

semester 
AUSTRALIA

Gold Coast Housing

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CONGRATULATIONS ON BEING ACCEPTED TO STUDY AT THE GOLD COAST!

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. 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.



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.

DID YOU KNOW THE SEMESTER IN AUSTRALIA HOUSING SERVICE INCLUDES MANY VALUABLE EXTRAS FOR YOU:

A LOCAL WITH VALUABLE ADVICE TO HELP YOU ON ARRIVAL

SHEETS, BLANKETS, TOWEL

A WELCOME PACK WITH A BUS PASS, PHONE CARD, GUIDE FOR YOUR NEW AREA & T-SHIRT

CHECK OUT WHAT OUR STUDENTS THINK AT:

www.youtube.com/semesterinaustralia

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

We work closely with accommodation providers to secure students the best possible fully-furnished apartments, within close proximity to the university and college campuses, and within budget. Apartments are selected from the pool We work closely with accommodation providers to secure students the best possible fully-furnished housing, within close proximity to the University, and within budget. Housing are selected from the pool of available privately and independently owned rental housing in suburbs surrounding university campuses. 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).

Please keep in mind that short term (less than 6 months), fully furnished housing is very expensive in Australia, particularly within major metropolitan areas and within close proximity to Australian universities. We have spent time negotiating the rates that are only available to **Semester in Australia** students.

Our selection is limited to the student rental market in each city. We select our off-campus student houses on the basis of cost, comfort, cleanliness, and convenience. 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.

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:

<http://www.semesterinaustralia.com/student-housing-services/gold-coast-housing-information/book-now/>



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 Housing 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 at the Gold Coast. 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 the Gold Coast, 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!

With Semester in Australia you are not locked into a year-long lease, as is usual with other pre-arranged accommodation. You can sign up with us for housing for your first semester, making your arrival and transition to Australia that much easier, allowing you to move straight into fully furnished housing upon arrival. Then, after your first semester when you are familiar with your surroundings and the Gold Coast, you have the option to move out and find your own accommodation or you are welcome to stay with our housing 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

INTERNET, CABLE, TELEPHONE

Internet connection IS INCLUDED in your SiA Gold Coast Housing. **Internet in Australia is very different, often quite slow and not easily accessible for free in public places.** In Australia internet is charged by download limits. Aussie Internet is the #1 complaint from students! SiA provides internet in your apartment. Upon booking ask for details, such as any limits or restrictions.



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

www.semesterinaustralia.com



We can even set you up with personal mobile wireless internet (USB), which you can use anytime, anywhere! Pre-order it with us and it will be ready and activated for you upon arrival.

Phone and cable TV ARE NOT not included in the Housing Fee, unless otherwise indicated. In most cases, you will need to arrange your own phone and Cable TV service. It is a simple procedure and instructions will be provided. Some students prefer to purchase cell phones instead of a normal residential telephone service.

The cell phone and wireless internet services are an optional service. Complete information will be provided to you when booking your Housing.

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.

HOUSING OPTIONS AND FEES

Semester in Australia has four housing options available to students studying at the Gold Coast, 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

GOLD COAST BEACHSIDE APARTMENTS

These are two-bedroom, two-bathroom apartments offering single rooms, with the possibility to share one bedroom. Students can live on a quiet street just one block back from the famous 'Surfer's Paradise' beach. There is an ocean view from nearly every room. These apartments are a 5 minute walk to the best of Surfer's Paradise shopping and entertainment and an easy 15 minute bus ride to Griffith University's Gold Coast campus. The apartments are modern and comfortable, with a larger living room/kitchen area shared by the residents. Laundry facilities are located inside the apartment, with a washer and dryer. Students need to supply their own sheets, blanket and towel.

The apartments offer students:

- Own bedroom room and own bathroom in a 2 bedroom,
- 2 bathroom apartment
- Sheets, blankets, pillows included
- Laundry inside the apartment
- Large balconies with stunning views
- Landline telephone connected
- 24-hour reception / security
- Outdoor pool & heated spa
- State of the art gymnasium
- Tropical gardens
- Sauna
- Poolside BBQ area and garden BBQ area
- 2 beachside tennis courts, and
- Walking distance to supermarket, entertainment, buses.



Sample Living Area



ARE SIA STUDENTS HAPPY TO RECOMMEND US?

"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."

"Fully furnished apartment 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."

"Yes. I saw a lot of students running around looking for places, & a lot of services offering temporary stays. As well as hearing about long waiting lists and how lucky we were to have a place already made me especially thankful to SIA."

"I have heard that the student housing market is very competitive & 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."

"Sooooo many people had issues finding houses, I know a few students that are still looking (2 months into the semester)!"

- all comments from our anonymous student survey September 2010

2011 SEMESTER HOUSING FEE

All 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.

Gold Coast Beachside Apartments

Single room, 2-bedroom apartment – AUD\$6,500
Shared room, 2-bedroom apartment – AUD\$3,900

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.



"It is very comforting to have a home right away and it's cheaper than other options we found. I know several students who settled for housing they are not happy with. And a few others that I know are still living in hostels."

- SiA student September 2010

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 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 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 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.