housing must be requested prior to your departure to Australia, and is subject to availability and cannot be guaranteed. Therefore, please consider your travel dates carefully.

St Lucia 6-Bedroom Housing

Single Room, 6-bedroom housing – AUD\$6,250

St Lucia Standard Houses

Single Room, 6-Bedroom housing – AUD\$6,890

St Lucia Standard Housing

Single Room, 3-Bedroom housing – AUD\$6,890
Share Room, 3-Bedroom housing – AUD\$5,200

Kelvin Grove Student Village

Single Room, 5-Bedroom housing – AUD\$6,890

City Housing

For room types & prices email info@semesterinaustralia.com

2012 Bond/Security Deposit: A Security Deposit of AUD\$400 **is in addition** to the Semester Housing Fee. This deposit is required and is in accordance with the Queensland Residential Tenancies Act (RTA). It will be lodged and held in a separate account. The deposit is refundable, less reasonable cleaning costs, at the end of your placement provided the housing is left in satisfactory condition and all furnishing items are accounted for and intact. Generally, you will receive the refund 8-12 weeks after the conclusion of your lease.

THE 2012 SEMESTER HOUSING FEE INCLUDES:

Rent for the entire Semester : Lease dates are in line with the Australian academic year and run from February – June and July – November.

Utilities: connection and usage fees (gas, electricity and water) for the semester are included. This reduces the number of bills students had to track and pay. Past students noted it was difficult to coordinate and collect payments from all residents in a timely and efficient manner due to varying schedules. You will not be liable for further utility charges unless you experience excessive usage. Your residence will be notified of excessive utility bills before you are charged additional fees.

Semester in Australia Housing Services Fee:

A service fee covering the housing and arrivals services **is included**. This service fee includes: the pre-booking of fully-furnished private rental accommodation, pre-departure and arrival information service, on-site Resident Director service, arrivals information and Welcome Pack.



SiA HOUSING SERVICES AGREEMENT

Semester in Australia has worked hard to establish strong relationships with local Real Estate Agents and landlords, securing suitable fully-furnished rental accommodation for you. Therefore, maintaining the properties is very important, as it ensures the housing/service will be available to students in future semesters. Additionally, the safety and well-being of each of our students is paramount.

To ensure both the rental property and the well-being of residents is maintained, each student resident will be required to read and sign a **Semester in Australia Housing Services Agreement**. This document details the services which we will provide to you, the cost of those services and your obligations in respect to your accommodation. The documents also outlines tenancy information in accordance with Australian State law. Once the Holding Deposit has been received, the Housing Services Agreement and final invoice with payment details will be emailed to you. **Students must read, sign and return the agreement upon final payment by the due date and finalising the housing booking.**

In addition to the Housing Services Agreement you will be required to sign SiA House Rules. This document covers general house rules, maintenance, cleaning, repairs, and a general 'code of conduct' for each student to stress the importance of the safety and well-being of all residents.

**DON'T MISS OUT ON
YOUR ROOM...
MAKE YOUR BOOKING
TODAY!**

www.semesterinaustralia.com