



DBS Student Accommodation Guide

2017/18



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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.

The 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

Unfortunately, there has been an increase in the number of instances of fraud against International Students in Dublin over the past year. Please be cautious when renting accommodation from private landlords, and do not hand over a deposit/ rent without viewing the property in person. Contact a member of our Student Services to help advise you if an accommodation source looks suspicious.

For further information and advice please e-mail [The Student Experience Team](#) who will assist you.

We look forward to welcoming you to DBS and hope you enjoy your time in our great city!

Shane Mooney,
Head of Student Experience.

Accommodation Options

1. Landlord

This is the most common form of renting accommodation 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.

2. Student Residences

Student Residences have been developed to the specific needs of students in Dublin. Besides a private/ twin room en-suite all have common areas where you can mix and socialize with fellow students. All of the Student Residences in this guide have been vetted by DBS. Prices vary, depending on your requirements, and start at €160 per week.

3. 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.

4. 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.



Accommodation Search Strategy

1. Location, Location, Location

It would be fantastic to land your dream accommodation in central Dublin. However September and October are high demand periods each year. Dublin suburbs are vibrant and are well serviced by public transport to the City Centre by 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.



2. 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.

3. 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 offline noticeboards and online databases.

4. Communicating with Landlords

It is wise to prepare ahead of time so that you do not miss opportunities. Our advice is to 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 we recommend following the guidelines below.

1. Decide on a budget

Before starting your search, decide on how much money you have to spend on accommodation each month. Students who live close to the College (Dublin 2) will pay more in rent for the convenience. However Dublin suburbs are well serviced by public transport with most areas within 30 minutes of the City Centre. Generally speaking, the further you are from the City Centre, the cheaper rent will be.

2. Always view a property before paying a deposit

When renting from a private landlord never pay any money up front before viewing and inspecting the property in person.

3. What to look out for when viewing accommodation?

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

4. Ensure you have 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. Always get a receipt for any monies paid

We also recommend that students use online banking for all transactions whenever possible. This includes deposit and advanced rent payments.

6. Always 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. Deposits and Paying Rent

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. Tenants and Landlords' 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/>



Accommodation Directory

Online Accommodation Databases

Below is a list of online databases where student accommodation is listed. Both ISA and Hostingpower vet their accommodation prior to listing.

- www.isaccomodation.com
- www.hostingpower.ie
- www.daft.ie
- www.myhome.ie
- www.collegecribs.ie
- www.collegeliving.ie

Please read this guide to securely searching online databases:

<http://www.daft.ie/safety-online>

Online and Offline Notice Boards

Student Services regularly post available accommodation notices to our Facebook page, DBS Student Experience and on the DBS Accommodation Board on the ground floor of the Aungier St. Campus.

Student Residences

Broadstone Hall

Broadstone Hall 244 Phibsboro Road, Constitution Hill, Dublin 7

Phone: +353 1 5375000

Email: student.services@dbs.ie

Web: www.unineststudents.ie/locations/dublin/broadstone-hall/

DBS are delighted to partner with Uninest to provide self-catering accommodation for our students in Broadstone Hall, Phibsboro, Dublin 7. This is a modern student residence in

Central Dublin, putting you right in the middle of our exciting City. Shops, museums, pubs, bars and restaurants are all nearby and DBS is only 15 minutes walk away.

The apartments in Broadstone Hall are all shared, ranging from three to seven bedrooms. You will have your own private bedroom, which will have a double bed, a glistening en-suite bathroom, a desk and chair, a wardrobe, and plenty of shelving for storage. The kitchen and living areas are shared with other students.

To enquire about availability please e-mail student.services@dbs.ie

Hostels

- 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.backpackerscithostel.com/>
- Four Courts Hostel <http://www.fourcourtshostel.com/>

Home Stay

Please contact our Homestay partners, [International Student Accommodation](#), to enquire about staying for a period of your time in Dublin with a host family.

Your life in a homestay

Living in a homestay will allow you to become part of a family and 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 your house rules upon arrival.

Meals

Host families should be made aware of specific dietary requirements. 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 families have either wireless or DSL Internet in their home. However, you should plan to 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 Dublin Business School

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

Luas.ie

IrishRail.ie

**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 welcome all feedback from students and prospective students.

