Accommodation Options – Darwin
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Welcome to Charles Darwin University. We congratulate you for making the decision to study at this unique and vibrant university, located in Australia’s tropical north.

If you choose to live on-campus, International House Darwin (IHD) has a great range of facilities, along with the educational and cultural support that gives students an ideal base to immerse themselves into all aspects of university life. Alternatively UniLodge Darwin was purpose built in 2015 just 800m from CDU to meet the needs of today’s busy students. The location is next to Darwin’s largest Shopping Centre, Casuarina Square which boasts a wide variety of restaurants and shops.

Darwin also has many different forms of accommodation ranging from large, open-air tropical-style houses to contemporary units closer to the city. Whether it is student accommodation, share-housing or renting, Darwin has a variety of options to help you make the most of this exciting time as a student at CDU.
# Accommodation Options

Use this table as a quick guide to establish what accommodation best suits your needs.

<table>
<thead>
<tr>
<th>Type</th>
<th>International House Darwin</th>
<th>UniLodge Darwin</th>
<th>Shared accommodation (off-campus)</th>
<th>Rental accommodation (off-campus)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Standard and large furnished rooms for individuals and couples. Shared kitchens, bathrooms and laundries in various multi-level buildings. Surrounded by large gardens.</td>
<td>Single Studio apartment, or 2 and 4 bedroom multi-share apartments that are furnished, with kitchenettes and bathrooms.</td>
<td>Renting a room in a house or unit shared with other tenants (find on Study Stays).</td>
<td>Renting a vacant unfurnished or furnished house or unit externally (not on-campus).</td>
</tr>
</tbody>
</table>
| **Advantages** | - On campus  
- University Security, gated community at night  
- Couples accommodation  
- Both King Single and Double size beds available  
- Swimming pool, well-being room, volleyball court  
- Computer lab, study rooms  
- Music room, multi-faith room  
- Free bicycle hire  
- 24-hour on-site assistance  
- Free parking  
- Lots of group activities on-site and further afield trips  
- Only a few minutes’ walk to two beaches  
- Close to public transport | - Close by to the University (800m)  
- Adjoins Casuarina Square, Darwin’s Premier Shopping Centre  
- Great way to meet other students and new friends  
- Never share a bathroom with more than one other person  
- Be part of a multicultural environment  
- Great recreation room with a Media Room and Outdoor Terrace great for BBQs  
- 24 hour on-site assistance  
- Secured Access w/ 48 CCTV  
- Includes All utilities | - Independent living  
- Can be cheaper  
- Meet new friends  
- Shared household cleaning tasks | - Independent living  
- Own space  
- Different housing options  
- May be allowed pets |
| **Challenges** | - Contract/leasebreak restrictions apply | - Contract/leasebreak restrictions apply | - Living with different people who have different lifestyles  
- Security deposit/bond sharing can be expensive  
- Transport to campus | - Can be hard to find satisfactory rental properties  
- Can be costly to set up house with furniture  
- Security deposit/bond can be expensive  
- Hard to break agreement/lease |
| **Contract** | Long term and short term | 2 weeks up to 12 months | Varies | Varies, but agreements/leases are usually not less than 3 months |
| **Approximate Cost Per Week** | From $175–$240* per week  
- Contract rates include electricity, water and Wi-Fi  
- 5% discount for full pre-payment on semester contract | From $184 – $315* per week  
- Contract rates include electricity, water and Wi-Fi | From $150–$350 per week | From $250–$1000 per week |
| **Procedure** | 1. Apply directly online to IHD  
2. Receive Letter of Offer  
3. Payment required  
4. Move in  
5. Connect utilities  
6. Move in | 1. Apply directly online to UniLodge  
2. Receive Letter of Offer  
3. Payment Required  
4. Move in | 1. Locate property  
2. Inspect property  
3. Meet other tenants  
4. Sign tenancy agreement  
5. Pay security deposit/bond and rent  
6. Move in | 1. Locate property  
2. Inspect property  
3. Lodge application  
4. Sign tenancy agreement  
5. Pay security deposit/bond and rent  
6. Connect utilities  
7. Move in |
| **Contact** | W: cdu.edu.au/ihd  
E: accommodation@cdu.edu.au  
FB: facebook.com/IHDarwin  
T: 00 61 8 8946 6591 (Int’l)  
E: Darwin@unilodge.com.au  
FB: facebook.com/unilodge-darwin  
T: 00 61 8 8942 0706 (Int’l)  
08 8942 0706 (Australia) | W: studystays.com.au  

*Price subject to change
On-campus accommodation at CDU

International House Darwin

International House Darwin (IHD) is the only provider of on-campus accommodation for CDU’s Australian and International students.

To live at IHD is to live in the Australian tropics, and that’s different. It places you in indigenous and multicultural Darwin, and that’s distinctive. It locates you in the Northern Territory on the doorstep of South-East Asia, and that’s unique.

Get the most out of university life and experience the opportunities IHD’s vibrant community has to offer.
Life at IHD

IHD provides a supportive living environment for residents where they can study with convenience. We offer Australian and International students the opportunity to experience our unique Territory lifestyle.

IHD accommodates up to 360 students in 17 low-rise buildings, and has a variety of rooms available to suit different needs.

All rooms are fully furnished with:

- Air-conditioning
- Desk and chair
- Ceiling fan
- King-sized single beds
- Linen and towels
- Small fridge
- Lamp
- Wardrobe

IHD is just a 15 minute walk to Darwin’s largest shopping centre, Casuarina Square, where you will find supermarkets, food outlets, banks and a variety of other stores. To help you with your shopping, IHD runs a free shuttle bus to and from Casuarina Square once a week.

Reliable public transport from the campus can take you to the city centre and many other areas of Darwin and surrounding suburbs.

IHD is also located a short walk from Casuarina beach and not far from the Nightcliff foreshore.

Life shared

Our residents come together to learn, live and bond. IHD has a range of facilities available to all residents.

Conveniently located and well-maintained communal amenities include:

- Kitchens
- Bathrooms
- Laundries (washing machines free for residents)
- Toilets

Other shared multipurpose spaces are located throughout IHD and are available for our residents’ enjoyment. These include:

- Multicultural Room with television, foxtel and projection facilities
- Sitzler Court BBQ area
- Computer lab and reading room
- Individual and group study rooms
- Swimming pool and volleyball court
- Games and music rooms
- Multi-faith and well-being rooms
- Bikes, games, BBQ and camping equipment available to loan
- Free on-site parking for all residents
IHD benefits

Located on the CDU Casuarina campus.

Easy access to CDU facilities.

IHD is a Wi-Fi campus.

Save on transport costs by living on-site.

The annual IHD Ball.

Rates include all utilities.

Free or heavily subsidised activities offered to IHD residents e.g. camping at Kakadu.

24-hour on-site support provided by the IHD Resident Leaders and CDU Security.

Multicultural environment with 40 nationalities represented in the IHD community.

Member of International Houses Worldwide (IHWW), which gives students a 25% discount on accommodation for a short stay (up to 7 days) at other IHouses around the world.

Choose between a full academic year contract, weekly rates and daily rates

- The full academic year (38 weeks) contract provides cheaper rates, with charges applying for early lease break.
- Weekly rates are available to people who commit to stay for a minimum of 28 consecutive nights. IHD only requires 2 weeks’ notice to change the agreed departure date.
- Daily rates offers greater flexibility – a minimum of 48 hours’ notice is required to change the agreed departure date.

“One of the sole experiences in IHD is cultural diversity. I’m from an exceptionally multi-cultural city, but this experience has raised my social and cultural mindfulness, which gave me the capacity to see matters from another perspective. I have many good experiences from IHD. I feel lucky to stay here.”

Rahul, 2018 IHD Resident of the Year, India
The Art of Thriving

Grades. Well-being. Relationships. They’re all linked. Living in community at IHD helps students to not just survive but to thrive at CDU.

Getting the Grades

Living on-campus means having easy access to the University’s study support options which includes tutor support that extends after hours. Individual consultations complement workshops for academic skills. IHD study groups provide further help and feedback.

Pyramid of Support

At some time or other we all need advice or support. At IHD peers, resident leaders and staff work with CDU and external agencies to provide pastoral care to all.

House on the Go!

Activities and events at IHD are non-stop. Local and regional trips are enjoyed throughout the year. Camping at Kakadu and taking a dip at Litchfield National Park are just some of the traditions that form our program of unique Territory experiences. Bollywood and African Night are a great way to meet and greet others. Mixed sporting tournaments for volleyball, cricket or football can get your heart racing and muscles pumping. Get involved, get active!

IHD’s accommodation options

Standard Room

The choice of many long-term and short-term students. This is a standard size room in a two or three-storey building with access via an external corridor and fitted with a king single bed. You will have access to a communal bathroom and kitchen. Communal areas are cleaned and maintained by staff.

Available for long or short-term residents. Single occupancy only. Rooms in designated quiet building available on request.
Standard Room – Apartment
Double-storey apartment blocks ideal for long-term students. This is a standard size room accessed from inside either a ground level or first-floor apartment building and fitted with a king single bed. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Single occupancy only. Long-term residents only.

Medium Room – Apartment
Double-storey apartment blocks ideal for long-term students. This is a medium-sized room accessed from inside either a ground level or first-floor apartment building and fitted with a king single bed. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Single occupancy only. Long-term residents only.

Medium Room with Ensuite – Apartment
Double-storey apartment blocks ideal for long-term students. This is a medium-sized room accessed from inside either a ground level or first-floor apartment building and fitted with a double bed and ensuite bathroom. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Applications from couples accepted. The second occupant of the couple will incur an additional $50.00 charge per week. Long-term residents only.

Large Room
Located in a multi-level block. Right for couples. This is a large single room in a multi-level building and fitted with a double bed. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Applications from couples accepted. The second occupant of the couple will incur an additional $50.00 charge per week. Rooms in designated quiet building available on request. Long-term residents only.

Large Room – Apartment
Double-storey apartment blocks ideal for long-term students. This is a large room accessed from inside either a ground level or first-floor apartment building and fitted with a double bed. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Applications from couples accepted. The second occupant of the couple will incur an additional $50.00 charge per week. Long-term residents only.

Large Room with Ensuite
Convenience plus, located in a multi-level block. Perfect for couples. This is a large single room in a double-storey building fitted with a double bed and ensuite bathroom. You have access to the building’s communal bathrooms, kitchen, dining room, laundry and lounge facilities including television. Communal areas are cleaned and maintained by staff.

Applications from couples accepted. The second occupant of the couple will incur an additional $50.00 charge per week. Long-term residents only.
IHD rates  All rates include electricity, water and Wi-Fi.

2019 Long Term Contract Rates
An additional 5% discount is offered for full pre-payment if made prior to the scheduled payment date. Please refer to the website for full terms and conditions.

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Standard Room (Single occupancy only)</td>
<td>$175.00 per person per week</td>
</tr>
<tr>
<td>Standard Room – Apartment (single occupancy only)</td>
<td>$196.00 per person per week</td>
</tr>
<tr>
<td>Medium Room – Apartment (single occupancy only)</td>
<td>$210.00 per person per week</td>
</tr>
<tr>
<td>Medium Room with Ensuite – Apartment (applications from couples accepted*)</td>
<td>$227.50 per person per week</td>
</tr>
<tr>
<td>Large Room (applications from couples accepted*)</td>
<td>206.50 per person per week</td>
</tr>
<tr>
<td>Large Room – Apartment (applications from couples accepted*)</td>
<td>$225.00 per person per week</td>
</tr>
<tr>
<td>Large Room with Ensuite (applications from couples accepted*)</td>
<td>$227.50 per person per week</td>
</tr>
</tbody>
</table>

*The second occupant of the couple will incur an additional $50.00 charge per week. For example, the total weekly charge for a couple in a Large Room would be $256.50 per week.

2019 Short Term Contract Rates

<table>
<thead>
<tr>
<th>Rate Type</th>
<th>2019 Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily Rate</td>
<td></td>
</tr>
<tr>
<td>Standard Room (single occupancy only)</td>
<td>$48.00 per person per night</td>
</tr>
<tr>
<td>Standard Room – Apartment (single occupancy only)</td>
<td>$55.00 per person per night</td>
</tr>
<tr>
<td>Weekly Rate</td>
<td></td>
</tr>
<tr>
<td>Standard Room (single occupancy only)</td>
<td>$240.00 per person per week</td>
</tr>
<tr>
<td>Standard Room – Apartment (single occupancy only)</td>
<td>$273.00 per person per week</td>
</tr>
</tbody>
</table>

Join Our Community
To apply for accommodation at IHD you must submit an online application through our website. Due to the high demand for on-campus accommodation, prospective residents should submit an application for accommodation as soon as possible.

We look forward to welcoming you to IHD!

How to submit an application for IHD accommodation
1. Go to the IHD website and click the ‘How to Apply’ tab and read the information about our application process.
2. Click the ‘Apply now’ button.
3. Create a login for the IHD Housing Portal.
4. Save your unique username and pin and start your application.
5. Applications will be considered after initial payment of the application fee has been processed.

Students should familiarise themselves with the Terms and Conditions of Residency and the IHD Code of Conduct before submitting an application online. These documents can be found on the IHD website under Governance.

IHD Contact Details
T: +61 8 8946 6591
E: accommodation@cdu.edu.au
W: cdu.edu.au/ihd
FB: facebook.com/IHDarwin
Danielle lives in Sweden but wants to study overseas. Accepting an offer from CDU to come to Darwin, she thought it best to live on-campus and seeks out International House Darwin (IHD). IHD is CDU’s purpose-built accommodation on the University’s Casuarina campus.

Before her arrival, Danielle receives an email welcoming her to IHD, introducing her to who’s who and outlining events and activities during Orientation Week. She joins the ‘IHD Events’ Facebook group, downloads the IHD Life app and searches the IHD website.

Flying into Darwin at midnight, Danielle arrives at IHD and is greeted by a Resident Leader (RL). They guide her to her room and settle her in. She’s now in the tropics, so the air-conditioner is a relief. She needs sleep so the RL doesn’t stay and talk too long. They promise to drop back in the morning.

A good sleep later there’s a knock on the door. It’s a fellow RL who’s heard of new residents arriving overnight. They’ve come to find out if Danielle wants to jump aboard IHD’s shuttle bus to see the sights of Darwin and to get her bearings around CDU and IHD. Other new and returning students are on the bus. There is a lot to share.

There’s also time to attend the Office and meet staff. They have answers to all her questions and, with the RL’s during Orientation Week, help her to understand and enjoy her new environment.

Once classes commence, Danielle seeks to settle into the routine of CDU and living at IHD. Between assessments and new friends, life is full but she still misses home. Yet she’s not alone. Others are just as homesick and many spend a lot of time on Skype or Facetime. Of course her family miss her too but her mum encourages Danielle to keep busy and spend time with others.

Sitting in a lecture, Danielle’s phone chirps. It’s the IHD Life app telling her of a future trip to the Territory Wildlife Park. She registers immediately and finds out some of her friends are also going. The trip is terrific. She not only gets up close and personal with some of the Territory’s cute and (not so) cuddly creatures but experiences so many unique and distinctive things.

It takes a little while for Danielle to settle into Darwin. However, living on-campus at IHD helps with her studies and makes it easier to find friends and establish a support network. Being part of the community of IHD assists Danielle to strike a healthy balance in life. It makes for a home away from home.

Safety and security

IHD provides a safe and secure residential community. Safety features* of IHD include:

- All rooms have individual electronic door locks.
- Security lighting installed in the common use areas and car parks.
- Resident Leaders reside at IHD and are available 24 hours a day if an issue arises.
- Licensed Security Officers patrol IHD.
- Fire alarms and sensors in all buildings.
- Security cameras are located across IHD.
- Fenced grounds.
- Gated community at night.

*Residents are advised to purchase insurance cover for personal equipment such as cameras and laptops.
UniLodge is a fantastic home away from home for students looking for convenient and safe accommodation, less than ten minutes’ walk to Charles Darwin University, Casuarina Campus.

UniLodge Darwin adjoins Casuarina Square Shopping Centre. So, all your entertainment needs are covered with state-of-the-art cinemas, coffee shops, restaurants, gym, and over 190 specialty stores for great retail therapy. Its just a short one minute walk from our front door at UniLodge Darwin.

And of course with all this food and retail, there are lots of job opportunities at Casuarina Square for students seeking some part time work.

For convenient transport, the Darwin Bus Interchange is also located at Casuarina Square.

UniLodge Darwin knows that most students like to be careful with how they spend their money and so we designed the eight-storey building to cater for a variety of budgets. From studios to two and four-bedroom apartments, we have the right room for you.

Apartments are trendy, fully self-contained, air-conditioned (a must in the tropics!), and include Flat Screen TV, study desk, kitchenette and bathroom.

To help you kick back and relax after a big day of study, our Student Media Lounge is designed in Cinema format with a 70 inch LED television. It’s great for watching the latest movie or a big sporting event with your friends.

The games room has air hockey, pool tables, table tennis, video games and even vending machines for when you have worked up a thirst.

Show off your culinary skills by cooking up a storm in our gourmet communal kitchen with ovens, 4 burner cooking hobs, refrigerator, freezer and microwaves. Or maybe you prefer to cook up a great steak for your friends on the BBQ.

UniLodge Darwin has free bikes you can hire when you need one.

We hope that you will come and enjoy the weekly activities we organise as part of our Community Spirit Program from movie nights to days at the waterpark or a trip to see the crocodiles, play laser tag and compete in bubble soccer.
Dedicated student accommodation

Keeping you safe, UniLodge Darwin maintains high level security with your own intercom, CCTV 48 Security Cameras, electronic card access for all public areas of the building and individual locks for apartments and rooms. Feel safe and secure with 24 Hours on-site assistance.

Your room

Included in your rent:

- Air-conditioning
- All utilities
- Television (28 inch in studios and 40 inch in shared)
- Unlimited Internet for leases 6 months or longer (external service provider)
- Refrigerator
- Microwave
- Glass Cooktop
- Wardrobe/ Closet and Storage
- Desk
- Chair
- Sofa and Dining Table (2 & 4 bedroom only)
- King Single Bed, Double Bed and Queen Mattresses available
- Bathroom with Rain Shower Head (Private Ensuite in Studio and Shared Ensuite in 2 and 4 bedroom apartments)
- Intercom phone system
- Study Desk
- All rooms have individual Electronic Key Card Access.
UniLodge understands that as a student your main priorities are your academic achievements. However, we also believe you should be able take some time to have lots of fun. We make meeting new friends easy for you in Darwin. UniLodge offers all residents a range of activities including sports, adventure trips, swimming, art, charity work, exciting visits and other social events through our Community Spirit Program (CSP).

Name an activity – be it music, sport, debating, study groups, leadership training, environmental awareness, special interest groups, or charity – and it is likely we either have an existing opportunity for you to participate in, or will support you in getting it up and running.

Check out our facebook page to see more https://www.facebook.com/unilodgedarwin
Accommodation options

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>Our studio apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there are many great communal areas within the property to study or socialize with other residents or friends. We have studios available with and without a balcony and you can choose your private room with a double or single beds. You have your own private bathroom and shower as well as your own kitchen. We also offer specially designed studio rooms for the mobility impaired.</td>
<td>From $231.00 per week including Electricity and Water</td>
</tr>
<tr>
<td>2 &amp; 4 Bedroom</td>
<td>The multi-share apartments are great for students who are looking to share with a group of friends or for anyone who is looking to make new friends! You will share an ensuite with only one other person and have your own private bedroom accessible only by you. We have multi-share rooms available with and without balcony, all with single beds.</td>
<td>From $184.00 per week including Electricity and Water</td>
</tr>
</tbody>
</table>

Contact UniLodge Darwin

Property Address: Casuarina Square, 6 Dripstone Road, Casuarina NT 0810
Property Email Address: darwin@unilodge.com.au
Property Phone Number: + 61 8 8942 0706

“UniLodge is really the place to be as a student or worker. I have been here for two semesters and my experience is great. Aside the amazing and beautiful surroundings, the management is very welcoming and competent in maintaining the place for comfortable living and top notch security. Most residents are friendly and the staff are uniquely open to residents needs and life in the hostel. I easily made friends and enjoyed the numerous social activities. The place is very neat and attractive as well as suitable for all residents in terms of better living conditions and easy access to Casuarina’s public places. Will recommend UniLodge to all my friends and everyone new in Darwin.”

Nana Yaw Asare
Student/UniLodge Resident
CDU Off-Campus Accommodation Service

The CDU off-campus accommodation service is designed to assist new and continuing students and staff to find appropriate accommodation while studying or working at CDU. We offer a FREE and confidential service providing information and advice on housing options, tenancy advice and support and assistance with accommodation problems.
Off-Campus Accommodation

Arriving in Darwin
If booking outside of IHD and UniLodge Darwin and you are arriving in Darwin from interstate or overseas, make sure you have short-term accommodation booked (hotel, backpackers) prior to your arrival. This is to ensure that you have sufficient time to inspect properties thoroughly before signing a tenancy agreement.

If you are studying at the Waterfront Campus there are numerous options which out privately owned. Look at StudyStays, www.gumtree.com.au, www.realestate.com.au or other search tools as recommended.

If you are arriving at the Sydney campus please see details below.
T: 02 8047 4100
Street address: Level 10, 815 George Street Haymarket, Sydney NSW 2000

For further information about the Sydney or Melbourne campus:
CDU Office of International Services
T: +61 8 8946 7215
E: international@cdu.edu.au

All off-campus accommodation is privately owned and is not controlled by the university.

The Off-Campus Accommodation Officer at CDU is happy to discuss your accommodation options but is unable to book or arrange accommodation on your behalf.

Accommodation up to 15 minutes travelling time (by car) to the Casuarina Campus includes the following suburbs: Moil, Millner, Wulagi, Woodleigh Gardens, Northlakes, Malak, Karama, Wanguri, Tiwi, Casuarina, Brinkin, Nightcliff, Alawa, Anula, Coconut Grove, Nakara, Leanyer, Wagaman, Rapid Creek, Lyons and Jingili.

What tenants should know about renting in the Northern Territory

Before renting a property, you should research the rental market, keeping in mind important factors such as:
• Location
• Price
• Transport
• Shops
• Number of bedrooms
• Furnished or unfurnished

Do not sign up for any accommodation without prior inspection and do not ask friends to obtain accommodation for you before you arrive. You may consider asking a friend to send you information and prices of accommodation prior to arrival to give you a better idea of the rental market, but do not commit to a property on a friend’s advice.

Accommodation up to 15 minutes travelling time (by car) to the University includes the following suburbs: Moil, Millner, Wulagi, Woodleigh Gardens, Northlakes, Malak, Karama, Wanguri, Tiwi, Casuarina, Brinkin, Nightcliff, Alawa, Anula, Coconut Grove, Nakara, Leanyer, Wagaman, Rapid Creek, Lyons and Jingili.

When applying for a house or unit through a real estate agency you will need rental references from properties you have rented in the past. Remember, real estate agents WILL call your referees. If you do not have rental references, personal references can be used, such as from a previous employer.

There is a strong demand for rental properties in Darwin so it is best to come prepared with all the information you will require for renting accommodation.
Rental Terms Explained

WHO IS A LANDLORD?
A landlord is the person who grants the right of occupancy to premises under a tenancy agreement and includes an agent of the landlord. An agent might be a real estate agent, a friend, a family member or a live-in caretaker. It doesn’t make any difference whether you deal with a landlord or an agent; the law is exactly the same, and your rights and responsibilities are the same.

WHO IS A TENANT?
A tenant is the person who is granted the right of occupancy to premises in return for the payment of rent.

TYPES OF AGREEMENTS
It is advisable to have a written tenancy agreement.

There are 2 types of tenancy agreement:
- Fixed term
- Periodic

Fixed Term
A fixed term tenancy agreement is where you agree to rent a property for a fixed amount of time (such as 6 or 12 months). If you remain in the property after the expiry date has passed and a new tenancy agreement is not entered into by you and the landlord, and you are not asked to leave, the tenancy agreement becomes periodic.

Periodic
This type of agreement is usually on a weekly, fortnightly or monthly basis for an indefinite period.

The most important thing to do once your tenancy agreement is prepared is to read and understand it. Take particular note of any special conditions added to the agreement and make sure you are happy with them BEFORE you sign. If you don’t understand any of the clauses, take the agreement to someone who can help you.

An agreement is prescribed in the Residential Tenancies Regulation that will apply if there is no signed, written agreement between the landlord and tenant.

PAYMENT AND RECEIPT OF RENT
Rent is to be paid in advance as set out in your Residential Tenancy Agreement (Lease). You will be expected to pay a security deposit/bond (normally 4 weeks rent) and to pay a minimum of 2 weeks rent in advance. In addition, you may also have to arrange and pay other costs such as connection of electricity and telephone. Make sure you understand the amount and dates by which you need to make payments.

continued...
PROPERTY CONDITION REPORT
The landlord should fill out and sign a Condition Report within 3 days of the commencement of the tenancy. The landlord is required to give you the Condition Report to make any amendments and sign. It is important that you check the contents of the Condition Report carefully before accepting it by signing. If you do nothing it will be deemed that you accept the Condition Report.

BREAKING A TENANCY AGREEMENT/LEASE
If you need to break a tenancy agreement for which you are responsible, you must pay the rent until the property is re-let to a suitable tenant or until the agreement expires. It is advisable to read the Tenancy Agreement and understand all the conditions outlined.

The Off-Campus Accommodation Officer can assist you if you are having difficulty in understanding the Tenancy Agreement.

RIGHTS AND RESPONSIBILITIES
Before entering into an agreement, be sure you understand your rights, duties and responsibilities as a tenant and the rights, duties and responsibilities of the landlord.

Tenants Must:
• Pay the rent on time and in the way outlined in the tenancy agreement.
• Keep the property clean.
• Notify the landlord of any maintenance or repairs required.
• Comply with the tenancy agreement.

Landlords Must:
• Ensure the property is safe to live in and is in a good state of repair.
• Ensure the property is reasonably secure.
• Maintain all fixtures and fittings.
• Observe the tenant's right to ‘quiet enjoyment” of the property.
• The landlord/agent may need to enter the premises for maintenance or inspection purposes. The landlord must make sure that they give you the required amount of notice.
Rental Accommodation

Newspaper
NT News (Northern Territory’s local newspaper)
The Saturday edition has the biggest number of accommodation rentals

Websites
realestate.com.au
domain.com.au
Most Real Estate Agents and Property Managers advertise their available rental properties on these sites.
gumtree.com.au
This site has the largest range of private rental accommodation.
facebook
Top End Buy, Swap, Sell

Short Term Accommodation

Short term accommodation options include backpackers, holiday rentals, caravan parks, hotels, serviced apartments etc.
The below sites have a comprehensive list of accommodation options:
wotif.com.au
stayz.com.au
airbnb.com.au
quickbeds.com.au

Homestay

Homestay is a company which connects students with a local family or resident host in a private home.

Homestays are an affordable way for international students to improve their English and experience Australian culture and lifestyle up close.

Who can use homestay and what is included

Homestay students can be any age, but if you’re under 18 your booking process will be more detailed. You need to stay in a homestay for a minimum of 1 month.

Australian Homestay Network (AHN) will match you with an appropriate homestay host. You will meet the host and see the house for the first time when you move in.

All homestay arrangements include:
• a furnished private room in a caring environment (with desk, chair and study lamp)
• access to bathroom and laundry facilities
• household utilities (electricity, gas, etc)
• meals are provided based on your chosen meal package
• homestay host and student support
• AHN 24/7 professional phone support
• AHN insurance
• easy online payment system

Applying online is a simple process, and AHN has an easy-to-use online portal to help make your homestay easier to manage. Click here to apply!
StudyStays

StudyStays is an online noticeboard provided free of charge by CDU to connect students and staff looking for accommodation with accommodation providers.

Register as a student/staff member to view the available accommodation and provider details. If you are placing an advertisement, register as an accommodation provider. You can also click ‘search’ and view the other advertisements before you add your vacant accommodation.

The off-campus accommodation database is an information service. Whilst every effort is made to assist students to identify suitable accommodation, any lease or other housing arrangements entered into are at the discretion of the student and accommodation provider. We do not inspect properties, so it is vital that you check and inspect any property you are considering renting before you move in or sign any agreements.

You should always do as much research as you can about your rights and responsibilities before you sign a lease agreement or any related documents. Queries such as: visitors staying, internet/phone connections, pets and food arrangements will need to be discussed with the landlord and/or other tenants before signing any agreement.

Simply visit cdu.studystays.com.au
WARNING - SCAMS

Accommodation providers and websites across the world have been targeted by scammers. Sometimes scams can include:

• A falsely advertised property (which sometimes doesn’t even exist).
• Scammers requesting payment to view property.
• Scammers requesting funds for various other reasons before the property has been thoroughly viewed (inside and out).

If a property seems too good to be true, it probably is.

If you have good reason to suspect a property is part of a scam, please contact the Off-Campus Accommodation Officer or contact Consumer Affairs directly on the contact details provided.

You are welcome to contact the CDU Off-Campus Accommodation Officer for advice –
E: accommodation.assistance@cdu.edu.au
P: 08 8946 6288

Or contact Consumer Affairs NT

Darwin
P: 08 8999 1999
F: 08 8935 7738
E: consumer@nt.gov.au
W: www.consumeraffairs.nt.gov.au

Alice Springs
P: 1800 019 319
F: 08 8951 8533

REMEMBER -
If a property seems too good to be true, it probably is.
Lara was coming to Darwin on a nursing placement for 4 weeks. Lara couldn’t bear to leave her small dog ‘Banjo’ at home for 4 weeks so decided she would bring him to Darwin. This meant Lara was unable to stay at International House Darwin with her pet. Lara then commenced to search for other types of accommodation. The Off-Campus Accommodation Officer provided her with different options, but Lara found it difficult to find a room or unit that would accept a pet. In the end, Lara decided to leave Banjo at home with her Mum and Dad for the 4 weeks she would be away. Lara missed Banjo but he was very happy to see her when she got home.

Learn from Lara:

- It will be a lot easier to find short term accommodation if you don’t have a pet with you. Try and find someone to ‘pet-sit’ for you while you do your placement or short term study.
- The Off-Campus Accommodation Officer can provide advice on accommodation options.