

## **Housing advice transcript**

The university operates 3 student residences – the Student Village at Maribyrnong, Victoria Place on Ballarat Road, near Footscray Park Campus, and Sunbury Hall which is located at Sunbury.

The university also operates a student housing database which has listings of share housing, vacant properties and commercial style accommodation in the community.

The role of the Student Housing Service is to provide information and options to you. Advice on starting a tenancy, maintaining a tenancy and ending a tenancy, tenancy issues that affect students, and we maintain the housing database. And we develop housing programs, such as the housing mentor program.

Your needs you need to take into account are things like your academic timetable, will you need housing for 7 days a week? Will you need off street parking for your car? Which campus are you going to be attending? And do you need to be close to a source of employment?

When you're planning to come to Victoria University you need to plan your accommodation by taking into account your needs, your finances and your living and support skills. If you do that, you're well on the way to finding the accommodation that suits your needs.

You also need to take into account your finances. Where does your income come from? Does it come from Centrelink? Are you receiving a benefit? Or will it come from your parents? How much are they going to give you? Or are you going to be working and self-funding? So the amount of income you have is going to determine what kind of housing you'll be looking for.

And finally you need to review your skill mechanisms and skill level. Is this the first time you're away from home? Can you cook? Do you have furnishings and equipment? Do you have a car to get to uni and do your grocery shopping? Or are you reliant on public transport? These are things you need to consider for your housing.

The types of housing you have available to you are student residential style accommodation that the university operates or commercially operated. You could rent a property alone, or with friends. Or you could share house in an established household, a unit or a rooming house.

So I'd recommend that you follow a 10 point action plan in organising your housing. Do your homework early and do it before next year. Identify the income that you have and do a budget. Be realistic in the type of housing that will suit you and what you can afford. Make a plan to contact land lords and real estate agents and set questions and inspect properties. Use the checklist of your needs when inspecting properties including heating, bedroom size, access to transport, house mates, house rules. Don't sign anything unless you understand what you're signing. Don't send any money to anybody, or pay anybody without getting a receipt. Keep a folder of all of your receipts and paperwork relating to your housing. And if you rent with friends, before signing the lease create a written agreement covering visitors, house rules, food kitty, bill payment process, etc

When in doubt, seek advice from a Student Welfare Officer at Victoria University on any issue affecting your ability to study.