

# Accommodation Navigator

Your Guide to Dublin Living

Objectives and Key Messages:

The primary objectives of the guide are to:

- Educate students about the various housing options available near TU Dublin campuses.
- Assist students in understanding the rental process and their rights as tenants.
- Provide practical tips and checklists for viewing and choosing accommodations.
- Foster positive relationships between tenants and landlords/property owners.

## Ultimate Checklist for Accommodation

Location, Location, Location...

- Is the accommodation conveniently close to TU Dublin or public transportation?
- Are essential amenities like grocery stores, pharmacies, and healthcare facilities nearby?
- Does the neighbourhood feel safe and suitable for your needs?

Condition of the Property

Inspect the walls, ceilings, and floors – are they in good condition? Watch out for dampness, mold, or water damage. Check that doors, windows, and locks are working properly. Test lights, electrical outlets, and appliances to ensure they function well. Also, inquire about heating and energy efficiency.

Room/Apartment

Is the size just right for you? Are there enough storage spaces like wardrobes and shelves? Make sure it's furnished as advertised and check the condition of the furniture. Let natural light and fresh air brighten up your space!

Kitchen and Bathroom: Are kitchen appliances like the stove, refrigerator, and microwave in working order? Check for enough storage space for groceries and utensils. Inspect the bathroom for cleanliness and proper plumbing. Test the shower, faucets, and flush system.

Common Areas

Assess shared spaces like the living room or study area – are they well-maintained and clean? Ensure enough seating and comfortable furniture for communal use.

Safety and Security

Safety first! Look for smoke detectors, fire extinguishers, and emergency exits. Check if all doors and windows have secure locks. Inquire about the building or complex's security measures.

Maintenance and Repairs

Know the process for reporting maintenance issues and how quickly they get resolved. Understand the landlord's responsibilities for repairs and maintenance.

Lease Terms and Financial Considerations

Carefully review the lease agreement – rent amount, payment schedule, and duration. Be aware of additional costs like utilities, internet, or parking.

Compatibility and Housemates

If it's a shared space, meet your potential housemates. Discuss house rules, cleanliness expectations, and preferences or requirements.

Trust Your Instincts

Your gut feeling matters! Consider comfort and safety in the accommodation. If something feels off or raises concerns, take it seriously and explore other options.

## DO'S AND DON'TS OF ACCOMMODATION

### DO

- Do your homework – familiarise yourself with the average rent price in your search area. If the rent is unusually low and it seems too good to be true, it usually is!
- Use online maps to double-check that the property being advertised exists and is at the stated address.
- Set a budget and consider additional expenses like bills and utilities.
- Research the area to ensure it meets your needs regarding transportation, amenities, and safety.
- Keep copies of all correspondence between yourself and the advertiser, including bank details and the advertisement itself.
- Make sure you get a receipt for any deposit paid and have full contact details for landlord/agent.

### DON'T

- Do not rush into signing a lease without thoroughly reading and understanding it.
- Do not ignore red flags like unfinished repairs or poor communication with the landlord.
- Do not make any payments until you have been given the keys and signed the rental contract. Once satisfied, use a cheque or bank draft to pay the deposit. Always check that the keys fit in the lock.
- Do not be embarrassed if you have been scammed. Report it to your local Garda Station and contact your bank.
- Don't make the mistake of thinking that every landlord is registered! Make sure that you are registered with the RTB.

## Finding Your Ideal Accommodation

Purpose-Built Student Accommodation:

Designed exclusively for students, these properties offer convenience, a supportive community, and on-site security. Share the experience with fellow students, fostering social connections beyond your course. Some utilities may be included but consider the price and rules.

House/Flat Sharing:

Looking for affordability and freedom? Sharing a house or flat with others allows you to split costs and enjoy flexibility. It's a chance to meet new friends and have more independence. However, remember to factor in shared bills and responsibilities, and carefully read the lease agreement.

Digs:

Renting a room in a "family" home, known as digs, can be an attractive and cost-effective choice. With a flat rate that often includes meals, it provides a sense of security, especially for first-year students. However, be aware of house rules, potential restrictions, and limited access to certain facilities

## TU DUBLIN CAMPUSES

**Tallaght**

Located in Dublin 24, Tallaght offers convenient access to the campus, with areas like Kilnamanagh within walking distance. Additionally, the Luas provides easy access to Dublin city centre, and there are plenty of shops, parks, and pubs in the vicinity. The Square shopping centre is just a 5-minute drive away.

If living outside the city appeals to you, Saggart is a peaceful and commutable area. With access to the Luas and bus services, you can easily travel to both the University and the city centre while enjoying a serene environment.

**Blanchardstown**

Ongar, a vibrant neighbourhood, is only a 25-minute bus journey from the Blanchardstown campus. It offers a range of amenities, including shops, restaurants, reliable bus routes, nearby train stations, a community centre, fitness facilities, pubs, and playgrounds.

Mulhuddart is another well-connected area, with easy accessibility to the University. In under 40 minutes, you can reach the campus, and amenities like ALDI are right at your doorstep. Additionally, Blanchardstown Shopping Centre is just a 15-minute bus journey away.

**City Centre**

For more affordable accommodation options within the city centre, you may need to explore the suburbs.

Rathmines is an ideal spot for students attending the Aungier Street campus. Situated in Dublin 6, this area offers excellent transportation options and a wide range of eateries, cafes, and even a cinema.

Areas like Drumcondra within Dublin 9 are highly recommended for students seeking both digs and student houses. With loads of buses to choose from you will be never late for your lecture!

## Renting FAQs for First-Time Renters

**What about bills?**

The advantage of some purpose-built student accommodation, is that bills can be included in the price, but if you are renting or sharing privately your bills will include heating, oil or gas, electricity, waste, tv license, broadband etc. Some of these bills may be optional but remember you are required by law to have a TV Licence.

**Can a landlord come and go as they please?**

No, they need to get your permission. The landlord should treat your rented accommodation as your home, or unless they have made prior arrangement with you. Generally, a landlord must give 24 hours' notice before entering a premises.

**What amenities should I be looking for?**

Laundry if no washing machine, supermarket, bus, DART, or Luas stop, doctor, dentist. If commuting home at the weekends bear in mind how far your place is from the national commuting areas and stations.

**What about theft and insurance details?**

It is very unlikely that the landlord has insurance for tenants' personal items in a rented place. You are responsible for ensuring insurance for your personal valuables and tenancy is available. You can ask a landlord before you move in, what is covered under the property insurance, but it is unlikely that any of your belongings would be though.