DBS Accommodation Guide
2016/2017

Information and contact details for Student Accommodation in Dublin for the Academic Year 2016/2017
# Contents

1. Introduction .......................................................................................................................... 3
2. Accommodation Options ....................................................................................................... 4
   1. Private Landlord .................................................................................................................. 4
   2. Student Residences .......................................................................................................... 4
   3. Homestay .......................................................................................................................... 4
   4. Short Term- Hostels .......................................................................................................... 4
3. Accommodation Search Strategy .......................................................................................... 5
   1. Location Location Location .............................................................................................. 5
   2. Do not be passive in your search .................................................................................... 5
   3. Stay positive and exhaust all avenues ............................................................................. 5
   4. Communicating with Landlords ....................................................................................... 5
4. Renting Guidelines .............................................................................................................. 6
   1. Decide on a budget ........................................................................................................... 6
   2. Always view a property before paying a deposit .............................................................. 6
   3. What to look out for when viewing accommodation? .................................................... 6
   4. Ensure you have a rental agreement .............................................................................. 6
   5. Always get a receipt for the deposit paid and rent in advance ...................................... 6
   6. Always make a list of furniture and appliances with the landlord .................................. 6
   7. Deposits and Paying Rent .............................................................................................. 7
   8. Tenants and Landlords’ Rights and Responsibilities ...................................................... 7
5. Accommodation Directory .................................................................................................. 8
   Online Accommodation Databases ..................................................................................... 8
   Online and Offline Notice Boards ...................................................................................... 8
   Student Residences ............................................................................................................ 8
   Hostels .................................................................................................................................. 11
   Home Stay ........................................................................................................................... 11
1. Introduction

Welcome to the Dublin Business School 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 and 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 Dublin Business School and all that our great City has to offer!

Shane Mooney
Head of Student Experience

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.
2. Accommodation Options

1. Private 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 being 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 being 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.
3. 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 quick 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 that you 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:

- References (previous lettings, employers, college/academic, character reference)
- Copy passport/ ID
4. 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 if 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 the deposit paid and rent in advance
We also recommend that students use online banking for all transactions whenever possible.

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/](http://www.threshold.ie/)
5. 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.isaccommodation.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 to our Facebook page, DBS Student Experience and on the DBS Accommodation Board in the Aungier St. Campus on the ground floor.

Student Residences

Broadstone Hall
244 Phibsboro Road, Constitution Hill, Dublin 7
Contact: Louise Daly
Mobile: +353 (0) 87 653 8659
Email: theruiie@unisteu
Web: www.uninest.eu/cities/dublin

BlackArch Student Accommodation
9-13 Blackhall Place, Dublin 7
Contact: Cathy Flynn
Telephone: +353 (0) 1 7994566
Email: cflynn@blackarch.ie
Web: http://www.blackarch.ie/
Binary Hub & Dorset Point
Digital Hub Land- Dublin 8/ Dorset Street D 1
Telephone: +353 (0) 1 5310330
Email: binaryhub@apartostudent.com
Web: http://www.thestudenthousingcompany.ie

Hazelwood Student Accommodation
Hazelwood, Northwood, Santry, Dublin 9
Contact: Lorraine McKenna
Telephone: +353 (0)1 842 8050
Skype: Hazelwood-Dublin
Email: info@hazelwood.ie
Web: www.hazelwood.ie

Shanowen Square
Shanowen Road, Santry, Dublin 9
Contact: Lorraine Smith
Telephone: + 353 (0) 1 862 3842
Mobile: + 353 (0) 87 226 1232
Email: info@shanonwensquare.com
Web: www.shanonwensquare.com

JBs Student Residence, Dublin 2
Cumberland Road, Fitzwilliam Square, Dublin 2
Contact: Sarah or Carol
Email: info@chubbproperties.com
Tel: 00353 1 6768788
Web: www.chubbproperties.com

Student Homes
96-98 Upper Dorset Street, Dublin 1
Contact: Laura McGarry
Email: info@studenthomes.eu
Tel: 00353 1 8306781
Web: www.studenthomes.eu

Harcourt Mews
Camden Street, Dublin 2
Email: info@chubbproperties.com
Tel: 00353 1 6768788
Web: http://www.chubbproperties.com/harcourtnews.htm

Schoolhouse Court
Schoolhouse Lane, Santry, Dublin 9
Telephone: +353 (0) 1 5252311
Web: http://www.schoolhousecourt.com/

Gateway Student Village
Ballymun Road, Dublin 9
Telephone: +353 (0) 1 8424060
Web: http://www.gatewaysstudentvillage.ie

YWCA Baggot Street Residence
64 Lower Baggot Street, Dublin 2

Contact: Monchi Lados / Michael Rossney
Telephone: +353 (0) 1 644 9666
Fax: +353 (0) 1 644 9537
Email: info@ywcadublin.ie
Web: http://ywca.ie/what-we-do/ywca-dublin/

Marino Accommodation
Griffith Avenue, Dublin 9
Contact: Alba
Telephone: +353 (0) 1 9056362
Fax: +353 1 8535170
Email: info@collegeliving.ie
Web: http://www.marinoaccommodation.com/

Conrath Student Residence
Respond College, Grace Park Road, Drumcondra, Dublin 9
Contact: Karen or Carol
Telephone: +353 (0) 1 6768788
Email: info@studenthousing.ie
Web: www.studenthousing.ie

Montrose Student Residence
Stillorgan Road, Donnybrook, Dublin 4  
**Telephone:** +353 (0) 1 2698 922  
**Email:** enquiries@zigguratstudents.ie  
**Web:** [http://zigguratstudents.ie/](http://zigguratstudents.ie/)

**Buckley Hall Student Accommodation**  
27-30 Lower Buckingham Street, Dublin 1  
**Contact:** Michelle McGrane  
**Telephone:** +353 (0) 1 2349600  
**Email:** BuckleyHall@Mont.ie  
**Web:** [http://citycentredublinapartments.com/](http://citycentredublinapartments.com/)

**Hostels**
- Avalon House: [http://www.avalon-house.ie/](http://www.avalon-house.ie/)  
- Kinlay House: [http://www.kinlaydublin.ie/](http://www.kinlaydublin.ie/)  

**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. 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.