

## Definitions of Tenancy Terms

### Accommodation in exchange for work

This is free rent or board in exchange for 10 to 20 hours of work per week. Generally in a family home, duties include child minding, tutoring, cooking, cleaning, gardening or providing care or company for an elderly person. Sometimes an additional wage is offered if extra hours of work are required.

### Bond

A bond is like a security deposit for the landlord. It is paid at the beginning of your tenancy and you should receive it back when you leave the property. However, the landlord can keep your bond if you cause damage to the property or if you have not paid your rent. Your bond must be lodged, by law, with the Rental Bond Board. You will find the form and more information on the Department of Fair Trading ([LINK to site](#)) website.

### Full board or Homestay

This means that you have a furnished bedroom and all, or most, meals provided. This is usually in a family home. Some providers are happy to offer assistance with conversational English, if you are an international student.

### Renting a property

This means you pay a weekly amount for the full property which you share with others or live in by yourself. There are different types of properties you can rent:

- **Flatette** (also called a bed-sitter) one room which serves as a bedroom and living area, with basic cooking facilities (called a kitchenette). The bathroom is shared with other tenants, usually also occupying flatettes in the same building.
- **Studio** (also called a bachelor flat or granny flat) is one room that serves as a bedroom and living room. It will have a kitchenette and a private bathroom.

A '**kitchenette**' is a **small or basic kitchen which may** include a microwave oven, bar fridge (small refrigerator) and sink. Additional equipment, such as a bench-top electric oven with hotplates, rice cooker and cupboards may or may not be included.

- **Flat, unit, or apartment** all refer to self-contained properties with one or more bedrooms and they will be in a complex of other similar properties. They will include one or more bedrooms, kitchen, bathroom and living room. Many include laundry facilities in the apartment or a common facilities for the whole building.
- **House** is a self-contained residence generally with a backyard or courtyard. Common styles for houses in Sydney are terraces, town houses, semi-detached, and free-standing houses.
- **Terrace houses** are identical houses built in a row, and sharing a common wall with the houses on either side. They may be single storey or have several levels. Occasionally this style of house will be free-standing.

- **Townhouse** is a modern name for terrace-style houses. Sometimes townhouses are built within security complexes.
- **Semi-detached houses** (called semi's) are pairs of identical houses sharing a common wall.
- **Free-standing houses** have no wall in common with other properties, and may have a garden, and a driveway leading to garages or carports.

### **Share accommodation**

This is the most common type of accommodation for students. It consists of your own bedroom (and sometimes bathroom), in a house or flat, where you share other facilities (bathroom, kitchen, living room, laundry, garden) with other tenants or the property owner. You will probably share costs such as rent, gas, electricity, telephone and internet. Other expenses such as food and cleaning of the property will depend on the household you live in. Your "sharemates" or "housemates" may be students, people who work or families. Sometimes the available bedroom is furnished.

### **Temporary or casual accommodation**

This is accommodation you stay in for short periods of time. It may refer to hotels and hostels or properties you can lease for a few weeks or months.

### **Utilities**

Utilities is a term used to describe the gas, electricity and water provision to your household. Payment of utilities will depend on whether you are renting or living in a share house. If you are unsure who is responsible for paying particular bills, make sure you discuss this with your landlord or housemates.