

**DBS Student**

# Accommodation Guide

2019

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## Introduction

Welcome to the DBS Accommodation Guide. Choosing the right place to stay while you are studying in Dublin can be a daunting challenge, especially when you are unfamiliar with the city. This guide has been produced by the DBS Student Experience Team to help you with your search.

### This guide covers:

- The types of accommodation available in Dublin City
- Where to look for accommodation
- Guidelines for renting in Dublin
- Tenant and landlord rights and responsibilities



### NOTE:

**>> Please be cautious when renting accommodation from private landlords - do NOT pay deposit or rent without viewing the property in person first. Our Student Experience Team will help to advise you if you suspect an accommodation source is fraudulent or suspicious.**

For further information and advice please mail [The Student Experience Team](#) who will assist you with any questions or queries.

We look forward to welcoming you to DBS and hope you enjoy your time in our 'Fair City'!



## Accommodation Options:

### Student Residences

Purpose-built student residences have been developed to meet the specific needs of students in Dublin. DBS have a number of single rooms at [The Point Campus](#), at the centre of Dublin's Tech Hub.

Each room is en-suite, with plenty of storage space and room for study. The shared kitchens and living spaces are fully equipped and ready to move into. The campus also includes a gym, cinema, roof top terrace, communal areas, and study spaces.

The Point Campus is conveniently located in Point Village, in the heart of Dublin's regenerated Docklands - just a 10min Luas (tram) ride or 25min walk to the DBS campus. It is serviced by its very own Luas stop directly outside the accommodation.

Please email [student.services@dbs.ie](mailto:student.services@dbs.ie) to find out more and book your room.



## Landlords

This is the most common form of renting in Dublin. You can either rent a whole property or a single room. Please exercise caution and inspect the property personally before paying any deposit.

The following is a list of online databases with houses or rooms to rent:

- <https://www.hostingpower.ie>
- <http://www.daft.ie>
- <http://www.myhome.ie>
- <http://www.collegecribs.ie>
- <http://www.homes.usi.ie>
- <http://www.airbnb.ie>

## Homestay

Host families reflect the diversity of life in Ireland. Hosts are typically located in the city suburbs and are well serviced by bus, rail and Luas links. Please see the Homestay Chapter at the end of this guide for more information.

Homestay arranged through DBS is available for a 4 week period only and is not available for a whole semester.

## Short Term – Hostels

Dublin City Centre is well serviced by hostels with a number of room options, from single to dormitories, depending on budget. Avalon House in particular is 3 minutes' walk from DBS Aungier Street Campus.

- Avalon House: <http://www.avalon-house.ie>
- Kinlay House: <http://www.kinlaydublin.ie/>
- Barnacles Temple Bar: <http://www.barnacles.ie/>
- Abbey Court: <http://www.abbey-court.com/>

- Citi Hostels: <http://www.backpackerscitihotel.com/>
- Four Courts Hostel: <http://www.fourcourtshostel.com/can>

## Prevent Fraud

Take care and be vigilant when scouting for accommodation – there have been reported incidences of fraud and attempted fraud on students in Dublin. Be extra cautious with advertisements on social media; it is preferable to use registered and recommended sites as listed above.

### Prevent Fraud – The DOs and DON'Ts:



<ul style="list-style-type: none"> <li>• Personally view all properties, accompanied by a friend</li> <li>• Check keys and locks with the landlord</li> <li>• Be sure that all banks/online companies are legitimate</li> <li>• Use a credit card for payments if possible</li> <li>• Contact a member of our Student Services Team to help advise you if you fear a place looks suspicious</li> <li>• Alert the Irish Police (Gardaí) on: 00 353 1 666 9063</li> </ul>	<ul style="list-style-type: none"> <li>• Make any payments without physically viewing the property</li> <li>• Make any payments if the bank account given is not an Irish Bank Account</li> <li>• Use Facebook to source accommodation</li> </ul>
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## Accommodation Search Strategy

### Location, Location, Location!

It would be ideal to land your dream accommodation in central Dublin. However, September and October are high demand periods each year. Dublin's leafy suburbs are wonderful, vibrant places; well-served by public transport to the City Centre via Dublin Bus, Dart and Luas. Review maps of Dublin and cross reference them with Dublin Transport link maps to identify 'Plan B' areas for your search.

### Do not be passive in your search

Be sure that you have an Irish phone number so that you are easily contactable. Adopt the approach of 'the early bird catches the worm'. Do not passively send emails and wait for the return call. Make a phone call and follow up as quickly as possible.

### Stay positive and exhaust all avenues

A little bit of luck and a lot of hard work will get you the right accommodation at the right price. Advertise yourself as a potential roommate on online databases.

### Communicating with Landlords

It is wise to prepare ahead of time so that you do not miss opportunities. Email documents to yourself and forward them when requested. You may be asked to supply the following when connecting with landlords and/or potential roommates; 1. References (previous lettings, employers, college/academic, character reference) 2. Copy of passport/ID.



## Renting Guidelines

Regardless of what type of accommodation you choose – whether it be a house, apartment or home share – the following guidelines will ensure you don't fall prey to dodgy landlords and help you secure a safe home.

### 1. Decide on a budget

Before starting your search; set your budget for how much you are willing to spend on accommodation each month. Students living closer to the College (Dublin 2) will pay more in rent for the convenience. However, Dublin suburbs are well-connected via public transport with most areas within 30 minutes of the City Centre. Generally speaking; the further out you go - the more you get for your money!

### 2. View before paying

When renting from a private landlord *never* pay any money up front before visiting the property in person. Book a viewing and inspect the property with a careful eye. Bring a friend if you feel more comfortable. Scan the area – is it safe? Are there shops nearby? Is it well-serviced by transport?

### 3. Check that everything is working

Prospective tenants should test that doors and windows open and close/lock securely. Check for adequate lighting, ventilation and heating in all rooms of the house, and turn on appliances to check that they work properly e.g. cookers, shower etc.

### 4. Sign a rental agreement

It is highly recommended that you receive a written lease and a rent book to record your rental payments. Always read and understand the Rental Agreement before signing; if in doubt about any of the clauses in the contract seek advice before signing.



## **5. Get a receipt for any payments made**

Use online banking for all transactions whenever possible. This includes deposit and advanced rent payments.

## **6. Make a list of furniture and appliances with the landlord**

Damage or loss of property is a regular reason for losing a deposit. Take an inventory of everything in the accommodation and its condition before you move in to avoid any disputes with the landlord when moving out. If necessary, take photographs (with the date stamp on) of the property and ask the landlord to counter-sign them.

## **7. Know when the deposit and rent are due**

Generally, rents in Dublin are paid monthly and in advance - not in arrears. Most landlords will also require a security deposit (usually the equivalent of one month's rent) to be paid before you move in. This deposit should be returned to you when you leave the property.

## **8. Know your tenant rights and responsibilities**

Both tenants and landlords have legal rights and responsibilities. These legal rights come from general landlord/tenant law as well as from any written or verbal tenancy agreement between both.

For further information please visit: <http://www.threshold.ie/>

Please read this guide to securely searching online databases <http://www.daft.ie/safety-online>

## Home Stay Guide

DBS provide Homestay through our partners, [International Student Accommodation](#), for the first 4 weeks of your stay in Ireland. To enquire about living in Dublin with a host family please email [student.services@dbs.ie](mailto:student.services@dbs.ie).

### Your life in a homestay

Living in a homestay allows you to become part of a family and provides you with the opportunity to practice your English in a real-life setting. It is important to remember that you are both part of a family and guest at the same time. It is not uncommon that you may have to help with household chores and undertake everyday tasks concerning your living space. It is important to maintain a communicative relationship with your host family; seek permission before inviting guests and practice common courtesy at all times. We want you to be comfortable with your family, but we cannot promise a family of a specific age, gender or ethnicity. Every family is different and will have their individual lifestyles. Please make sure you understand the house rules upon arrival.

### Meals

Host families should be made aware of specific dietary requirements. Host families will provide the student with breakfast and dinner each day. It is common for students to visit the grocery store with host families to pick out food items.

### What to bring

Your host will provide you with bed linen and towels. You can purchase toiletries and other items locally, but you should plan to bring specific items with you such as prescription medications if you require them (in adequate supply).

### Telephone use

Be sure to discuss phone usage with your host family upon arrival. Your host's telephone should only be used for local and incoming calls. Remember to notify your family and friends of any time



differences to avoid calls in the middle of the night. Students are asked to limit their calls to no more than 20 minutes, as there is usually one telephone line per household. You should purchase a phone card or use a personal mobile telephone for all long distance or international calls since it is very expensive to make international calls from a home phone line. The majority of mobile phone providers in Ireland offer pre-paid cell phones, which are affordable and can also be purchased after you arrive for personal use.

### Internet

Most homes have wireless Internet. However, you should bring your own laptop since many families will not have a computer for you to share.

### Laundry facilities

Be sure to discuss this with your host family after you arrive as laundry facilities will depend on your selected homestay option. Your family may have a laundry schedule once per week. If your family does not do your washing, please take it to a laundrette to wash and dry – please do not wash clothes in the bathroom or hang them to dry in your bedroom or on cupboards. The average cost per load of laundry (wash & dry) in an Irish laundry is €10.

### Smoking

When you book your accommodation, please request a family that allows smoking if you smoke. Most hosts will request smokers to smoke outside. In Ireland it is illegal to smoke inside public places. Please make sure you discuss these rules with your host family. It is also general courtesy to ask someone for permission to smoke next to them (even if you are outside).

### Getting to and from DBS

Your hosts will help you find your way to and from college on your first day and also show you how to use public transport. Journey time will depend on the location of your homestay. Most host families are located in the suburbs. On average, it takes students about 45-60 minutes by bus, tram or train.

[Dublinbus.ie](http://Dublinbus.ie)

[Luas.ie](http://Luas.ie)

[IrishRail.ie](http://IrishRail.ie)





[Good Luck with your home search!](#)

**\*Please Note**

In the absence of any legal or binding agreement between Accommodation owners/advertisers and DBS, the College cannot be held liable for any accommodation, contacts, contracts, introductions and/or arrangements arising from the use of this Guide. The selection of accommodation and terms of the agreement or contract are entirely a matter between the individual students and the external provider.

DBS welcomes all feedback from students and prospective students.