

BRADFORD  
ACCOMMODATION

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# Your Accommodation Decision

## Accommodation in Adelaide

There are several options for housing in Adelaide and Bradford College can help you work out which accommodation will suit you best. Your choice consists of:

- Homestay
- Student Hostels
- University Accommodation
- Independent Rental Accommodation

Following is a summary of the main services offered by the different types of accommodation - more details can be provided on request.

To decide on the most suitable type of accommodation, you should consider your needs and preferences, budget, lifestyle, study schedule and transport requirements. Depending on the type of accommodation you choose, you will generally need to budget a minimum of \$250 per week for living expenses.

Please take time and care when first choosing accommodation:

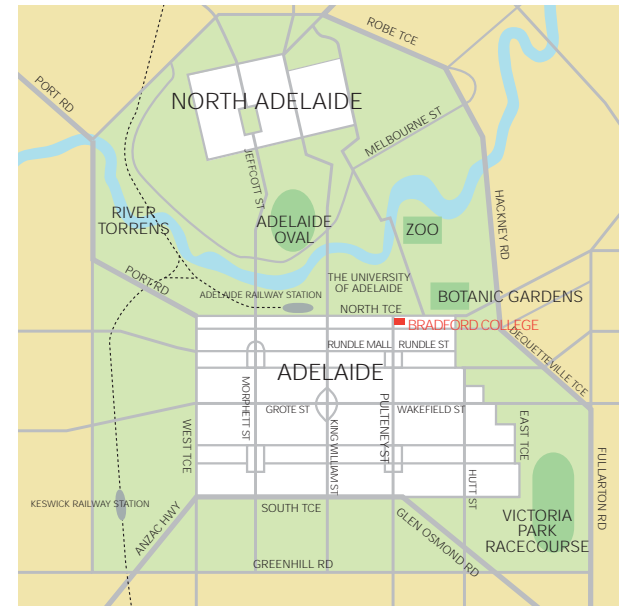
- Never sign any kind of accommodation contract until you are sure that you understand all the conditions mentioned in the contract. The land agent, host or a Bradford College staff member will be able to explain these details to you.
- In particular, be aware of the obligations regarding length of stay – once you have signed a contract it may be quite costly if you decide to leave your accommodation before the time limit, specified in the contract, has expired.

## Which Option is Best for Me?

The answer depends on a number of things, such as your age, your past experience, your goals and the length of your stay in Australia. Most international students find that when they first arrive in Australia it is best to stay with a family to start with or to go into a student hostel. These two options provide a secure, stable and friendly environment for you, which is important when you first come to a new country and a different lifestyle. This will also give you time to discuss your options with other students.

ALL TYPES OF ACCOMMODATION DO NOT INCLUDE TELEPHONE CALLS AND OTHER LUXURIES WITHIN THE PRICE.

Bradford College recommends that you secure accommodation before arriving in Adelaide as searching for housing when you have just arrived in a new country can be difficult and at times overwhelming. We invite you to consult with our friendly Student Services team before you leave your home country so that we can assist you to research alternative options with the benefit of local knowledge. Bradford College understands how important suitable and comfortable accommodation is to your successful study in Adelaide.



# Accommodation

## Homestay

Homestay is the arrangement whereby you stay with a family in their home, living and eating with them. Homestay is therefore your opportunity to have a uniquely Australian experience. As Australia is a multicultural country, homestay can be an opportunity to understand different cultures so that you will develop an appreciation for other ways of living.

The homestay experience is ideal for developing English language skills and assists with your adjustment to Australia by providing a family atmosphere bridging you into Australian society.

Homestay can also be an enriching experience where lifelong relationships and friendships are formed, thus adding tremendous value to your overseas study experience. You will be staying with an Australian family who will treat you as part of the family, with the use of living areas and facilities. However, you are expected to fit in with the family's lifestyle and meals and follow their house rules. Please be aware that you are required to compromise with other family members, help around the house and show respect for others at all times.



Full board homestay accommodation (generally priced at \$210 per week) includes:\*

- A single room with bed, desk, cupboard
- Laundry facilities
- Three meals per day.

Part board homestay accommodation (generally priced at \$125 per week) includes:\*

- A single room with bed, desk and cupboard
- Laundry facilities
- Access to the kitchen, where you can do your own cooking.

In part board homestay, students must buy and prepare their own meals and will also be required to pay for additional expenses such as internet, telephone and all toiletries.

All Bradford College homestay providers offer wireless broadband internet which is available at a small, extra cost.

\*Please note, homestay fees do not include telephone calls or personal toiletries.

Students should budget approximately \$12,000 - \$14,000 per year for living costs in Adelaide.

Bradford College does not enter into a contract with either the student or the homestay family, but simply acts as the facilitator for the homestay placement. Bradford College takes extreme care when matching homestay families and students, but can take no responsibility once a placement has been accepted by both the homestay family and the student. Please note you are required to stay with your homestay family for a minimum of four weeks unless there are extenuating circumstances.

## Student Hostels

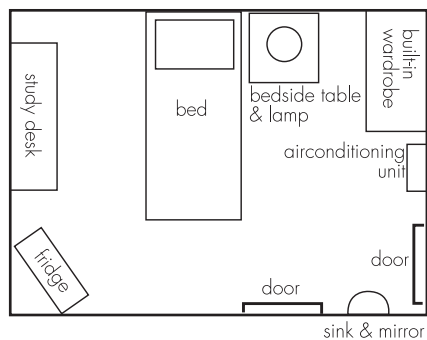
A wide range of student hostels are located around the city and suburbs.

Student hostels offer independence within a student environment where it is easy to make friends. Usually these consist of a fully furnished bed/study room, with access to shared kitchens, bathrooms and other facilities. For an additional fee, meals can also be provided in some hostels.

The price varies depending on the type of room you require ranging from \$110 per week for a shared room with no private facilities up to \$230 per week for a single room with own bathroom and all meals.

Most hostels are located within a 30 minute bus ride from the College's campus. Short and long term residence options are available. Please see the table on page 7 for more information regarding hostels recommended by Bradford College. You must contact Bradford College's accommodation manager to secure your student hostel accommodation.

If you require more details regarding these hostels, please visit their websites or contact Bradford College (for assistance). Always request a written contract with the hostel to protect your rights and be aware of your entitlement to be given a copy of the rules and regulations that are adopted and enforced by the hostel.



## University Accommodation

Accommodation is also available to students at the University of Adelaide Village. Applications should be made directly to the University online via [www.adelaide.edu.au/accommodation](http://www.adelaide.edu.au/accommodation). You will be required to commit to one full year and pay 12 months rent in advance.

## Independent Rental Accommodation

Independent rental accommodation (including shared house accommodation) is an option only open to students over the age of 18. Students will need to find their own property.

This option provides you with more independence, privacy and freedom than other forms of accommodation and costs approximately \$5,000 - \$10,000 per year plus four weeks rent for bond. The cost of independent rental does not include meals and other living expenses. Included in the rent is the cost of repairs, but not electricity, gas, internet, telephone connection and usage or water usage. You will have to do all the housework yourself, including buying food and general household duties, preparing meals, keeping the house clean, doing your own laundry, etc.

You will be required to sign a lease of at least six months (and sometimes 12 months), pay a bond of four weeks rent, and provide references. Another consideration is that rental accommodation in Adelaide is often unfurnished or part-furnished, which means that you may also have the expense of buying some of your own furniture. Fortunately, there are many second-hand furniture shops in Adelaide, which offer good furniture at reasonable prices.

## Shared Housing Accommodation

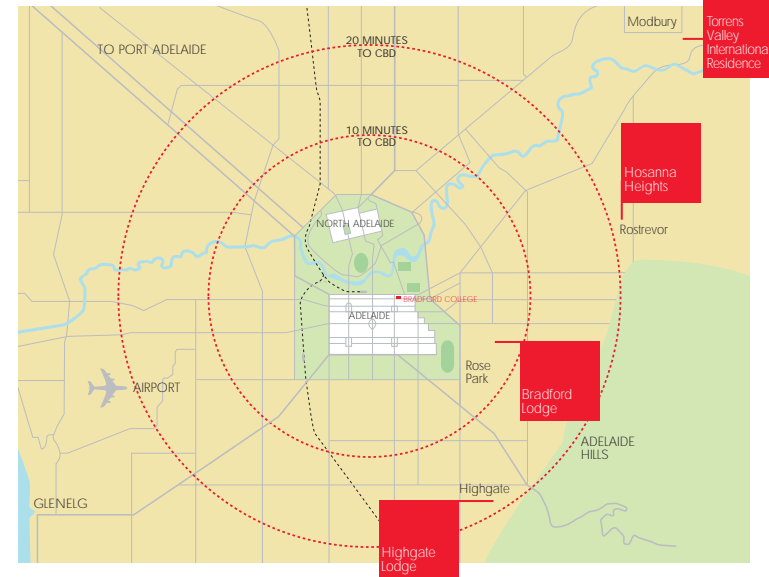
This entails living with other students in a house or apartment. After paying weekly rent, you must also pay for usage of gas, electricity, telephone and internet. Students must find this type of accommodation after they arrive in Adelaide.



## Student Hostels

To book and secure your accommodation at the below student hostels, you must contact the Bradford College accommodation manager, Mrs Debbie Armstrong on:  
 Email: [debbie.armstrong@adelaide.edu.au](mailto:debbie.armstrong@adelaide.edu.au)  
 Tel: +61 8 8303 3430  
 Fax: +61 8 8303 3233

Hostel	Facilities & Fees	Contact Details
Bradford Lodge 46 Watson Avenue Rose Park SA 5067  Minimum stay is 6 months	Bradford Lodge is a student residence that is designed primarily for international students and situated in an ideal location, within close proximity to the city of Adelaide.  Bradford Lodge caters for the needs of international students by providing them with a safe, secure and welcoming environment. Free internet - 1.5GB per month. Single rooms with fridge and air-conditioning start from \$170 per week. No meals are included in this price, however there is an on-site private restaurant for the purchase of meals at very affordable prices. Kitchens are also located on each floor for students to do their own cooking. Students must also purchase a linen kit from the hostel. 15 minutes bus ride from the College.	Hassan (Hass) & Chris Salleh Tel: +61 8 8331 0866 Fax: +61 8 8331 0877 Email: <a href="mailto:aiv@aiv.com.au">aiv@aiv.com.au</a> Web: <a href="http://www.aiv.com.au">www.aiv.com.au</a>
Highgate Lodge 40 Cheltenham Street Highgate SA 5063  Minimum stay is 6 months	Single room - \$140 per week. Some twin-share rooms available. Refundable bond \$260.  Fully air-conditioned. FREE internet - 1.5GB per month. No meals provided. 20 minutes bus ride from the College.	Hassan (Hass) & Chris Salleh Tel: +61 8 8331 0866 Fax: +61 8 8331 0877 Email: <a href="mailto:aiv@aiv.com.au">aiv@aiv.com.au</a> Web: <a href="http://www.aiv.com.au">www.aiv.com.au</a>
Torrens Valley International Residence 41-69 Smart Road Modbury SA 5092	275 rooms single occupancy. Standard Short Term (3 nights or less) - \$50 per night. Standard Long Term Room - Level 1,2,3,5 including heating, fridge, furniture and linen - \$110 per week. Upgraded Long Term Room - Level 4,6,7 including heating, cooling, T.V, fridge, furniture and bed linen - \$130 per week.  Deposit: Short Term Deposit - \$50; Long Term Deposit - \$250. Up to 30 minutes bus ride from the College.	Angela McLeod Tel: +61 8 8161 2724 Fax: +61 8 8161 2805 Email: <a href="mailto:tvir@tvir.austbiz.net">tvir@tvir.austbiz.net</a> Web: <a href="http://www.tvir.austbiz.net">www.tvir.austbiz.net</a>
Hosanna Heights 101 Morialta Road Rostrevor SA 5073	Standard single room and full board - \$230 per week. Refundable bond - \$300. Minimum residency - 12 weeks. Meals included. 30 minutes bus ride from the College.	David & Margaret Lee Tel: +61 8 8366 9400 Fax: +61 8 8165 3322 Email: <a href="mailto:info@hosannaheights.com">info@hosannaheights.com</a> Web: <a href="http://www.hosannaheights.com">www.hosannaheights.com</a>



\*This content is subject to change without notice.

## Accommodation Comparison Table

	Homestay - Full/Part Board	Student Hostels	University Accommodation	Independent Rental Accommodation
Advantages	Suitable for students with busy schedules or who can't cook	Cheaper alternative to residential colleges	Booked in advance - no need for house hunting	Independence
	No grocery shopping & meals provided (in full board only)	Heating and electricity included in costs	Within short distance of the College	Greater privacy
	Less time spent on domestic chores	You can choose what and when to cook and eat	Single room, majority have ensuite bathrooms	You can choose when and what to cook and eat
	Heating and electricity costs included in weekly fee	Less time spent on domestic chores (only required to clean up room and kitchen after use)	Fully furnished	You have some choice in choosing housemates
	Valuable cultural exchange	College can make arrangements for you	24 hour on-site security	
	Good opportunity to improve English skills	Fully furnished own room	Telephone connected	
	College can make arrangements for you	Support and security offered by hostel management	Student support	
	Fully furnished own room	Internet access provided		
	Support and security offered by family			
	Wireless broadband internet is available at small, extra cost			
Disadvantages	Less flexibility	May have to supply own cooking and eating utensils	Have to prepare own meals	Establishment costs can be substantial
	Requires adjustment for both student and homestay family (e.g. habits, customs, etc.)	Shopping and cooking can take time	Must sign contract for year	Heating and electricity bills extra
	Household routines may be rigid (e.g. shower times)	Most hostels are not within walking distance of the College	Must pay 12 months accommodation up front	May have to supply own cooking and eating utensils
	Wireless broadband internet access must be shared with family	Must connect own phone	Internet is available at extra cost	May have to sign a 6 -12 month lease
	Location varies	Location varies		May need to buy furniture
		Must commit to minimum length of stay depending on hostel requirements		More time spent on domestic chores
				If shared, one of the group may leave before end of lease
				Must connect own internet and telephone access
				Must find after you arrive in Adelaide
				No security offered



# *Fees, Terms and Conditions of Homestay*

## Homestay Fees

In order for the College to commence work on your homestay placement, you must:

1. Complete, sign and return your homestay application form - this is available from the College website or you can request this form from the College or from a Bradford College representative.
2. Pay the confirmation booking fee - as set out below

Accommodation placement fee		\$250
Airport pickup fee		\$120
Homestay fee per week	\$210 (x4 weeks)	\$840

**Confirmation booking fee (total upfront cost) \$1210**  
- includes four weeks rent

The placement fee is non-refundable.

You may make payment via a bank draft, telegraphic transfer or cheque.

If you intend to go home for the holidays over the long summer break and you would like your homestay family to keep your room for you, you may be required to pay approximately \$50 - \$60 per week while you are on holidays. This will reserve the room for you.

Once a homestay placement has been arranged, the first four weeks rent is paid by Bradford College on your behalf to secure your room. On arrival you will have one to two weeks to reimburse Bradford College for the first four weeks rent. After this initial four weeks you will then pay your homestay direct (usually two weeks rent at a time in advance). The minimum length of time you must stay in the homestay is four weeks.

## Homestay Agreement

Signing the student profile/application form acknowledges that you have read and understood the terms and conditions. If you have any queries regarding this, please contact the Bradford College accommodation manager, Mrs Debbie Armstrong on: +61 8 8303 3430 or [debbie.armstrong@adelaide.edu.au](mailto:debbie.armstrong@adelaide.edu.au).

## Cancellation Fee

The accommodation placement fee is non-refundable. Within reason (in the instance of a significant problem) we will endeavour to move students if they are unhappy with their placement. Two weeks or less notice of cancellation will result in two weeks homestay rent retained as compensation to the family.

Additional notes:

- All prices include GST and are quoted in Australian Dollars.
- Under 18s must pay for and accept airport pickup as part of the homestay package.
- Please be aware that the College needs as much notice as possible in order to find an appropriate homestay family for you.
- Homestay rent fee increases may occur and Bradford College cannot be held responsible for the fees homestay families charge.

### Payment Options for Homestay

1. Telegraphic Transfer - payable to Bradford College  
(Bank details available upon request)
2. Bank Draft - payable to Bradford College
3. Cheque - payable to Bradford College

Payment should be made with the homestay application form.

### STUDENTS PLEASE NOTE:

It is important that you receive in writing the conditions of any arrangements you make with your homestay family and a receipt of any payment you make to them. If you are over 18 years of age, all homestay agreements are between you and your homestay family. Bradford College can only assist to the best of its ability but the responsibility lies with you to be careful, look after your own interests and communicate clearly with your homestay family.

### Accommodation Refund Policy

Bradford College's accommodation refund policy is in line with that of our tuition fees refund policy. For further information, please refer to the College's refund policy at [www.bradford.adelaide.edu.au/policies.html](http://www.bradford.adelaide.edu.au/policies.html). No refund is payable if the College receives cancellation after the accommodation has already been found and arranged. If the accommodation request is withdrawn with sufficient notice, a partial refund will be payable to the student. If there is a good reason for the student not being happy in a homestay placement, we will endeavour to arrange an alternative placement.

Please visit the University of Adelaide website to obtain more information regarding preparing to leave for Australia  
<http://www.international.adelaide.edu.au/living/leave/>.





## Arrival in Adelaide

### How to Prepare for Your Arrival in Adelaide and Study at Bradford College

#### What do I need to bring with me?

- Letter of Offer or enrolment document
- Medical history or prescriptions required for ongoing medication
- Clothing appropriate to season:

November to March are the warmest months and you will be comfortable in casual clothing such as light pants, shorts, skirts, t-shirts and jeans;

June to August are the coldest months and you will be comfortable in clothing such as jeans, trousers, skirts, jumpers (sweaters/windcheaters). A waterproof jacket would also be useful.

For homestay and hostel accommodation you will not require household equipment. If you are entering into independent accommodation, you can purchase household items in Adelaide at a reasonable cost but you may want to bring your own basic items with you.

We recommend you visit the Australian Quarantine and Inspection Service (AQIS) website at [www.daff.gov.au/aqis](http://www.daff.gov.au/aqis) before leaving your home country.

Please visit the University of Adelaide website to obtain more information regarding preparing to leave for Australia [www.international.adelaide.edu.au/living/leave](http://www.international.adelaide.edu.au/living/leave).

#### How much money should I bring?

The amount of money you bring with you is a personal decision, however you must make sure you have enough funds to cover your bond/rent and moving expenses for your accommodation on arrival. You should also have money to cover temporary accommodation expenses if applicable, meal costs and transport costs (buses, taxis). Please be aware that you should not carry large amounts of cash with you.

### Orientation Program

On the first day of your program, please come to Bradford College to begin your orientation. Attending the orientation week program is compulsory for all students new to the College. It is important that you bring your passport and details of your current Australian address - even if it is only temporary. You will receive essential information during the orientation period and complete forms for our records.

The orientation program includes specific information on:

- Enrolment into your program of study
- Study skills
- College services and facilities
- Shopping and recreational activities
- Student responsibilities
- Australian Tax File Numbers
- Overseas Student Health Cover
- Living in Adelaide.

#### Further Information

Australian Quarantine & Inspection Service:  
[www.daff.gov.au/aqis](http://www.daff.gov.au/aqis)

Australian Department of Foreign Affairs & Trade:  
[www.dfat.gov.au](http://www.dfat.gov.au)

Bureau of Meteorology:  
[www.bom.gov.au](http://www.bom.gov.au)

Department of Immigration & Citizenship:  
[www.immi.gov.au](http://www.immi.gov.au)

About Adelaide:  
[www.tourism.sa.gov.au](http://www.tourism.sa.gov.au)  
[www.cityofadelaide.com.au](http://www.cityofadelaide.com.au)

Independent Rental Accommodation:  
[www.realestate.com.au](http://www.realestate.com.au)



## *Request for Accommodation*

### Request for Accommodation Form

Please complete this form if  
you would like assistance with  
accommodation.

# Request for Accommodation

Name \_\_\_\_\_

Sex  Male  Female

Date of Birth \_\_\_\_\_

Agent \_\_\_\_\_

Date of Arrival (or approximate date) \_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

My preference for accommodation is (please number in order of preference):

## 1. Student Hostels

- Bradford Lodge – [www.aiv.com.au](http://www.aiv.com.au)
- Highgate Lodge – [www.aiv.com.au](http://www.aiv.com.au)
- Torrens Valley International Residence – [www.tvir.austbiz.net](http://www.tvir.austbiz.net)
- Hosanna Heights – [www.hosannaheights.com](http://www.hosannaheights.com)

## 2. University Accommodation

## 3. Homestay

Students who choose homestay will need to send the Homestay Student Profile (this will be sent to you) and the confirmation booking fee (placement fee + four weeks homestay rent + airport pickup) to the College to secure a homestay place. The family profile will be sent to you as soon as a homestay family is organised.

Accommodation Manager  
Bradford College  
The University of Adelaide  
North Terrace  
Adelaide South Australia 5005  
AUSTRALIA

Tel: +61 8 8303 3430  
Fax: +61 8 8303 3877

Debbie Armstrong - Accommodation Manager  
can be contacted anytime  
for further information, email:  
[debbie.armstrong@adelaide.edu.au](mailto:debbie.armstrong@adelaide.edu.au).

Emergency Contact Numbers:  
Accommodation - Debbie Armstrong:  
0400 807 815  
Student Welfare - Birgit Cramer:  
0409 004 360

Please note - we cannot guarantee the availability of your first hostel choice. If a place in your first preference is not available, your request for accommodation will be passed on to the next preference - this means a different room rate may apply. The College will keep in close contact with you regarding the arrangements and confirm your booking as quickly as possible.



# Homestay Guidelines Contract

Homestay is a rewarding and enriching experience for all involved but there are a few common problems and misunderstandings that can occur and this information is designed to help you through the first period of adjustment. Observing these simple guidelines will help to prevent unnecessary embarrassment. The guidelines all come down to common courtesy so if you are in doubt as to how to behave in a situation, use your common sense and ask politely for help either from the family or from the staff at Bradford College.

## Meals

Let your homestay mother or father know if you will be late for dinner, or if you do not intend to go home for dinner at all that night. Your homestay mother may work hard at a daytime job and then come home and cook.

It is discourteous and hurtful therefore to just reject the food so if you don't like the meal which has been cooked for you, politely tell the family that you are not able to eat it and offer to prepare yourself something else.

## Curfew

Let your homestay mother or father know what time they should expect you home.

This is particularly important if you will not be coming home until late. Give an approximate time of arrival home and be sure that they know you are safe. Respect the curfew they put on you, if this happens, as they are responsible for your safety.

Be respectful to all members of the family and any visitors. In Australia all cultures, all races, ages and sexes should be treated with respect. Do not shout or abuse or speak rudely to anyone. If you feel upset excuse yourself and go to your room, or go for a walk to calm down.

NO caregiver in Australia should be treated like a slave to boarders in the house. In many Australian houses the children in the family pay board as you are doing. In addition to paying board you are expected to help with a few family chores around the house.

## Using the Telephone

There are often different rules for using the phone and you should check with your family what the procedure is in your house. The cost of phone calls is almost never included in board payments.

## Using Utilities - Water

Remember water is very precious in Australia and this makes it expensive. When showering use the water conservatively and do not stand under it for long periods.

Never use the family's equipment or possessions without first checking that you know how they work and that you are allowed to use them – for example the washing machine. NEVER do anything unlawful such as drive the car, or take money or possessions from the house. Remember, if something upsets or confuses you, you should ask your family politely first for an explanation or guidance on how to behave. If issues are still unresolved talk to Bradford College staff quietly and confidentially for some advice. If you need emergency help with money or transport call the Bradford College emergency number.

I have read the Homestay Guidelines and understood them, and I agree to abide by them.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



Bradford College Pty. Ltd.  
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Adelaide, South Australia 5005  
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Web: [www.bradford.adelaide.edu.au](http://www.bradford.adelaide.edu.au)

The Foundation Studies and Degree Transfer programs are delivered under agreement with the University of Adelaide. The University of Adelaide CRICOS provider code: 00123M.

The Bradford English Language programs are delivered under Bradford College's CRICOS provider code: 02426B.

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