



Merville Student Residence

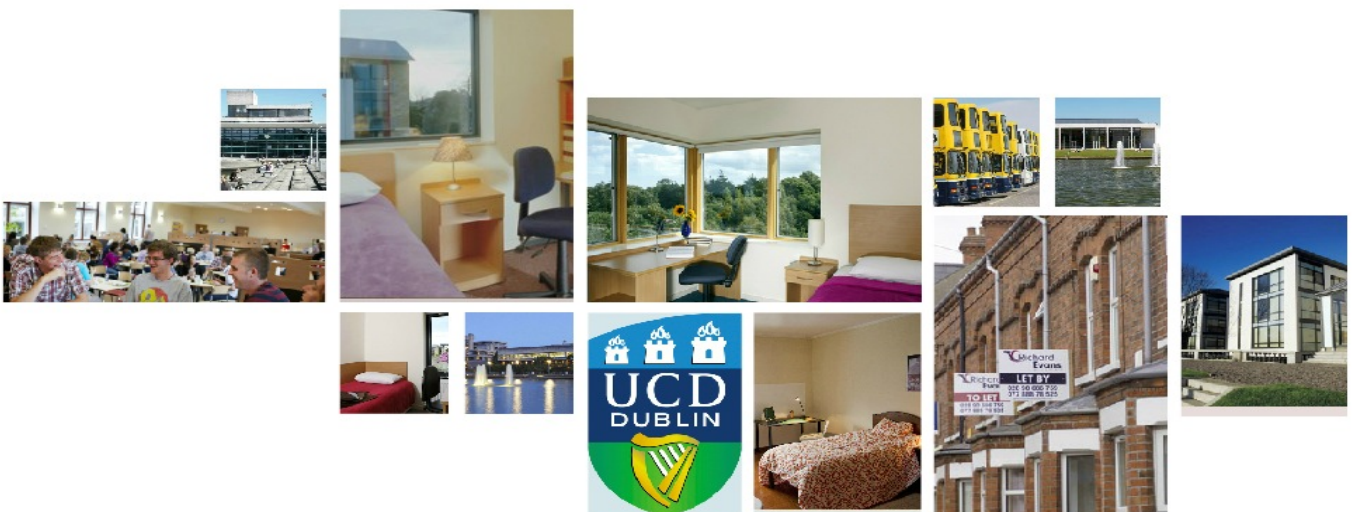
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UCD Residences Guide to Living Off-Campus



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Introduction

The search for off-campus accommodation can be daunting and quite often a difficult task given the current shortage of accommodation. The issue that has arisen over the last few years is that young professionals are less inclined to buy their first house until much later in life and instead rent accommodation for longer periods of time.

The accommodation that these young professionals are currently renting would have been apartments or houses that students in the past would have rented and thus this has squeezed students out of the rental market quite substantially. Landlords nowadays in Dublin have their pick of tenants and thus they can afford to be selective - usually this means no students.

Some tips for students that do find a house that accepts students is to be very respectful to the landlord and also to dress well to exemplify an image of a mature tenant, inclining the landlord to select you as a tenant for his/her property.

We wish you the best of luck with the accommodation search. Our advice is to not lose hope and keep persevering. Not everyone can live a stone-throw away so you may need to consider moving further from the college to find suitable and affordable accommodation.

The following information is there to assist you with the accommodation search.

Accommodation Booking & Support Office

Looking for off-campus accommodation in Dublin can be a very daunting experience but we are here to provide you with support and information. We have a new website for off – campus accommodation: Please visit www.ucdaccommodationpad.ie

- To use the site you need to register. Please use your @ucdconnect email address. **Please email roombookingsupport@ucd.ie with a copy of your UCD acceptance letter/email if you have not received a UCD Connect email address.**
- Once you register you will need to validate your account. Please note we activate accounts Monday-Friday, 9.00am to 17.00 to allow access to the website.
- The website has an alert system which you can activate. This notifies you should your preference for accommodation become available.
- The website also has a message board. This allows you to contact those offering accommodation and contact other students about the possibility of sharing etc. These messages are monitored and updated on the website daily Monday to Friday 9.00am to 17.00.
- This website also has short term accommodation for staff and visitors.
- An up-to-date online register of accommodation and advice on suitability
- Advice on tenant rights and responsibilities and referral to Threshold, PRTB (Private Residential Tenancy Board) and IPOA (Irish Property Owners Association).

Types of Student Accommodation

There are many different types of accommodation on offer for students but the most common would be: Halls of Residence, Private Housing (House or Apartment), and Digs.

Halls of Residence

Halls of residence generally consists of a blocks of single bedrooms sharing common facilities. They can be dormitory style or separated into 4-6 bedroom apartments with each apartment sharing a kitchen/living area and a bathroom - some options have en-suite.

Advantages of Halls:

Self contained environment living with other students which is convenient for socialising and making friends, also maintenance issues are dealt with within a day usually.

Disadvantages of Halls:

Strict enforcement of rules within the residences (such as no parties). Other disadvantages can include issues of poor hygiene. Students (not all) are known for living in somewhat messy conditions and this can include unwashed dishes left in the sink for days on end and also the bins not being taken out etc. This can be very stressful for students who enjoy living in a clean environment and has in the past been much cause for stress and upset for some.



Private Housing

Private housing includes renting a property directly from a landlord. This is often a favoured option for many students 2nd Yr up. The issue is that this option is not easy to acquire. Many landlords are averse to renting to students due to bad experiences in the past. The advantages to private housing is that you can live with

Advantages of Private Housing:

Living in your own house means that you are not confined to rules and you also have complete independence of the running of the house.

Disadvantages:

You have to deal with a landlord and thus with contracts and agreements. A deposit is always required and this can be quite expensive (usually a months rent) and students often complain that they rarely get back their full deposit. Maintenance issues are the responsibility of the landlord and these can take 2-3 weeks to fix after you have constantly *hounded* the landlord to resolve the issue. This could mean not having a shower for 2-3 weeks before the landlord finally fixes the issue. This option always sounds good in theory but

on paper there can be quite a few headaches along the way and often students enter formal disputes with their landlords costing time and money.

Digs

Digs has often been a favoured option for students because they have the security of a family home and also they can easily live within walking distance to the campus. Digs is often disregarded instantly by students, and that's before they even consider the option. We have seen so many cases in the past of students booking into Digs out of disparity and resenting the idea, but then staying there for the remainder of their years in UCD. Digs is not necessarily what students picture. Many Digs options have more than one room available for students so it will not be just you in a house with a host family. Students often picture Digs as having a "mother" in the home but in reality the landlord has considered the student lifestyle and has agreed to compromising to cater for the student. Landlords understand that students have nights out and may come home at 3am, so long as you don't make noise and disturb them at this hour they have no problem with you doing what you want. They want to make sure you have as much freedom and some really go out of their way to assist the student. **Please do not disregard Digs as it is by the far the easiest option for students.** The landlords predominantly live in South Dublin, known for being a very affluent area, and so some of these houses can be very comfortable and can offer fantastic facilities for students. Additionally landlords often designate a separate television room for the students so they have their own space in the house.



Useful Websites

Websites are a very useful source of private accommodation on offer. Below are a few links that provide listings of private accommodation available. Students have found that some of these website predominantly cater towards working professionals but some students find suitable accommodation.

<http://www.daft.ie/> -> Try the “Rent” and “Sharing” Options

<http://www.myhome2let.ie/>

<http://findahome.ie>

<http://myhome.ie>

<http://collegecribs.ie> - Search accommodation by University.

<http://property.ie>

<http://dublinrentals.ie>

<http://let.ie>

<http://www.globrix.ie/>

<http://www.rent.ie/>

www.nci.ie - Go to the Accommodation Section

<http://www.ucdsu.ie> -> Under Welfare -> Accommodation

Accommodation Hunt

The main priority for a student is to find conveniently located accommodation, to the best standard that they can afford. Those heading to Third Level are advised to act quickly upon receipt of CAO offer for that reason, and plan to take a couple of days to find satisfactory accommodation. We do advise that it's good to find accommodation early, but there is no need to panic and **definitely do not take the first place you see**. Before you start hunting decide on what type of accommodation might suit you best but always keep your options open.

If you cannot find accommodation within walking distance to the University, students should then find accommodation within a direct bus route to UCD. For bus information, please see the heading below, “Is the area accessible by good public transport”.

It is very important that you follow certain rules about booking off-campus accommodation. The following checklist can be used when booking accommodation:

1. Looking for a home.

Location. Location. Location. It is beneficial to the student to live as near or as conveniently to the campus as possible. It may affect the students’ studies if they face a long commute to and from their home to the University daily. Please see the following list of the nearby areas to Belfield Campus.

Areas close to Belfield

DUBLIN 4: Ballsbridge, Donnybrook, Sandymount

DUBLIN 6: Ranelagh, Rathgar, Rathmines

DUBLIN 14: Clonskeagh, Dundrum, Goatstown, Milltown

DUBLIN 18: Foxrock, Deansgrange

DUBLIN COUNTY: Blackrock, Booterstown, Mount Merrion, Stillorgan, Leopardstown

DUBLIN COUNTY: Dun Laoghaire, Seapoint, Monkstown,

- Please note the above list does not take into account all of the nearest areas to UCD but lists the larger and mentionable areas close to the campus.

2. Are there amenities nearby?

This includes shops/supermarkets/ take-away's nearby. Rent can be more expensive when located to such facilities – but it may be worthwhile in the long-run.

3. Is the area accessible by good public transport?

It is important to have easy access to and from your accommodation. Some accommodations away from a QBC (Quality Bus Corridor) or DART station may be cheaper but work out more expensive in the long run due to the added expense of transportation to and from. Please see the following list of areas served directly to UCD by Dublin Bus.

UCD Bus Connections

- **145*** –
Dublin City Centre, Donnybrook, Booterstown, UCD, Mount Merrion, Stillorgan, Foxrock, Cabinteely, South Dublin County, Bray.
- **46A*** –
Dublin City Centre, Donnybrook, Booterstown, UCD, Mount Merrion, Stillorgan, Foxrock, Dun Laoighaire.
- **39A*** –
Dublin City Centre, Baggot Street, Donnybrook, Booterstown, UCD/ Mount Merrion.
- **11**** –
Sandford, Goatstown, Clonskeagh (UCD Rear Entrance), Ranelagh, Dublin City Centre.
- **47***** –
Leopardstown, Sandyford, Stillorgan, Mount Merrion, UCD, Vincents Hospital, Sandymount, Ringsend, Dublin City Centre.
- **17***** –
Blackrock, UCD, Clonskeagh, Dundrum, Churchtown, Nutgrove, Rathfarnham, Terenure, Dolphin's Barn, Rialto.

**frequency every 5-15 mins*

*** frequency every 15-30 mins*

****frequency every 30 mins+*



4. Safety.

Does the area look safe? Does the house look safe and secure? Check the locks and see if there is an alarm on the house. Safety is a primary objective when looking to rent a house. Students should not feel unsafe in their home at any point.

What to check houses for

- Dampness, near windows, cupboards and bathrooms
- Look for ventilation, in the bathroom (& especially if there are any gas appliances)
- Are there smoke alarms and a fire escape/route?

- Check the windows & doors have locks and are secure and unbroken also check that the windows open
- How is the house heated? What will it cost to heat, and double check the system is working
- How is the Electricity/Gas paid? Is it meter paid or bill pay? Whose name is on the bill?
- Is hot water provided by an electric immersion?
- Are all the electrical appliances working?
- What furniture is in the house and what is the condition?
- Is the lighting sufficient for study?
- Who else holds keys to the property?
- What are the refuse arrangements?
- Is there a garden, who maintains it? Do you have access to the clothes line?
- Check Building Energy Rating to try and reduce heating costs.

Paying your deposit

- How much will the deposit be? Make sure to get a receipt.
- How much is the rent?
- How many weeks rent do you need to pay in advance?
- Get a receipt now and for every payment to avoid payment disputes.
- What date is the rent due, and is it weekly or monthly?
- Does rent cover other items such as Electricity/WiFi?
- How much notice to give if less than the minimum legal notice of 28-35 days in writing?
- Ask for a Rent Book.
- Always do a Furniture & Appliance Inventory as soon as you move in and ask the Landlord to sign it

Landlords

- Who is your landlord? Get details.
- Ask for Name and contact number for the Landlord
- Know the times when the Landlord can be contacted
- Check if they are registered with the PRTB.
- Establish the Landlord's right of access to the property
- Find out who has keys to the premises and if unknown request the locks be changed.
- Prepare a list of your own requirements and conditions beforehand to use as a checklist when you are discussing matters with the Landlord

Have you signed a lease?

Get as much info in writing, it helps if disputes arise. This is very similar to a job contract.

Moving in

Try and get a bill in your name after moving in as it proves tenancy.

Check for damaged goods – make an inventory list and catalogue damage.

Take photos of house to prove the damages should a dispute arise.

Issues that can arise

For the most part, issues between landlords and tenants are rare, but they do occur. They can arise for a variety of reasons including anti-social behaviour within the residence. The main issue reported against landlords is the issue of withholding deposits.

The main grounds for the withholding of a deposit are:

- Tenant terminated contract prematurely
- Damage beyond wear and tear
- Unpaid bills or rent

Disputes can be dealt with by the Private Residence Tenancy Board or PRTB. This body acts as a mediator and can help resolve the situation. Threshold is another institution that assists tenants specifically and provides free legal aid, should it be needed. Please note that UCD Residences cannot take responsibility or become involved in any disputes or letting issues between tenants and landlords.

Evictions are very rare but it is usually written into a lease the grounds to which a contract may be terminated. Should this occur, seek immediate support from the UCD Student's Union, PRTB or Threshold to ensure that you or the landlord is within their rights.

Grounds for eviction include:

- Continual non payment of rent
- Engaging in extreme antisocial behaviour such that it invalidated the insurance on the property
- Malicious damage to the property

Tenant's Rights and Obligations

The main rights and obligations are outlined in the Residential Tenancies Act 2004 and it is important that you become familiar with your rights and obligations. A full outline of the rights and responsibilities is available at www.irishstatutebook.ie.

Some of your rights as a tenant include:

- Right to privacy
- Reimbursement for any repairs paid by the occupant for which the landlord is responsible
- Prompt return of the deposit minus any deductions for unpaid rent or bills or excessive wear or tear

Some of your obligations as a tenant include:

- Pay the rent and bills on time

- Not to engage in illegal activities within the house or cause damage to the house
- Not to engage in or allow anti-social behaviour that would in any way invalidate the landlords insurance

Landlords Rights and Obligations

Certain rights responsibilities are also afforded to the landlord under the same legislation that protects tenants. However this is not applicable if the house is owner occupied. The only recourse in this case is the small claims court

A full list of a landlords rights and responsibilities are outlined in the private residences and tenancy act 2004 available at www.irishstatutebook.ie

Some of the rights afforded to the Landlord include:

- Right to get paid on time
- Terminate a tenancy without giving a reason during the first six months
- Be informed who is ordinarily living in the property (does not include overnight visitors)
- Decide whether to allow the tenant to sub-let or assign a tenancy (however this refusal can give the tenant the right to terminate a fixed-term tenancy before its expiry date)
- Be informed of any repairs needed given reasonable access to the property to carry out repairs
- Refer disputes to the Private Residential Tenancies Board (PRTB) if the tenancy is registered with them.

Some of the Obligations Landlords must abide by include:

- Register the tenancy with the PRTB
 - Provide the tenant with a rent book or statement of rent paid
 - Make sure that the property meets certain minimum standards
 - Repair and maintain the interior of the property to the standard it was in at the start of the tenancy including the repair and maintenance of the structure of the property
 - Reimburse tenants for any repairs they carry out which are your responsibility
 - Insure the property (if it is impossible to get insurance, or if the cost is unreasonable this obligation doesn't apply)
-

Useful Contacts

Union of Students in Ireland(USI)

The USI is the national representational body for third level students and shall be able to support you by providing information such as the annual USI Rent Book, which outlines the rights of the tenant.

USI Welfare Officer

Phone: (+353) 01 7099302

Email: welfare@usi.ie

Students' Union accommodation officer

Phone: (+353) 01 7163164

Email: accommodation@ucdsu.ie

Hours: Monday - Friday 10am-6pm (Closed 1pm-2pm for lunch)

Threshold

Dublin: 21 Stoneybatter, Dublin 7

Phone: (+353) 01 6786096

Email: advice@threshold.ie

Website: www.threshold.ie

Private Residence Tenancy Board

Phone: (+353) 01 6350 600

Citizens Information:

Phone: 1890 777 121

Website: www.citizensinformation.ie

Hotel close to UCD (Incase you can't find a house before term begins)

Tara Towers Hotel.

Telephone: 01 2613821, Website: www.taratowers.com

Contact Patrica Thomas - Sales/Marketing

Email: reservations@taratowers.com

This Hotel has special rates on Taxis. Walking distance to UCD.

Stillorgan Park Hotel

Telephone: 01 2001824, Website: www.stillorganpark.com

Contact Martina Hannigan - Sales/Marketing Manager

Email: ailbhe@stillorganparkhotel.com

This Hotel provides a shuttle bus. On a direct bus route to UCD.

Sandymount Hotel

Telephone: 01 6142000, Website: www.sandymounthotel.ie

Contact Louise Carrick - Reservation Agent

Email: louise@sandymounthotel.ie

Connected to UCD by a direct bus route.

Mespil Hotel

Telephone: 01 4884600, Website: www.mespil.com

Caroline Moore - Corporate Sales.

This Hotel offers short term Apartments.

B&B/Guest Houses

Donnybrook Hall

Address: 6 Belmont Avenue, Dublin 4

Telephone 01 2691633, Website
www.donnybrookhall.com

Email: info@donnybrookhotel.com

Donnybrook Hall is 15 minutes walk to UCD and offers free WiFi,

Luggage storage and parking

Donnybrook Lodge

Address: 44 Stillorgan Road, Dublin 4

Telephone 01 2837333, Website
www.donnybrooklodge.net

Email: info@donnybrooklodge.net

Donnybrook Lodge is 10 mins walk to UCD

Hazelhurst B&B Address

166 Stillorgan Road, Dublin 4

Telephone 01 2838509, Website www.hazelhurst-donnybrook.com

Email: hazelhurst.donnybrook@gmail.com

[Hazelhurst B&B offers WiFi, parking and is a Non-smoking house.](#)

El Carmen

Address: Greenfield Park, Dublin 4

Telephone 01 2605423, Email: info@elcarmen.ie

Website www.elcarmen.ie

Kilronan House:

Address: 70 Adelaide Road, Dublin 4

Telephone 01 4755266, Email: info@kilronanhouse.com

Website www.kilronanhouse.com

This Guest House offers Luggage Storage, WiFi, access to print and parking.

Morehampton Townhouse

Address: 78 Morehampton Road, Dublin 4

Telephone 01 6688866, Email:
bookings@morehamptontownhouse.com Website:
www.morehamptontownhouse.com

There is a 24hr Reception and WiFi.

Disclaimer

*University College Dublin offers the ucdaccommodationpad.ie site in good faith and as a courtesy to both students and local landlords. It is a third party website and UCD bears no responsibility whatsoever for the content of the advertising material or any errors, omissions or inaccuracies contained therein. The information provided on the website is for information purposes only and should not be construed as a representation, recommendation or endorsement made on behalf of UCD. The website content does not form part of any contractual agreement with UCD and any lease or letting agreement entered into shall be between the student and the landlord only. **Please be aware that the properties have not been inspected by the University and UCD does not carry out Garda vetting on prospective landlords. It is the responsibility of each student and his/her parents to check the property and satisfy themselves that they are comfortable with the accommodation arrangements and the individuals involved before signing any agreement.** The University cannot take responsibility or become involved in any disputes or letting issues between tenants and landlords.*



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