



DBS
ACCOMMODATION
GUIDE
2016/2017



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

This Accommodation Guide provides prospective and current DBS Students with information about:

- The types of accommodation available in Dublin City
- Where to look for accommodation

The Guide also provides other useful information on:

- Guidelines for renting in Dublin City
- Tenant and Landlord Rights and Responsibilities

This guide is developed by the Students Services Department. The Student Services Officers are available to give advice and assist in any way they can. It is important to also note that the selection of accommodation and terms of the agreement or contract are entirely a matter between the individual students and the external provider.

It is not advisable to agree to rent accommodation, especially from private landlords until you arrive in Dublin and actually see what you are being offered. Therefore you may wish to book temporary accommodation in advance of your arrival. Please see the 'Short-term Accommodation' section of this guide for more information on hostels and hotels near the College.

Please note in relation to the DBS Accommodation Guide:

The DBS Accommodation Guide is aimed at putting students in contact with individuals/bodies offering accommodation. As the College only inspects/vets these properties or their owners/advertisers each summer, and in the absence of any legal or binding agreement between said 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. However, we welcome all feedback from students and prospective students.

Please read on to learn some practical tips and resources.

3 Top Tips for Your Dublin Accommodation Search

1. Be realistic in your search.

Open your mind to areas outside of the city. September and October are high demand periods each year for accommodation in Dublin so you may have to consider an area outside the city centre. Dublin is a small county with many commuter towns that are well serviced by quality bus corridors and commuter rail lines. Review maps of Dublin and cross reference them with Dublin Transport link maps to identify 'Plan B' areas for your search.

2. Don't be passive in your search.

If you have a smartphone, download the daft.ie app and set up email alerts so that you are notified about new lettings and properties that come on stream daily. Be sure that you have an Irish phone number so that you are easily contactable. A phone call is more effective than an email. SIM cards are available in most phone retail stores in the city centre. Set up alerts via email on databases and check them daily so that you can stay ahead of the crowd.

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. Don't discount newspapers as well as online platforms.

Accommodation Search Strategy

Where to Look?

Newspapers Many landlords opt for the newspaper over online databases to advertise their lettings. The Evening Herald is probably the best newspaper for accommodation listings. It comes out at midday each day. The Buy and Sell magazine is also worth checking out. It goes on sale every Monday, Wednesday and Friday and can be purchased in most newsagents.

Online Accommodation Databases One of the most frequently used accommodation search engines is Daft.ie so it is up to date and regularly monitored. The website also offers the "search by college" function within its "advanced search" function and allows you to post your own advertisement via the 'Team Up Database'. Find a list of property search sites to help strengthen your search.

www.daft.ie

www.rent.ie

www.myhome.ie - Student section

www.collegecribs.ie

www.let4u.ie www.propertycheck.ie

www.collegeliving.ie - a list of student

residences

Please read the guide available at this link about how to securely search online databases:

<http://www.daft.ie/safety-online>

Online and Offline Notice Boards There are many people in the same situation as you. Put up a notice on the DBS Accommodation Board in the Aungier St. campus on the ground floor. As mentioned above, 'Team Up Database' on Daft.ie is another potential space to connect with others in search of accommodation in Dublin Business School.

What to Expect?

Expect a Quick Turnover

Adopt the approach of 'the early bird catches the worm'. Do not passively send emails and wait for the return call. Make the phone call and follow up as quickly as possible.

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)
- Bank Details
- PPS Number
- Utility bill

Location, Location, Location

It would be fantastic to land your dream accommodation in central Dublin but there are many alternatives with strong commuter lines via Dublin Bus, Rail or Luas. To save on travel costs, register for a student travel card or purchase a Leap Card. The Dublin Bike scheme is also a very convenient way to travel in the city and cut down on commuting time - <http://www.dublinbikes.ie/>.

Short Term Options:

Hostels:

- Barnacles Temple Bar <http://barnacles.ie/>
- Avalon House: <http://www.avalon-house.ie/>
- Kinlay House: <http://www.kinlaydublin.ie/>
- Abbey Court <http://www.abbey-court.com/>
- Citi Hostels <http://www.citihostels.com/>
- Four Courts Hostel <http://www.fourcourts hostel.com/>

Home Stay - Host Family Option: Hosts are typically located on the outskirts of the city but are always well serviced by bus and rail links. Contact: lucia.zhang@db.s.ie

Guidelines for Renting in Dublin City

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 but some areas in Dublin 1, 6, 7 and 8 are cheaper and just a short walk away from DBS.

2. Always view a property before paying a deposit

When renting accommodation, you are strongly advised to check the standard of the property on offer. When renting from a private landlord **never pay any money up front before viewing and inspecting the property.**

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.

3. 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.

4. 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.

5. 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.

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.

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/>

BlackArch Student Accommodation

9-13 Blackhall Place, Dublin 7

Contact: Cathy Flynn/Michelle McGarry

Telephone: +353 (0) 1 7994566

Email: flynn@blackarch.ie / mmcgarry@blackarch.ie

Web: <http://www.blackarch.ie/>

Rate: €155.00 per week

Deposit: €500

BlackArch manage two superb developments of high quality student accommodation in central Dublin. All blocks are within ten minutes' walk from Dublin's City Centre. BlackArch student apartments offer comfortable, modern living in vibrant City Centre locations. BlackArch have accommodation for over 200 students during the academic year.

The majority of the apartments cater for three students sharing. Each bedroom is equipped with a single bed; some have a wash hand-basin, a bed-side shelf, wardrobe, desk, chair, desk lamp and a waste paper bin. The rooms are either fully carpeted or have wooden floors.

Each three bedroom apartment has one main bathroom, including wash hand-basin, WC and shower. Each four/six bedroom apartment has two main bathrooms. Disabled accessible apartments are provided with en suite disabled accessible bathrooms, one single bed, a bed-side shelf, wardrobe, desk, chair and desk lamp and a waste paper bin. The rooms are fully carpeted.

The combined living and kitchen area in each apartment is provided with an electric oven, electric ceramic hob, microwave, fridge/freezer, storage cupboards, electric kettle and toaster. Utensils, cutlery and crockery are also included. Each apartment will have a floor area of approximately 55 square meters and is tastefully decorated. Internet access points will be provided in individual bedrooms and are free of charge. Students are required to bring their own bed linen. TVs and Stereos are not provided. Students are responsible for their own TV licenses.



Hazelwood Student Accommodation

Hazelwood, Northwood, Santry, Dublin 9

Telephone: +353 (0)1 842 8050

Skype: Hazelwood-Dublin

Email: info@hazelwood.i

Web: www.hazelwood.ie

All inclusive rent of €110 (TBC) per week.

Internet: Guaranteed un-contended high speed wireless broadband available in all Apts

Electricity: The electricity is worked on a meter system, each student will have a budget of €10 per week. If this amount is exceeded over each semester, extra electricity will have to be purchased by the students.

Laundry: A laundry room with coin operated machines is located on site. €4 per cycle.

Parking: €120.00 for parking including gate access.

Cable TV: One TV point in the living room of each apartment. It is the tenants responsibility to get a TV license.

Refundable security deposit: €500 (Refund/Cancellation Policy available on the official website)

This modern accommodation consists of four ensuite bedrooms, fully equipped kitchen and living area. The apartments are fully furnished to a high standard and offer a brilliant opportunity to rent in this much sought after location. The development boasts laundry facilities, underground car parking and 24 hour security.

Hazelwood is located adjacent to the Northwood Health and Fitness club and is convenient to the OMNI Shopping Centre. The residence is also close to the M50 motorway with numerous direct bus links to city centre and is just 5 minutes from Dublin International Airport



Shanowen Square

Shanowen Road, Santry, Dublin 9

Telephone: + 353 (0) 1 862 3842

Mobile: + 353 (0) 87 226 1232

Email: info@shanowensquare.com

Web: www.shanowensquare.com

Shanowen Square is an 86 apartment complex comprising 5 blocks located within its own security fencing amongst extensively landscaped gardens. Each apartment has been carefully designed to provide spacious and modern accommodation and contains a number of desirable features.

Accommodation comes in a range of three, four and five bedroom apartments. All bedrooms are ensuite and have been designed to be spacious one-person bedrooms complete with study area. A new convenience store has been incorporated into the front of the development, adding a further dimension to the all-round self-contained nature of the development.

Shanowen Square has a superb location on Shanowen Road, off Collins Avenue in Santry. Shanowen Square is located three miles from Dublin city Centre. It is a convenient location from Dublin's bus and train stations and Dublin Airport.



Broadstone Hall

244 Phibsboro Road, Constitution Hill, Dublin 7

Contact: Louise Daly

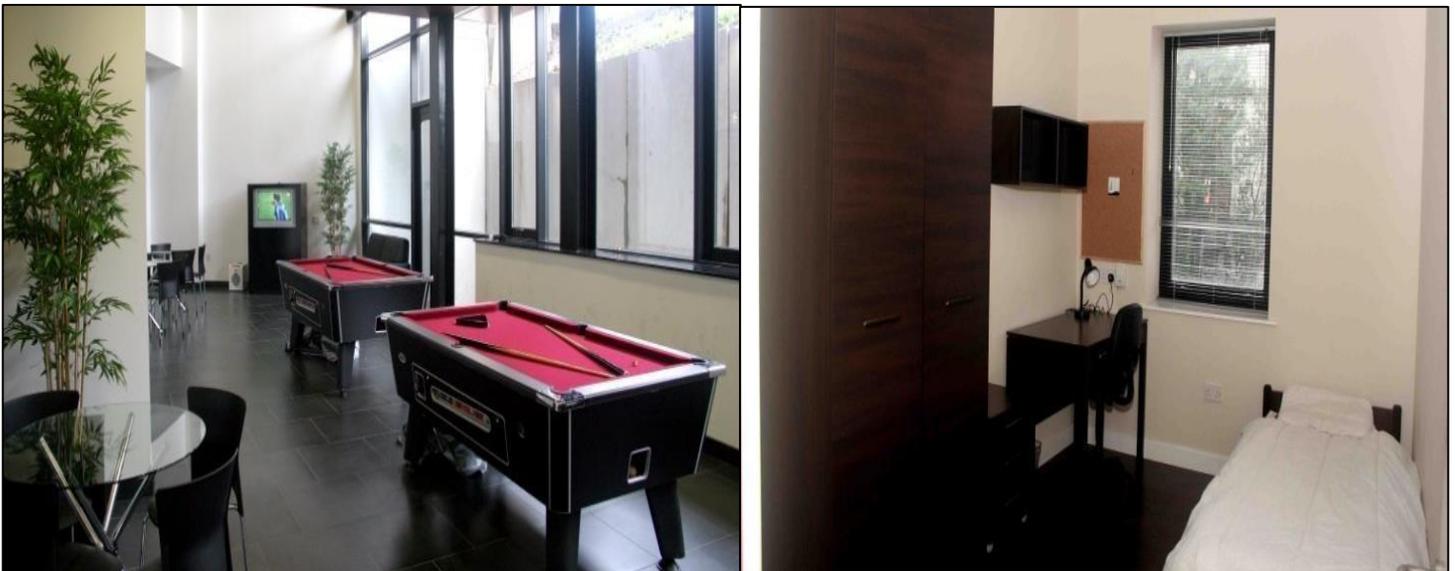
Mobile: +353 (0) 87 653 8659

Email: info@propertymanagement.ie

Web: www.broadstoneaccommodation.com

Broadstone is an award winning student residence located at the end of Phibsboro Road, opposite the Broadstone Bus Depot. It is a very sought after residence offering 21 self-catering apartments designed and purpose built for student living. It has a selection of four, five and six bedroom apartments, with single & twin rooms, all ensuite with spacious living and kitchen areas. All apartments are fully furnished to the highest standards and kitchens are all fully equipped. There is also a friendly and efficient management team.

Broadstone offer recreational areas, student lounges, pool tables, vending machines, seminar room, roof deck, wifi internet, TV/DVD, CCTV and controlled card access, on site caretaker & full service Management Company. There are laundry facilities on site and bed linen is provided. Broadstone is conveniently located adjacent to City centre and only a 15 minute walk to Dublin Business School and Temple Bar. Broadstone Hall and its surrounds are monitored by CCTV cameras which record activity inside and outside, 24 hours a day on to a computer hard disk with instant retrieval available, providing a safe and pleasant living environment.



JBs Student Residence, Dublin 2

Cumberland Road, Fitzwilliam Square, Dublin 2

Email: info@chubbproperties.com

Tel: 00353 1 6768788

Web: www.chubbproperties.com

Twin Rate: €139 per person per week

Single room: €250 per week

Booking fee: €250

Deposit: €950 for full year or for students staying only 1 term €500. (Household bills including taxes amount to €15 per student per week – this will be deducted from deposits. In addition Electricity and Heat will be charged at cost and deducted from your deposit at the end of your stay.)

JBs Student Residence situated in a premier and most sought after location in the heart of Dublin city. JBs offers great value, secure and hassle free accommodation close to shopping, nightlife and within a 10min walk of DBS.

JBs Student Residence can house up to 140 students in bright and very spacious apartments, with large living rooms, self-catering kitchens and large bedrooms the majority of which have 2 double beds. Twin rooms are available in the 1, 2 and 4 bedroom apartments.

- **Free Internet Access**
- **TV & Cable**
- **Crockery, cutlery, microwave oven, kettle and toasters**
- **Organized Social Activities**
- **Safe and secure with concierge on duty nightly**



Binary Hub

Digital Hub Lands, Dublin 8

Telephone: +353 (0) 1 531 0335

Email: binaryhub@thestudenthousingcompany.com

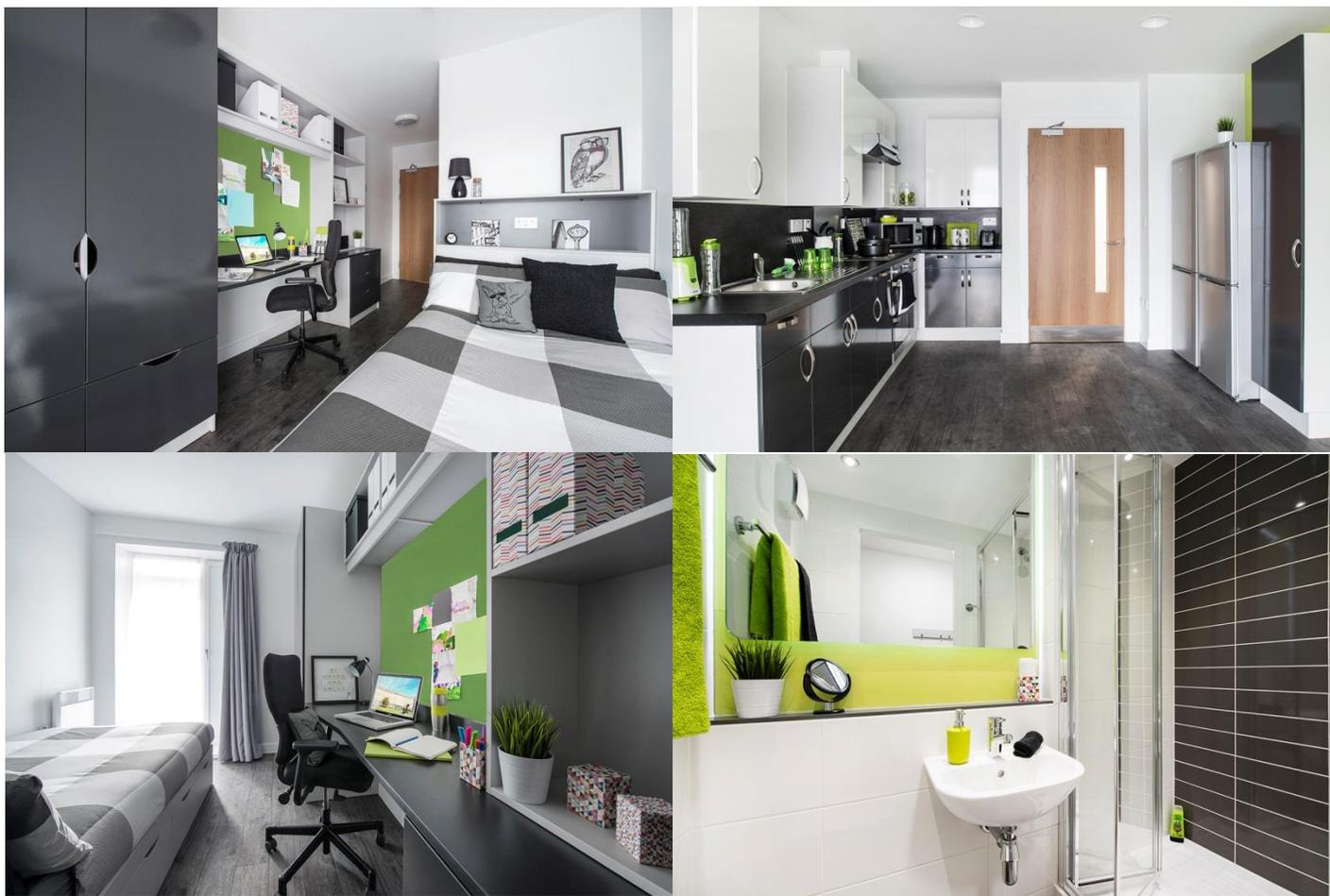
Web: www.thestudenthousingcompany.ie

Brand new student accommodation, Binary Hub, opening in September 2016, will be home to 471 students and will offer sophisticated stylish student accommodation in the heart of Dublin. The property is conveniently located for students study in Dublin Business School, just 20 minute walk to college.

The residence offers a range of en-suite rooms in 3 to 8 bed apartments. All rooms are finished to a high standard with small double beds, deluxe en-suite shower rooms, a well-thought-out study space, and clever little touches like USB sockets in headboards and storage under the bed.

Binary hub will have excellent facilities including a gym, launderette and common room designed to meet your every need, whether that be studying, socializing or watching TV. Round-the-clock security helps keep your belongings safe, while our reliable maintenance team ensures everything is kept in tip-top condition. There is also a landscaped courtyard and ample bike storage facilities.

Prices starting from €206.00 per week. You'll have an en-suite room in a shared flat with all bills included, super-fast broadband and WiFi, hot water 24/7.



Camden Deluxe Hotel

84-87 Lower Camden Street, Dublin 2

Contact: Justine

Telephone: +353 (0) 1 4780808

Fax: +353 (0) 1 4750713

Email: info@camdendeluxehotel.com

Web: <http://www.camdendeluxehotel.com/>

Attending college in Dublin this semester or has to stay in Dublin for a Company/corporate project and looking for an accommodation solution? Enjoy the advantages of Camden Deluxe Hotel's great location. Close to many bars, restaurants, shops and other facilities Camden Deluxe Hotel is the perfect base for your stay in Dublin.

Double and Triple Rooms at Camden Deluxe Hotel from €29/36 per night.

They also offer long term stays for those staying longer than one month at a time, where the rate is €250 per double/twin per week and €200 per single per week, the room is serviced once a week.

- 35 double ensuite bedrooms and 5 Triple ensuite stylishly decorated.
- Feather- downed Quilt Covers and Oriental Pillows in all double rooms.
- Welcome trays available in every room including tea/coffee making facilities.
- In room facilities include TV, Iron & Ironing board (on request)

Package Includes:

- Free Wifi
- Fridge & Microwave in Room
- Coffee and Tea Making Facilities
- Iron & Iron Boards
- Full Service 1 per week
- One month's payment is required in advance of stay, thereafter payment is weekly
- Room ensuite
- Reception is open 24 Hours



YWCA Baggot Street Residence

64 Lower Baggot Street, Dublin 2

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/>

- **Single and Twin rooms available**
- **Prices are based per week, although they do accept larger instalments per term**
- **Price also includes Part Board i.e. Bed, Breakfast and Evening Meal**

The YMCA residence consists of two linked buildings and can accommodate up to 40 people. They have been providing affordable accommodation for over 80 years and during the past few years; the buildings have been completely rebuilt or renovated. The YMCA provides twin roomed, en suite accommodation and the students can look forward to a warm welcome and friendly atmosphere in a secure and caring environment.

During the academic year, the residence is open to full time students (male and female) and to those required to work part time as part of their course/studies. The cost also includes the supply of bed linen, heating and electricity charges. Other facilities include a study room (with wifi access) and a T.V/Common room. Laundry facilities are available for students at a small charge.

The YMCA is situated on Baggot Street near the heart of Dublin City. The residence is within easy walking distance to the city centre, St. Stephen's Green and Dublin Business School. It is also within easy reach of many bus routes and the number 10 bus route runs directly past the residence while the Dart station is only a ten minute walk away.

Applications for accommodation must be received on the official accommodation application form. The accommodation is allocated on a 'first come, first served' basis.



DBS Homestay Accommodation

Distance from Dublin Business School: 6km to 20km

DBS homestay families reflect the diversity of life in Ireland. They include young, senior and single parent families and couples with and without children. Hosts have varying ethnic backgrounds and different interests and lifestyles. We do not disclose host family details to students to contact directly themselves.

Your life in a homestay

Living in a homestay will allow you to become part of a family and even 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.

Breakfast: Breakfast is usually a light meal consisting of cereal, fruit, toast, juice or coffee. Often these food options will be made available to you and you will prepare your own morning meal.

Lunch: Host families will provide a packed lunch during your stay.

Dinner: Dinner may be a shared meal in the evening, or occasionally you may prepare your own meal with food supplied by your host. Leftovers, food remaining from a previous meal, are common to have at least once per week. It is polite to ask for a second helping if you are still hungry.

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 DBS host families are located in the suburbs. On average, it takes students about 45-60 minutes by bus, tram or train. Cycling is a popular form of transport in Dublin.

How long does it last?

Homestay accommodation is available initially for a 4 week period (minimum stay). Students may wish to stay on with their host family and this should be discussed between the student and the family.



Hostels in Dublin's City Centre

- **Abbey Court Hostel** (www.abbey-court.com)
29 Bachelors Walk, Dublin 1
01 878 0700
- **Citi Hostels** (www.citihostels.com)
6 Charlemont Street, Dublin 2
01 475 0674
- **Four Courts Hostel** (www.fourcourtshostel.com)
15-17 Merchant's Quay, Dublin 8, Dublin
01 672 5839
- **Globetrotters Hostel** (www.townhouseofdublin.com)
48 Lower Gardiner Street, Dublin 1
01 878 8808