



Griffith College

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# **International Office Accommodation Guide (Dublin) 2018-2019**



# Griffith College

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Accommodation for students at peak times can be difficult to find in Dublin, so we would like to give you some advice and guidance in order to assist you in your preparations for your trip to Dublin.

### Off-Campus Accommodation Options

If you apply to GHR and are put on the Waiting List, unfortunately there is no guarantee that you will be able to secure accommodation on campus, therefore we advise you to research other accommodation options and make plans accordingly, because if you come to Dublin with no accommodation confirmed, it will be difficult and expensive for you to find temporary accommodation for which you will be required to pay on a per-night basis e.g. hotels and hostels.

Please find a list of **accommodation websites** on page 4 of this document. When researching accommodation online, our advice would be to start with the student websites.

### Recommended Areas for Renting

Below is a list of recommended rental areas close to the College.

Rental Areas near Griffith College Dublin				
Dublin 8:	Dublin 6:	Dublin 6W:	Dublin 12:	Dublin 14
Blackpitts	Harold's Cross	Harold's Cross	Walkinstown	Dundrum
Christchurch	Milltown	Kimmage	Greenhill's	Windy Arbour
Portobello	Ranelagh	Templeogue	Kimmage	Milltown
South Circular Road	Rathgar	Terenure	Perrystown	Rathfarnham
	Terenure	Rathmines**		

*\*\*Rathmines is a Student Area with many flats/apartments to cater for students.*



## Griffith College

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### Where to look for Accommodation

#### Accommodation Websites:

[www.daft.ie](http://www.daft.ie)  
[ie.easyroommate.com](http://ie.easyroommate.com)  
<https://unineststudents.ie>  
<https://www.collegecribs.ie>  
[www.studenthousing.ie](http://www.studenthousing.ie)  
[www.dublinstudentrooms.com](http://www.dublinstudentrooms.com)  
[www.aungierstreetstudentresidence.ie](http://www.aungierstreetstudentresidence.ie)  
<https://spunout.ie/life/category/accommodation>  
[www.gatewaystudentvillage.ie/](http://www.gatewaystudentvillage.ie/)  
<https://host-students.ie/>  
<http://isaccommodation.com/>  
[www.chubbproperties.com/](http://www.chubbproperties.com/)  
[www.rent.ie](http://www.rent.ie)  
[www.homelocators.ie/](http://www.homelocators.ie/)  
[www.lettingsagent.ie](http://www.lettingsagent.ie)  
[www.findahome.ie/](http://www.findahome.ie/)  
[www.accommodationlettings.ie/](http://www.accommodationlettings.ie/)  
[www.gunne.ie/](http://www.gunne.ie/)  
[www.myhome.ie/](http://www.myhome.ie/)  
[www.wyse.ie/](http://www.wyse.ie/)  
[www.hookemacdonald.com/](http://www.hookemacdonald.com/)  
[www.huntsman.ie/](http://www.huntsman.ie/)  
[www.yourhomefromhome.com/](http://www.yourhomefromhome.com/)  
[www.gumtree.ie/](http://www.gumtree.ie/)  
[www.accommodationforstudents.com/](http://www.accommodationforstudents.com/)  
[www.propertysteps.ie/](http://www.propertysteps.ie/)  
[www.wimdu.ie/](http://www.wimdu.ie/)  
[www.borgmanearls.ie/](http://www.borgmanearls.ie/)  
[property.trovit.ie/for-rent-flat](http://property.trovit.ie/for-rent-flat)

Griffith College Student Union's Facebook page: <https://www.facebook.com/GCDSU/?fref=ts>

**If you require further assistance or guidance, please email**

**[studentliving@griffith.ie](mailto:studentliving@griffith.ie)**



## General Tips

Rented accommodation in Dublin can cost from €100 to €400 and above per week, depending on the location, quality and number of occupants in the property. Rent does not usually include bills. Initially a deposit (usually in the amount of one month's rent) is required to be paid, along with one month's rent in advance. In general, rent is paid on a monthly basis. The majority of rented accommodation in Dublin is fully furnished.

If you're looking for rented accommodation, always view the property that you are interested in and look out for the following:

- Is there a smoke detector?
- Dampness - is there any on the walls or ceiling?
- Furniture - is it adequate? What condition is it in?
- Heating type? Picture it in winter - will it keep you warm?
- What cooking facilities are available?
- Is there a fridge/freezer?
- Are there adequate cooking and kitchen utensils?
- Are there enough electrical lights, plugs, sockets and are they damaged?
- All homes for rent must have a Building Energy Rating (BER). A BER will inform you how energy-efficient the home is and help you make an informed choice when comparing properties to rent
- Are there locks on the main doors? Are they secure?
- Who holds the keys to the house at present?
- Who will be responsible for the outward appearance of your accommodation (For example gardens, to avoid offending neighbours)
- Ask if the rent is paid per week or per month
- Ask if the rent includes bills, e.g. electricity, heating etc.
- Ask if there is a deposit payable and if so, when and how it should be paid- make sure you get a receipt
- Ask if there is a particular method of payment required, e.g. cash/cheque or standing order
- Ask for a Rent Book so that all payments to the landlord can be recorded.

If renting accommodation you should bear in mind that you are now about to reside in an area where locals have purchased homes and have established themselves and their families for many years. You should not consider your chosen area as now being a student domain only. You should endeavour to enjoy good relations with your new neighbours and refrain from disorderly conduct, littering, etc.



## Tenants' Rights

It is important to get a written agreement/lease from a landlord before moving into rented accommodation in case any subsequent misunderstandings occur. It is advisable to be aware of any specific terms and conditions contained in a lease and to adhere to them.

It is not advisable to withhold rent if any disputes arise with a landlord because adhering to the terms of the agreement/lease puts the tenant in a better position to resolve any disagreements that may occur.

## Security Deposits

Landlords usually ask for a Security Deposit, which is fully refundable at the conclusion of a lease. However, some or all of this deposit may be withheld under the following circumstances:

- If the tenant fails to give adequate notice of departure, or leaves before the end of the tenancy agreement without paying the full rental amount up to the departure date as stated on the lease.
- If there is damage caused to the property, which is considered to be greater than 'normal wear and tear'.
- If the tenant vacates the accommodation and leaves unpaid bills and/or rent.
- If the tenant does not honour the terms and conditions as stated in the lease.

**Please note: Tenants should insist on a written receipt for any deposit paid, which has been signed by the landlord. This amount should also be written into the rent book.**

When you intend to leave, inform your landlord well in advance to arrange a date for the return of your deposit.

## Rent Book

As a tenant you are legally entitled to a rent book, which your landlord is required by law to supply you with. You should ensure that you record all rent payments in this book as it can prevent disputes at a later time. If your landlord issues you with receipts, attach them to the rent book.

The rent book should include:

- The address of the rented house/flat/apartment
- The name and address of the landlord and his/her letting agent, if any
- The name of the tenant(s) and the length of the tenancy



- The amount of the rent and how often it should be paid i.e. weekly or monthly, and how it should be paid, i.e. in cash, by cheque or standing order
- Details of other payments such as ESB, heating, cable TV, telephone etc.
- The amount of the deposit paid, how and when it will be returned to you and the conditions under which you will get it back
- A statement of fundamental rights to be upheld by both the landlord and tenant

## **Rent Increases**

Private landlords must follow certain procedures if they want to raise the rent.

Since December 2015, the length of time between rent reviews has been extended from 12 months to 24 months. In addition, if your landlord is reviewing the rent, they must now give you at least 90 days' written notification.

Detailed information can be found on the Citizens Information website:

[http://www.citizensinformation.ie/en/housing/renting\\_a\\_home/rent\\_increases.html](http://www.citizensinformation.ie/en/housing/renting_a_home/rent_increases.html)

## **Visitors**

You are entitled to have overnight guests, unless you have signed an agreement in which you forgo this right. You must be aware that there is a difference between having a friend to stay for one or two nights and moving another person into the property. You must exercise your judgment with issues such as this.

## **Privacy**

You are entitled to your privacy and your landlord is not entitled to enter your home when you are not there. Your landlord should give you notice if he/she is coming to inspect their property. Also, if your landlord constantly calls to the property, you are not obliged to invite him/her in. Landlord access should be agreed before you take up the tenancy and any inspection visits should be arranged well in advance. If repairs are needed, the landlord must also consult with you as to when these repairs are to be carried out. It is in your best interests to have them done as quickly as possible.

If the house is being sold or re-let, the landlord should let you know in advance as to when the viewing(s) will take place.



## **Notice to Quit**

If your landlord wishes to evict you, he/she can issue you with notice of eviction unless you have a written agreement stating otherwise, but the minimum period of notice is never less than four weeks. If the length of the tenancy is not specified, it is recommended that you give at least four weeks' notice, as failure to do so may result in the loss of some or all of your deposit. If you wish to leave your accommodation, a 'Notice to Quit' should be served to the landlord in writing at least four weeks prior to the intended date of departure.

## **Early Arrival – Hostel**

If you need a hostel as a temporary accommodation option until you find more permanent accommodation, the College can recommend the following hostels:

<http://generatorhostels.com/en/destinations/dublin/>

<http://www.avalon-house.ie>

Again, it would be advisable to book this well in advance of your arrival, as International as well as domestic students will be in a similar situation and will be seeking short term accommodation options, so inexpensive hostels like these are always heavily booked. We would also like to note that you should allow a period of up to 2 weeks for scheduling appointments and viewing accommodation. Professionals and families will get priority over students so if you find something suitable and affordable take it quickly.

## **BEWARE OF SCAMS!**

We would also like to make you aware of possible online "scams" in relation to accommodation, and advice on how to stay safe and protect yourself from online fraud. For further information, please visit:

<http://www.daft.ie/blog/accommodation-scams/>