

FINDING SUITABLE ACCOMMODATION

Based on many years of experience we highly recommend that you first read all of the information you can, before signing any papers for accommodation. Increasingly we see more cases of scams via the internet and people who patrol shopping centre's watching out for students looking at accommodation advertisements.

Please regard Housing Officers or Student Advisors/Counsellors as the most reliable source of information, to advise you well before you sign any papers or pay any money!!!!

Unfortunately today there are people who take advantage of situations seeking to exploit others through their greed and financial greed.

When looking for information on accommodation and rental housing, we would strongly advise you to go the **WA State Government Department of Commerce**, website at www.commerce.wa.gov.au and Freecall: 1300 3040 and look at the

Scam net website.

Here known scams are recorded and examples of their exploitive letters etc. are available for you to be aware of. If you are still unsure of the information you want, then please go and discuss with your campus housing staff or student advisors.

Looking at Rental Properties. Arrive early to property viewings. Make sure you check the property (or room if it is a share house) very carefully. Look for telephone connections, evidence of mice or vermin. Check for air conditioning or heating. Check that everything works (e.g. hot water system, taps, stove, and air conditioning). Make sure that there is adequate security.

What to Ask: Is the rental property furnished (beds, table & chairs, fridge etc.)? Who is responsible for looking after the garden and pool? Are you allowed to get a broadband connection? Can you pay the rent by internet banking? Who pays for water, if they want the gardens and lawns cared for?

If you decide to rent a house or apartment alone or move into a share house, it is very important that you are aware of your rights and responsibilities to avoid having problems which may cost you money.

Legal Considerations in Western Australia, the law that sets out the rights and responsibilities of tenants and owners is called the Residential Tenancies Act 1987. It sets out what you and the owner are allowed and not allowed to do. This law covers people who live in private rental accommodation but does not cover those who live in educational institutions, boarding and lodging houses, home-stays or private hostels.

Living in share-house accommodation can create complex legal situations. Make sure you understand them. If you do not, get help and advice.

Finding a Rental Property can take longer than you think, so start looking early. Decide on whether you want to live close to your friends, public transport, school and shops. Look in the 'real estate' section of newspapers, ask for rental lists from real estate agents, look at internet sites such as REIWA www.reiwa.com.au, notice-boards (e.g. in cafes, libraries, schools), or ask friends.

**Another great site to help you with your
accommodation search
TENANTS ADVICE SERVICE.**

WWW.TASWA.ORG

Understanding Renting & Tenancy: We strongly urge you to look up the Tenants Advice Service website: www.taswa.org for telephone advice: Metro: 9221 0088

Country Freecall: 1800 621 888

Free download of tenancy booklets: "Tenancy and the Law in WA", "A Guide to Renting in WA", & "Share-housing and the Law in WA".

The language of renting a place to stay may have a different meaning in your language or country of origin. Please ask for assistance in understanding what this all means...it may save you a lot of money and heartache!