



# Murdoch International's

## Unofficial Advice for Living off Campus

### Disclaimer

The advice provided in this document should be regarded only as advice. Murdoch International wants to assist you in your decision to live off campus and find your own accommodation; however we can not provide any suggestions or official recommendations in your decision. Nor is the information provided comprehensive in any way, it is merely a guide to assist you.

Your best and most comprehensive source of advice is official WA government guide ["Renting a home in Western Australia"](#) booklet. (this is also available in hardcopy form from Murdoch International in the Student Center on Bush Court).

### General Information on Accommodation in Perth

Your first step in searching for off-campus accommodation is to study a map of Perth and familiarize yourself with the city. As you can note, Murdoch University is located in a suburb south of the city's CBD (15 km) and east of the ocean (10 km).

Australia does not refer to city areas as the "south side" or the "near east side"; rather they use suburbs as reference points. In Australia, suburbs are municipal residential communities that are a part of a city. Multiple suburbs will be group into governance of a city. Murdoch University and its surrounds are in the "city" of [Melville](#).

Generally, people of Perth consider themselves to be "north of the river" or "south of the river" at the Swan River cuts the area of Perth in two north to south. The vast majority of Murdoch students and staff live south of the river for convenience to go to and from campus.

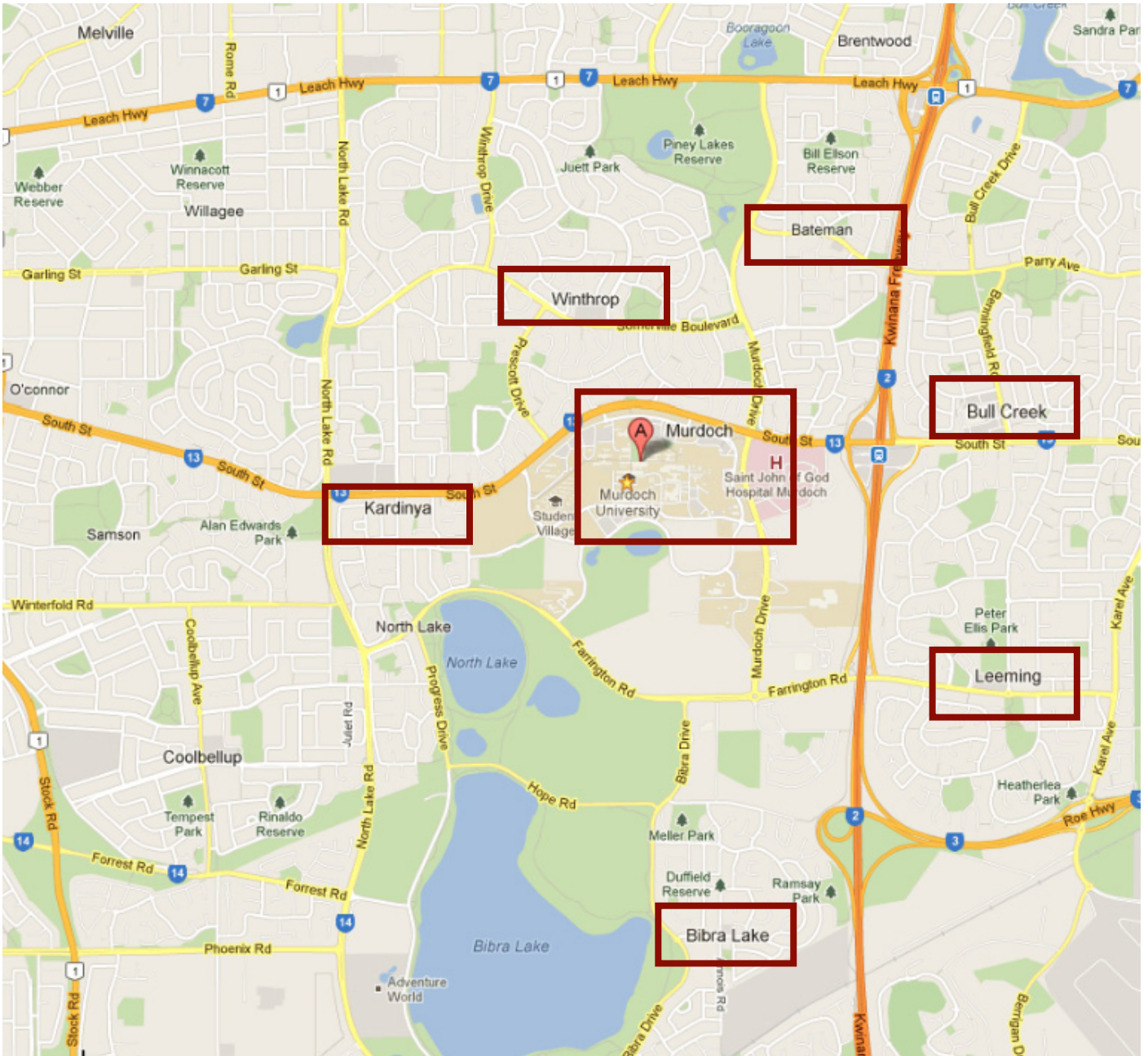
### Living within Proximity of Campus

Most students would like to live close to Murdoch campus so that they are able to have a short commute walking or biking. Students wanting this option should consider living in these neighbourhoods: Murdoch, Leeming, Coolbellup, Bibra Lake, North Lake, Bull Creek, Winthrop, Bateman, and Willagee.

As a rule of thumb, as you start going west or north from Murdoch University, in general prices will go up. This is because you are getting closer to the river and Fremantle (both desirable areas). However, sometimes affordable accommodation still exists in these areas, suburbs such as: Hilton, Beaconsfield, O'Connor, Hamilton Hill, White Gum Valley, and Booragoon.

Stereotypically, the most expensive areas to live south of the Swan River are: Fremantle, East Fremantle, South Fremantle, Alfred Cove, Attadale, Palmyra, Bicton, Ardress, and Mount Pleasant. Hypothetically, the further east and south you go from campus, the even more affordable accommodation could become.

## Living within Proximity of Campus Map



Murdoch University campus and the recommend close neighbourhoods are marked in red boxes. Please click the image to view the Google map search.

## **Living within Proximity of Public Transit**

Regardless of where you live, and regardless if you will have a car or not, access to public transit is important. The public transit authority in Perth is called [Transperth](#).

When looking for accommodation, you should use Google Maps and click "Get Directions" and plug in the location you are considering accommodation into "Location A" and Murdoch University into "Location B". Then click on the "By public transit" button. Google Maps pulls up-to-date public transit information from Transperth. You can also explore the Transperth website to see all of their bus and train routes.

Some Murdoch students coming from places like Singapore will consider the public transit in Perth very inadequate compared to what they are used to. Other Murdoch students from small towns in the United States will be very impressed. Regardless, for a city of just over 1.5 million with no cities over 100,000 people within 3,000 km, you will find public transit in Perth to be above average.

## **Living by the Beach**

Many students coming to Australia are interested in living "on the beach." Naturally, this real estate is quite expensive and as such accommodation on or near the beach is generally expensive. If you are quite keen on living near the beach, you should consider these beaches: South Beach (Fremantle), North Coogee (Spearwood/Hamilton Hill), Leighton Beach (North Fremantle), Port Beach (North Fremantle).

More affordable beach areas (with longer commutes) are: Coogee, Henderson, Kwinana, and Rockingham. Also to consider would be Trigg and Scarborough beaches (both north of the river). The most expensive (and most popular) beach accommodation areas are: Cottesloe Beach and City Beach.

## **Living in the City**

Some students are used to living in the middle of cities and prefer this option where there is a lot to see and do right outside of your doorstep.

It must be noted that the population of Perth is not condensed into the immediate CBD. Rather it is spread out, with some of the population living as far out as suburbs such as Armadale, Midland, and Joondalup (all accessible with public transit).

Perth city itself has plenty to offer in nightlife, dining, and shopping. However, in Perth, much of this is also found in a few other suburbs areas, namely: Fremantle, Leederville, Subiaco, Mount Lawley, and Victoria Park.

## How to Search for Accommodation

The best way to search is by using the following websites:

- [Reiwa.com.au](http://Reiwa.com.au)
- [Realestate.com.au](http://Realestate.com.au)
- [Perth.gumtree.com.au](http://Perth.gumtree.com.au) (click on "Unit / House, Real Estate" section)

As a rule of thumb, you should give yourself at least a few months in advance of your arrival to search.

## Other Tips and Considerations

When applying, you will most likely need the following:

- Rental history (with references)
- 100 points proof of identity (e.g. passport, birth certificate, etc)
- Proof of income or funds
- Proof of enrolment to Murdoch University

It is important you become familiar with the law surrounding tenancy and understand any contracts/agreements that you sign. Generally when renting property **you must provide 2 weeks rent in advance and 4 weeks rent for the property bond (deposit)**. This means that you will need to budget 6 x one weeks rent to move into a property e.g. if rent is \$150 per week,  $6 \times \$150 = \$900$  to move into a property.

## CHECK LIST:

### Costs

- How much is the rent per week?
- Does the rent include furniture?
- Does the rent include utilities bills such as water/gas/internet/electricity/landline phone?
- How much bond will you need to pay?
- How will you pay rent to the owner? Is it in cash or bank transfer?
- Will you get a tax receipt for each payment you make?
- Will there be a contract or some form of written agreement outlining the terms and conditions of your rental agreement?
- How long must you agree to rent the room/house/apartment for (for example, 6 months or 12 months or 1 month)?
- Are there any costs involved if you want to move out before the end date of your rental agreement?