

ACCOMMODATION GUIDE

住宿指南

Choosing your home

选择你的住所

Consider the following when choosing your home:

在选择住所时，请考虑以下因素：

- **COST** – You should not be paying more than 50% of your income on rent.
花费：租金应控制在收入的50%之内。
- **LOCATION** – Check how long your commute to Uni is, and if needed, if there is safe, free parking nearby. Factor in the cost and time taken to travel, when deciding what you can afford. Spend some time in the area to see how loud the passing planes or what effect roadworks may have.
地点：查询从住所到大学的交通时间。如果有必要，查询附近是否有安全、免费的停车场所。请在决定租金承受范围时将交通的时间和花费考虑在内。到选定区域实地考察，了解飞机飞过时的噪音情况或道路施工可能造成的影响。
- **CONDITION** – Inspect the home, looking for things like rodents or pests (look at the inside edges of the kitchen cupboard doors for cockroach poo and small holes in the bottom of walls or cupboards), mould, water pressure, temperature, and general cleanliness of the home.
住宿条件：检查房屋。注意查找房屋是否有老鼠或害虫（检查厨房橱柜门内侧是否有蟑螂粪便，以及墙面或橱柜底部是否有小洞）；检查房屋是否有霉菌；确认屋内水压、温度以及整体清洁状况等。

Scams

骗局

There are lots of housing scams designed to steal money. Do not sign an agreement or transfer money without inspecting the property and always get a receipt, not just an electronic bank transfer record. Remember that if a deal seems too good to be true, it is probably a scam.

目前有许多以骗取金钱为目的的房屋诈骗。请不要在未检查房屋的情况下签署合同或转账。请在付款后索要收据，而非仅仅保留电子银行转账记录。请记住，如果某笔交易看起来优惠得让人难以置信，那么该交易很可能是一个骗局。

Bonds and deposits

押金和订金

Residential Tenants (usually people who do not live in the same home as their landlord) will usually pay a bond of no more than the equivalent of 4 weeks rent. It is meant to be kept by the NSW Rental Bond Board, and you should receive a receipt within a couple of weeks of moving in.

租户（通常不与房东同住）支付的押金一般来说不应超过 4 周的租金。该押金应由新南威尔士州租赁押金委员会（NSW Rental Bond Board）统一保管。租户应在搬入后的几周内收到该笔押金的收据。

Deposits (like a bond for other types of renters) have no rules, so make sure you keep a copy of the receipt. Your bank statement will not always be considered a receipt.
关于订金（如其他类型租房者的支付的押金）没有具体规定，所以请务必保留收据。个人的银行对账单有时不会被视作收据。

The University has interest-free loans that might help you pay your bond/deposit.
如支付押金/订金有困难，悉尼大学的无息贷款或许可以为你提供帮助。

Documents

文件

Never sign a blank form or a document you have not read and understood. Pay special attention to what the penalties will be if you leave the home before your contract is finished. Take a photo or scan the document after you sign it and email it to yourself, so you do not lose it. Make sure you know the full legal name of the landlord and have an address to contact them, just in case you need to go to the tribunal.

请不要在未阅读或不理解其内容的情况下在任何空白表格或文件上签字。要特别注意在租约未届满时结束租约需支付的罚金。请将已签字文件的照片或扫描件发至自己邮箱保存，以防丢失。确保自己知晓房东的全名和联系地址，以防需要上法庭打官司。

Condition report and photos

房屋状况报告和照片

Before you move into your home take photos of anything that is dirty, broken, or damaged. Email those photos to yourself so they are time stamped. Your phone can put a timestamp on your photos, but the tribunal prefer emails. Some renters will be given a Condition Report at the beginning of the tenancy, which outlines what condition you need to have the property in when you move out. Take the time to complete the Condition Report thoroughly, noting everything that is dirty or broken, and return it within seven days, as this will save you a lot of money in the future. If you do not get a Condition Report, take photos of anything that is dirty or damaged and email them to yourself.

在入住之前，请将屋内不清洁和有破损之处一一拍照并发至自己的邮箱留作时间证据。照片本身也可以有时间水印，但仲裁庭更倾向于采纳电子邮件作为证据。在租约开始时，一些租户还会拿到房屋情况报告，其中注明搬离时房屋内的物品应处于何种状况。请认真填写该报告，注明任何破损和不清洁之处，并在 7 天之内交还给房东。这可能会在日后为你省下大笔开支。如果没有拿到房屋情况报告，请将屋内所有不清洁和破损之处一一拍照并发至自己的邮箱。

If you need to report any problems while you are living there, contact your landlord by email to have a written record. If you talk on the phone, email them a follow up summary of what you talked about. Report anything that needs repairing, even if you do not care if it is repaired or not, so that there is a record of you taking care of the home.

租住期间，如果有任何问题需要处理，请通过电邮联系房东以保留书面记录。如通过电话联系，请在通话结束后向房东发送列明通话要点的邮件。如有任何需要修理之处，请告知房东，即便修理与否对你来说无关紧要。因为这些都是你认真维护房屋的记录。

When you move out, take photos of every wall, floor, oven, bathtub, sinks, windows etc., and email them to yourself, to prove that you did not damage anything.

搬离时，请对房屋内的所有墙面、地板、炉灶、浴缸、水槽和窗户等一一拍照，并将照片电邮给自己保存，作为未损坏任何财产的证据。

Notice of moving out

退租通知

If you are on a lease there are rules about the amount of notice you have to give, or your landlord has to give, for you to move out. E.g., if you simply want to move when your lease finishes you must give written notice of 14 days for fixed term or 21 days for a continuing lease. If you have a contract there should be conditions listed in the contract. If you do not have a written lease or contract you can leave whenever you like, but it is usually polite to give notice of the same amount of time as your rent period, e.g., a fortnight.

租房合同对何时向房东发出退租通知或房东何时向租户发出搬离通知有具体规定。例如，如果租户想要在租约期满后退租，需提前 14 天向房东发出书面通知；如需续租，则需提前 21 天通知房东。如果双方签订了租约，则租约条款会有相关说明。如未签订书面租约，你可在任意时间退租，但出于礼貌，最好按照租金缴纳周期的时间向房东提前作出通知，比如提前两周。

Fleeing domestic and family violence

躲避家庭暴力

If you are fleeing domestic and family violence there are additional supports that might be available to you, including re-homing your pets. Talk to an SRC Caseworker for details.

如果租赁住处的原因是躲避家庭暴力，大学会为你提供其他帮助，包括为宠物寻找新家。具体信息请联系 SRC 工作人员。

Emergency or temporary accommodation

紧急或短期住宿

SRC Caseworkers may be able to help you with some (limited) temporary and emergency accommodation. Make an appointment by calling 9660 5222. If it is outside of business hours call Link2Home on 1800 152 152.

SRC 工作人员可以帮助学生安排紧急或短期住宿（但数量有限）。请致电 96605222 预约。非工作时间请拨打 1800152152 致电 Link2Home 机构。

Free furniture etc.

免费家具等

Op Shops can provide cheap or free furniture and appliances. Visit affluent suburbs on their council clean up days for things they no longer want. Check Facebook groups for “street bounty” or “pay it forward” items.

二手商店可提供便宜或免费的家具和家用电器。学生也可在较富裕地区的市政府大件家具回收日前往寻找住户不再需要的物品，或在脸书上的“街头捡宝（street bounty）”或“善意接力（pay it forward）”组群中寻找相关物品。

Share housing

合租

Share housing can range from really fun and bonding to extremely difficult. For tips on how to make the most out of your situation go to the Share Housing Survival Guide at sharehousing.org.

合租可以有趣热闹，也可能困难重重。想了解如何更好的处理合租关系，请访问 Sharehousing.org 网站，查阅其《合租生活指南》。

For any questions about accommodation and tenancy talk to an SRC Caseworker by emailing help@src.usyd.edu.au or call 9660 5222.

如遇任何有关住宿和租赁的问题，请发送邮件至 help@src.usyd.edu.au 或拨打 9660 5222 联系 SRC 工作人员。

Tenants Union of NSW

新州租户联盟

Visit the Tenants Union NSW website for more information on renting. It is an excellent and easy to use website that will inform you of your rights and responsibilities as a tenant:

<https://www.tenants.org.au/>

浏览新州租户联盟（Tenants Union of NSW）网站获取更多租房信息。该网站信息丰富，便于使用，为学生提供有关租户权益和租户义务的信息。

<https://www.tenants.org.au/>