



Welcome!

This is the first edition for 2011 and is posted on the housing website rather than being emailed to providers. Prospective and current providers can choose to read the newsletter at their leisure.

Database News

To register, reactivate or amend your housing listing, go to:

<http://swinburne.studystays.com.au/>

Contact a Swinburne Housing Adviser if you require assistance with the database.

Housing Office News

The last few months has seen yet another peak time in the Housing Office on all campuses; Croydon, Hawthorn, Lilydale, Prahran and Wantirna. Students have settled into their homes and are now concentrating on their studies.

Students and providers who have entered into new sharing arrangements may like to review how things are going so far. Are both parties satisfied with the arrangements or are there issues to be discussed? Either way, choose a mutually convenient time to get together and talk openly. Communication is the key!

Rooming Houses. Providers are reminded to familiarise themselves with the Rooming House provisions of the Residential Tenancies Act. If the property you wish to advertise is intended to be occupied by four (4) or more students, either in separate or shared rooms, then your property will be considered a rooming house under the Residential Tenancies Act 1997 and must operate as such, *unless* each student is signed up to an individual tenancy agreement (lease).

If you are offering rooms and shared facilities to five (5) or more students, then you must register with your local council under the Health Act.

For more information please contact Consumer Affairs on 1300 55 81 81.

Harmony@Home newsletter feedback can be sent to the editor, jansimmons@swin.edu.au

Accommodation Trends

So, how does my property rate? For your information the following tables provide feedback about database usage.

Listings added by weekly rental price:

Weekly rental price	Listings added	% of total
less than \$100	12	3.6%
\$100-120	23	6.9%
\$120-140	45	13.6%
\$140-160	76	23%
\$160-180	63	19%
\$180-200	29	8.8%
\$200-220	38	11.5%
\$220-240	10	3%
more than \$240	35	10.6%

Listings viewed by weekly rental price:

Weekly rental price	Page views	% of total
less than \$100	2462	5.4%
\$100-120	4967	10.8%
\$120-140	7293	15.9%
\$140-160	11358	24.8%
\$160-180	8866	19.3%
\$180-200	4147	9%
\$200-220	2767	6%
\$220-240	531	1.2%
more than \$240	3437	7.5%

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Data period: 1 January 2011 to 31 March 2011.

The majority of properties added were in the price range of \$140-\$160 / week and students overwhelmingly viewed properties in the \$140-\$160 range the most. Market price has reflected students' expectations for the first time!