

GRIFFITH COLLEGE



ACCOMMODATION GUIDE FOR DUBLIN



www.griffith.ie

Accommodation for students at peak times can be difficult to find in Dublin, so we would like to give you some advice and guidance in order to assist you in your preparations for your trip to Dublin.

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On-campus Griffith Halls of Residence

Griffith Halls of Residence (GHR) is the on-campus accommodation facility for Griffith College Dublin students. GHR is now **FULLY BOOKED but if you want to be put on a waitlist you can access the Accommodation Portal by **CLICKING HERE**.**

You can contact GHR at this email address: live@ghr.ie and you can visit their website here: www.ghr.ie



Share Twin Room



Single Room Shared Bathroom



Single Room Private Bathroom



Single Room Ensuite



King Ensuite



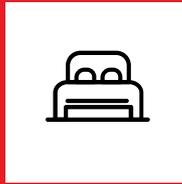
King Deluxe

More information
is available on:
www.griffith.ie/ghr

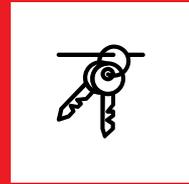
Off-campus Accommodation Options



*Alternative
Student Halls
of Residence
in Dublin City
Centre*



*Host Families/
Home Stay*



*Private Rental
Accommodation*





Off-campus **Accommodation Options**

Alternative Student Halls of Residence in Dublin City Centre

Click for more information:

Broadstone Hall Yugo 	Viva Ireland 
Kavanagh Court Yugo 	Eazy City 
Dublin Student Rooms 	Homestay.com 
Ardcairn House Residence Dublin Yugo 	Buckley Hall 
Glenard 	Hosts International 
Dublin - Hubble Student Living 	Staycity 
Student House Finding Service 	Árasáin P&V (Formerly Blackhall Place) 
Amber Student 	Aspen, Dublin 
Destiny Student - New Mill 	International Student Accommodation 
Highfield Park Dublin Student Accommodation Yugo 	New Mill Dublin Student Accommodation Yugo 
Dominick Place Student Accommodation Dublin Yugo 	Fresh Student Accommodation & Rental Homes 
The Loom Dublin Student Accommodation Aparto 	Brickworks Student Accommodation in Dublin Mezzino 
Stoneybatter Place Student Accommodation in Dublin Mezzino 	Ardee Point Student Accommodation Dublin Nido Living 
Student Accommodation in Dublin City Centre Scape 	



Off-campus **Accommodation Options**

Host families / Home Stay

We can arrange Host Family accommodation for incoming students, which involves living with a family, with most meals provided. Please note that the families tend to live in the suburbs so students can expect to travel up to one hour or more to get to campus. In addition, there can be certain house-rules and restrictions which may not appeal to older students.

For further information please contact: international@griffith.ie



Off-campus **Accommodation Options**

Private Rental Accommodation

Due to housing pressures across Europe and in Ireland, it is recommended that you research staying in the Griffith Halls of Residence and other alternative Student Halls of Residence located in Dublin City Centre first, before looking into other private accommodation.

We advise you to research off-campus accommodation options well in advance and use your network in Dublin. Because if you come to Dublin with no accommodation confirmed, it will be difficult and expensive for you to find temporary accommodation for which you will be required to pay on a per-night basis e.g. hotels and hostels.

Below is a list of **areas popular** with Griffith College students:

Dublin 8	Dublin 6	Dublin 6W	Dublin 12	Dublin 14	Dublin 16	Dublin 24
Blackpitts Christchurch Portobello South Circular Rd Rialto Inchicore Kilmainham	Harold's Cross Milltown Ranelagh Rathgar Terenure	Harold's Cross Kimmage Templeogue Terenure Rathmines	Walkinstown Greenhills Kimmage Perrystown Drimnagh Crumlin	Dundrum Windy Arbour Milltown Rathfarnham	Ballinteer Ballyboden Knocklyon Rathfarnham	Firhouse Old Bawn Tallaght Ballymount

Other accommodation websites

Click for more information:

daft.ie		myhome.ie	
easyroommate.com		hookemacdonald.com	
collegecribs.ie		huntsman.ie	
studenthousing.ie		yourhomefromhome.com	
dublinstudentrooms.com		gumtree.ie	
a-wstudentaccommodation.ie		accommodationforstudents.com	
spunout.ie		propertysteps.ie	
gatewaystudentvillage.ie		wimdu.ie	
host-students.ie		borgmanearls.ie	
chubbproperties.com		property.trovit.ie	
rent.ie		findahome.ie	
homelocators.ie		marlet.ie/project/prussia-street	
positiveproperty.ie		carlowaccommodation.com	
accommodationlettings.ie			

Griffith College Student Union's webpage:



<https://www.griffithsu.ie/housing>

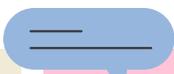
General Tips

Rented accommodation in Dublin can cost from €1,700 to €2,300 and above per month, depending on the location, quality and number of occupants in the property. Rent does not usually include bills. Initially a deposit (usually in the amount of one month's rent) is required to be paid, along with one month's rent in advance. In general, rent is paid on a monthly basis. The majority of rented accommodation in Dublin is fully furnished.

If you're looking for rented accommodation, and can view the property that you are interested in. Look out for the following:

- Is there a **smoke detector**?
- **Dampness**: is there any on the walls or ceiling?
- **Furniture**: is it adequate? What condition is it in?
- **Heating type**: Picture it in winter, will it keep you warm?
- What **cooking facilities** are available?
- Is there a **fridge/freezer**?
- Are there adequate cooking and **kitchen utensils**?
- Are there enough **electrical lights, plugs, sockets** and are they damaged?
- All homes for rent must have a **Building Energy Rating (BER)**. A BER will inform you how energy-efficient the home is and help you make an informed choice when comparing properties to rent.
- Are there **locks** on the main doors? Are they secure?
- Who holds the **keys to the house** at present?
- Who will be responsible for the **outward appearance** of your accommodation (For example gardens, to avoid offending neighbours).
- Ask if the **rent** is paid per week or per month.
- Ask if the rent includes **bills**, e.g. electricity, heating etc.
- Ask if there is a **deposit** payable and if so, when and how it should be paid? Make sure you get a receipt.
- Ask if there is a particular **method of payment** required, e.g. cash/bank transfer or standing order.
- Ask for a **Rent Book** so that all payments to the landlord can be recorded.

If renting private accommodation you should bear in mind that you are now about to reside in an area where locals have purchased homes and have established themselves and their families for many years. You should not consider your chosen area as now being a student domain only. You should endeavour to enjoy good relations with your new neighbours and refrain from disorderly conduct, littering, etc.



Tenants' Rights

It is important to get a written agreement/lease from a landlord before moving into rented accommodation in case any subsequent misunderstandings occur. It is advisable to be aware of any specific terms and conditions contained in a lease and to adhere to them.

It is not advisable to withhold rent if any disputes arise with a landlord because adhering to the terms of the agreement/lease puts the tenant in a better position to resolve any disagreements that may occur.

Security Deposits

Landlords usually ask for a Security Deposit, which is fully refundable at the conclusion of a lease. However, some or all of this deposit may be withheld under the following circumstances:

- If the tenant fails to give adequate notice of departure, or leaves before the end of the tenancy agreement without paying the full rental amount up to the departure date as stated on the lease.
- If there is damage caused to the property, which is considered to be greater than 'normal wear and tear'.
- If the tenant vacates the accommodation and leaves unpaid bills and/or rent.
- If the tenant does not honour the terms and conditions as stated in the lease.

Please note: Tenants should insist on a written receipt for any deposit paid, which has been signed by the landlord. This amount should also be written into the rent book.

When you intend to leave, inform your landlord well in advance to arrange a date for the return of your deposit.



Rent Book

As a tenant you are legally entitled to a rent book, which your landlord is required by law to supply you with. You should ensure that you record all rent payments in this book as it can prevent disputes at a later time. If your landlord issues you with receipts, attach them to the rent book.

The rent book should include:

- The address of the rented house/flat/apartment
- The name and address of the landlord and his/her letting agent, if any
- The name of the tenant(s) and the length of the tenancy
- The amount of the rent and how often it should be paid i.e. weekly or monthly, and how it should be paid, i.e. in cash, by cheque or standing order
- Details of other payments such as electricity, heating, bin charges, broadband etc.
- The amount of the deposit paid, how and when it will be returned to you and the conditions under which you will get it back
- A statement of fundamental rights to be upheld by both the landlord and tenant

Rent Increases

Private landlords must follow certain procedures if they want to raise the rent.

Detailed information can be found on the Citizens Information website:

http://www.citizensinformation.ie/en/housing/renting_a_home/rent_increases.html

Visitors

You are entitled to have overnight guests, unless you have signed an agreement in which you forgo this right. You must be aware that there is a difference between having a friend to stay for one or two nights and moving another person into the property. You must exercise your judgment with issues such as this.

Privacy

You are entitled to your privacy and your landlord is not entitled to enter your home when you are not there. Your landlord should give you notice if he/she is coming to inspect their property. Also, if your landlord constantly calls to the property, you are not obliged to invite him/her in. Landlord access should be agreed before you take up the tenancy and any inspection visits should be arranged well in advance. If repairs are needed, the landlord must also consult with you as to when these repairs are to be carried out. It is in your best interests to have them done as quickly as possible.

If the house is being sold or re-let, the landlord should let you know in advance as to when the viewing(s) will take place.

Notice to Quit

If you wish to leave your accommodation and the length of the tenancy is not specified, it is recommended that you give at least four weeks' notice, as failure to do so may result in the loss of some or all of your deposit. A 'Notice to Quit' should be served to the landlord in writing at least four weeks prior to the intended date of departure.

If your landlord wishes to evict you, as previously, they must follow certain procedures.

Detailed information in relation to eviction can be found on the Citizens Information website:

http://www.citizensinformation.ie/en/housing/renting_a_home/rent_increases.html

BEWARE OF SCAMS!

We would also like to make you aware of possible online "scams" in relation to accommodation, and advice on how to stay safe and protect yourself from online fraud. The Irish Council for Overseas Students (ICOS) has useful advice and tips:

<https://www.internationalstudents.ie/info-and-advice/know-your-rights/scams-and-fraud>

