INTRODUCTION

The following information is provided as a guide to assist students who are planning to bring their families to Australia.

It is our experience that students planning to study at the UNSW Australia as an overseas student require information about accommodation, childcare, schooling, and employment for partners.

The Bringing Family guide is designed to provide information, links and resources for all these areas.

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Finding somewhere to live in Australia can be a daunting experience. In Sydney finding the right accommodation can be very competitive and expensive. There are a number of different types of accommodation that are available for rent/lease. Whether you are travelling alone or with a family will determine what kind of accommodation you may need. There are regulations surrounding rental and lease agreements that provide protection for you, as the tenant, and also for the landlord. Both tenant and the landlord have rights and responsibilities to each other and it is important that you know and agree to the conditions of a contract before you sign or before you pay any money.

Identification

You will need to submit 100 points of identification when applying for a rental property as per options below. You will need three or more of the following items for identification purposes where the points must add up to 100 or more.

<table>
<thead>
<tr>
<th>Identification</th>
<th>Points</th>
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<tbody>
<tr>
<td>Drivers Licence</td>
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<td>Medicare Card</td>
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<td>Previous 2 Rent Receipts</td>
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<td>Electricity Account</td>
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<td>Current Wage Advice</td>
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<td>Bank Statement</td>
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<tr>
<td>Other Photo ID</td>
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<tr>
<td>Previous Tenancy Reference</td>
<td>20</td>
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<td>Telephone Account</td>
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Conditions of contract

- **Bond** – this is the amount equivalent to four weeks rent. It will be paid to the landlord or agent and must be lodged by the landlord with the NSW Fair Trading-Rental Bond Board within 10 days of the start of tenancy. This is kept as security should there be a breach of terms and conditions of your lease agreement. This money will be returned to the tenant at the end of the lease providing there are no disputes between tenant and agent/landlord.

- **Length of tenancy** – It is usual to have an initial agreed period, for example, six months when first taking out a lease. This means that the landlord/agent cannot change terms and conditions, such as, the amount of rent you pay or ask you to vacate before this time. During this time you, as the tenant cannot leave or break the tenancy agreement without penalties. After the initial period the
landlord/agent and tenant may then move to another lease agreement. However, the landlord/agent cannot ask for another bond or increase the existing bond.

- **Rent** – It is customary to pay two weeks rent in advance, this is in addition to the four weeks bond that you are expected to pay as security. The amount of rent and rent schedule (weekly or fortnightly) should be agreed upon before you sign any contracts. A receipt should be provided by the landlord/agent for all payments.

- **Conditions of Lease** – These will list the conditions for the tenant, such as, having pets – not all landlords agree to pets - , or the number of people permitted to live in the premises. Also conditions of lease will list the responsibilities of the landlord, such as, providing and maintaining fundamental facilities such as electricity and water supplies. However, it is often up to tenant to cover the cost of usage.

- For free information and advice: Eastern Area Tenant’s Service: www.tenantsrights.com.au

### Types of Accommodation

- **Private Rental** – This is usually a house or flat/unit that is separate from the landlord. This can be organised directly with a landlord or through an agent (Real Estate Agent) appointed by the landlord.

- **Self-contained** – is normally a flat or half house that is of the same property as the landlord or other tenants, but with its own entrance and facilities, such as, bathroom and kitchen. However, sometimes you may need to share laundry facilities and/or garden area.

- **Shared Accommodation** – Normally a single room with shared facilities (bathroom, kitchen etc) either in a house or flat with other tenants. Expenses, such as, electricity, gas and water usage are often not included in the rent and are usually shared between all occupants.

**Important:** Conditions may vary so be specific and clear about arrangements before you sign a lease agreement or pay any money. Always obtain a receipt for payments of deposits, bonds and/or rent. If a landlord does not provide you with a contract, your rights as a tenant are reduced if anything goes wrong. A standard tenancy agreement can be downloaded on the NSW Department of Fair Trading website or via this [link](#).  

- **Room and Facilities** – This is normally a room in a house or flat/unit with use of facilities in a house with a family. Expenses are usually included in the rent.

- **Full Board** – Normally in a home with a family and includes all expenses and meals.

### Considerations when seeking Accommodation.

- How many people will you need to house?

- If you are travelling with children consider if the accommodation is suitable, such as, whether it has a fenced yard, is near a school, park and transport

- What can you afford?

- Does rent include extras, gas, electricity, water etc or will this be an extra cost to you?
• Travel distance to and from university, work, schools etc and consider the availability of public transport.
• Do you need/prefer furnished or unfurnished?
• How long will you need the accommodation? In most cases lease agreements start at a minimum of six months.

**N.B.** – The cost of accommodation will vary greatly depending on the type of accommodation you require and the area you wish to reside in. Remember some accommodation may include expenses, such as, electricity, gas & water, but not all are included. Plus if you are renting a property with a garden you may be required to maintain the garden area at your own time and cost. It is important that you understand what your responsibilities are before you lock into any contracts.

**Finding Accommodation**

There are a number of avenues by which to seek accommodation and it is worth while exploring each for a variety of housing options. This will allow you to make comparisons and help you to find the best situation that suits the needs of yourself and your family.

You can find rental properties listed in local Newspapers, Real Estate Agents and the Internet.

**Student Development International’s (SDI) Welcome Centre** offers one-on-one support, in accommodation seeking and other issues, to international students. Drop in to the SDI Welcome Centre at UNSW for assistance or visit the SDI website. For more information visit the following websites:

- **UNSW Housing** - Barker Apartments and High Street Apartments.
- **Tenants NSW**
- **Australian Homestay Network**
- **NSW Fair Trading**
- **Redfern Legal Centre**
- **Tenant Help**
- Rental properties:
  - [Gumtree](http://gumtree.com.au)

**Blogs:**

- **Domain**

**Apps:**

- **Get the Rental Finder App**

- **Mobile Real Estate and Rentals App | Domain.com.au**
Some tips!

- Email and personally introduce yourself to agents when you visit open for inspections
- Get to opens early
- Download and complete the application before arrival

Child Care & School Options

As an International Student, your children may not be eligible for free public education. If you are considering bringing your children to Australia while you study you may require one or more of the following services.

- **Family Day Care** (for children aged 0 - 12)
- **Long-Day Care** (for children aged 0 - 12)
- **Pre-school** (for children aged 3 - 5)
- **Primary School** (for children aged 5 - 12)
- **Before and After School Care** – (for children aged 5 - 12)
- **Out of School Hours Care (OOSHC)** – see Before and After School Care
- **Vacation Care** (for children aged 5 - 12)
- **High School** (for children aged 12 - 18)
- **Nannies** (for children under 12/14)
- **Au Pairs** (for children under 12/14)

You may find that the system of child care is quite different in Australia compared to your home country and it may take some time for you and your family to adjust to a new system of care. In Sydney, full-time child care places are difficult to find, particularly for children under two years old. Childcare fees will vary depending on individual providers/centres and type of care they offer. Most Childcare Centres have long waiting lists, often two years or more, so it is important to enquire and/or enlist as soon as possible.

To apply to enrol your children in school please go to the following link


School times vary slightly depending on individual schools, however, most start somewhere between 8.30 and 9.30am and finishing between 2.30 and 3.30pm. **Pre-schools** only operate during school terms and have similar start and finishing times. Most **Primary and High Schools** have their own web sites where you can access information. They may also have information regarding **Before & After School Care (OOSHC)** facilities that are affiliated with that school.

**Pre-school**

Pre-school is designed for children aged 3 – 5 years and provide early learning programs for children in preparation for school. Pre-schools operate during school terms only and normally during school hours, although these times may vary slightly depending on individual centres and location. They are not designed
to meet particular family needs or situations and have many restrictions and specific criteria, such as, certain days for particular ages. For example, if your child is 3 - 4 years old then he/she will attend two days per week. Once your child turns aged 4 and will be starting school the following year he/she will attend three days per week. The programs are designed specifically for pre-schoolers in preparation for starting school. Pre-school programs do not offer OOSHC and close down during school holidays.

**Family Day Care, Long Day Care and Out Of School Hours Care (OOSHC)**

Family Day Care and Long Day Care operate to accommodate working parents and have extended hours. These centres often open as early as 6am and close around 6 - 6.30pm and work on a flexible timetable to suit the individual needs of the parents. For example, you may require care and drop-off at 7am and collect your child at 3.30pm or you may need a later start and later pick-up option. Also, Family and Long Day Care centres provide days that suit the needs of the family depending on available spaces. Family Day Care is care provided in someone’s home. The number of children is low (maximum 5) and offer a more home-from-home environment. While children under the age of 12 are eligible it is more customary for these centres to take pre-schoolers aged 0 - 5 years of age. Services, such as, Family Day Care, Long-day Care, Pre-school, and OOSHC/Before and After School Care will have a limited number of child intake and may have waiting lists of up to and beyond 2 years.

If you have Primary School aged children, OOSHC services are available to you and often operate from within school grounds, although not always. Enquire with the primary school where you wish to enrol your child about the OOSHC facilities available in the area.

UNSW Australia offers Long Day Care for children aged 0-5 years old. For more information on availability and fees visit [Early Years @ UNSW](https://www.unsw.edu.au/early-years-care)

**Before and After School Care centres**

Before and After School Care centres provide care for primary school aged children (5 – 12). Centres generally open at 7am, for Before School Care, and close around 8.30 – 9.00am when the school places a teacher on playground duty. These centres close during the day while the school is operating and resume business again for the afternoon session when school finishes. Inner city centres will close around 6pm, however, centres in some outer suburbs may close later. Before School Care centres provide breakfast during certain times of the morning and After School Care provides afternoon tea. These are generally included in the fee, however, each centre has its own individual guidelines, procedures and routines.

**Vacation Care**

Vacation Care is available for primary school aged children. Your child must be enrolled in a school to be eligible. This service operates all day long (approximately 7am to 6pm with flexible times to suit individual family needs) during school holidays only. The centres are often run by the same operators of OOSHC. However, not all OOSHC centres offer vacation care.

**Nannies & Au Pairs**

Nannies & Au Pairs provide care in your home sometimes as a live-in carer. They may also provide other home duties, such as, light cleaning and cooking duties. Arrangements can be made on an individual basis.
depending on your family situation/needs and with the agreement of the carer. It can be one of the most affordable and flexible form of childcare whilst the au pair gets the opportunity to ‘live the language’. An Au pair is often referred to as live-in-carer, nanny, mom’s help, mother’s help or even childminder. Family au pairs generally work 25 – 35 hours including two evenings babysitting. During school holidays, extra hours can be negotiated to suit your family requirements.

Duties of an Au Pair / Nannies:
- Playing with the children and keeping them safe
- Preparing meals and snacks for the children
- Helping to keep the children’s room tidy
- Bathing and dressing the children
- Helping school age kids by packing lunches, taking them to school and helping with homework
- Entertaining the children and teaching them about your culture
- Taking the children on outings to parks, playgroups and other activities
- Travelling with host family on vacations and providing care for the children

Quality Care

In Australia all childcare centres, including Family Day Care, must register with the Department of Family and Community Services and meet the National Quality Standards to ensure safe and quality care for children and families.

The Australian Children's Education and Care Quality Authority (ACECQA) is responsible for ensuring family day care providers provide high levels of care under the National Quality Framework.

Carers must meet national standards in early childhood education and care, as well as planning, administration and communication requirements.

All carers must also pass a police or criminal history check prior to commencing work in family day care and must be fully insured, have a current first aid certificate and maintain a safe environment.

My child website includes a searchable database of local child care centres as well as a fact sheet that may help with important child care decisions.

For more information on quality care, childcare provisions, childcare services, finding childcare and childcare access hotline, visit:

- [Early Years Learning Framework](#)
- [Family and Community Services](#)
- [Australian Children’s Education Care Quality Authority](#)
- [Care for Kids: Cost of Childcare Article](#)
- [Family Day Care Australia](#)

Alternatively, please contact Randwick Council or your local Council for information regarding alternate childcare centres and services available to you.
New South Wales (NSW) Education & Schooling

In New South Wales schooling/education is compulsory for all children at ages 5 to 17 years. By law all children must be enrolled in school by their 6th birthday. Below are some helpful links:

- Department of Education
- Fees
- Enrolment
- School Locator
- Early Childhood Education and Care

For all other Childcare and Education Fees and Charges please enquire to individual Centres or NSW Department of Education.

NSW Public Schools

As an international student studying in New South Wales you can enrol your dependent children in NSW government schools (Public Schools). Your dependent children can only be enrolled while you are studying full-time in New South Wales and your children's enrolment must not exceed the period stated on the visa.

If your dependent children are enrolled in a NSW Public School you will be liable to pay the Temporary Visa Holders Education Fee. The only exceptions are dependents of international students who have a full scholarship from the Australian Government or a publicly funded Australian higher education institution. Click link for information on exemption and application process

http://www.decinternational.nsw.edu.au/study/schools/international-students

If you wish to enrol your child of school age in a NSW Public School you must contact the NSW Department of Education (DoE) regarding enrolment of Primary and Secondary school children.

Links

- International Student Centre
- NSW Department of Education

Association of Independent Schools

The Association of Independent Schools can assist with alternative options to Primary and High schools.

Family Assistance Office (FAQ)

The Family Assistance Office provides information about how to claim Child Care Benefit. Child Care Benefit can be claimed by families who use approved or registered child care centres. Child Care Benefit (CCB) or Child Care Rebate does not apply when engaging the services of a private nanny.

Australian Taxation Office (ATO)

If you are planning to work in Australia the ATO will provide you with a Tax File Number (TFN). If you are eligible to work in Australia you must obtain a TFN. The ATO website also provides information about the new 30% Child Care Tax Rebate and Baby Bonus. (DFAT Scholarship students only)
Budgeting

Living in Sydney with a family can be costly. The minimum grocery costs for a family of 4 is $150 a week. An effective strategy to help you manage your money is to develop a family budget. Plan early to get the most out of your finances and avoid financial stress. Budgeting can help you deal with unforeseen circumstances and empower you to handle unpredictable events.

Links:
http://www.international.unsw.edu.au/living-sydney/cost-living/
http://www.choosingvoluntarysimplicity.com/

Tips on getting started

- Put a little bit away regularly (save) for future events – this will help as a safety net and will prevent the need to borrow later on.
- Prepare a budget to help you live within your means (only buy what you can afford and avoid buying on credit)
- Consider what you need over what you want (prioritise)
- Spend time to check out special offers and free events on campus and in city area (Insider Guides)

For more information visit:
- Money Smart
- Cost of living: UNSW International

Seeking Employment

Those on Undergraduate or Masters (by Coursework) Student Visas are restricted to working 40 hours per fortnight once their course has commenced and during any period in which their course is in session. They are able to work unrestricted hours during any scheduled course break. Postgraduate research student visa holders (Masters by research or Doctorate course) have unlimited work rights.

Family members are restricted to 40 hours of work per fortnight once the student has commenced their course of study. The only exception is dependents of students who have commenced a Masters by research or Doctoral degree. These dependents have unlimited work rights.

For more information, visit Department of Immigration and Border Protection
Health Cover

You are required by Immigration to purchase health insurance for the full length of your Visa. UNSW can provide information and access to Overseas Student Health Cover (OSHC) services. For more information and comparisons on health cover see the [Department of Health](#) or visit the following providers:

- OSHC Australia
- Medibank (UNSW Preferred Supplier)

Other Information and Resources

- Insider Guides
- International Student Guide Sydney
- Translated Information and Interpreters
- International Students Uni Start Guide