

# DBS Student Accommodation Guide

2023/2024

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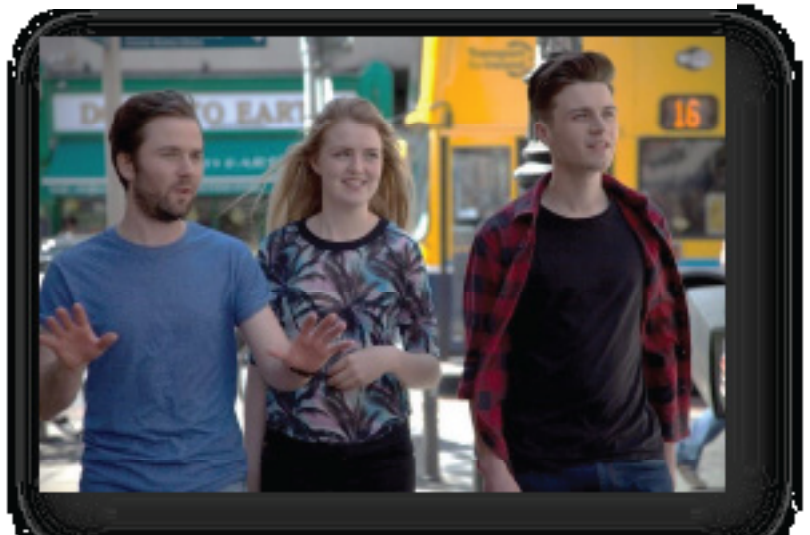
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## Introduction

Welcome to the DBS Accommodation Guide. Choosing the right place to stay while you are studying in Dublin can be a daunting challenge, especially when you are unfamiliar with the city. This guide has been produced by the DBS Student Experience Team to help you with your search.

This guide covers:

- The types of accommodation available in Dublin City
- Where to look for accommodation
- Guidelines for renting in Dublin
- Tenant and landlord rights and responsibilities



NOTE:

>> Please be cautious when renting accommodation from private landlords - do NOT pay a deposit or rent without viewing the property in person first. Our Student Experience Team will help to advise you if you suspect an accommodation source is fraudulent or suspicious.

For further information and advice please email [The Student Experience Team](#) who will assist you with any questions or queries.

We look forward to welcoming you to DBS and we hope you enjoy your time in our 'Fair City'!



## Accommodation Options:

### Student Residence

Dublin has a number of high quality residences purposely built for students. Each room is en-suite (some twins available), with plenty of storage space and room for study. The shared kitchens and living space are ready to move into, and the residences have excellent gyms, study and communal spaces.

Prices start at €270-450 per week and include utilities and WIFI.

September 2023 Availability:

DBS have secured a limited number of rooms with our accommodation partners, Mezzino, Brickworks. These rooms are available for 1 semester only. Check in date is Sunday, 17th September and departure date is Saturday 23rd December 2023. These rooms are available on a strictly first come first served basis.

All rooms at Brickworks feature plenty of storage space, great workspace, and a private ensuite bathroom. You'll have access to a well equipped living and kitchen areas and all bills, contents insurance and WIFI are included in the rent. Brickworks has a fully equipped gym, study rooms, games area, cinema room and roof terrace with amazing views of Dublin. If you would like to view Brickworks virtually, please click [HERE](#).

Brickworks is located in the Heart of the Liberties, one of Dublin's most historic neighbourhoods, known for traditional pubs, weekend markets and tourist attractions. It is a 20 minute walk to the DBS campus. All utilities including WIFI are included in the price. The price for the semester is €5,600. Please contact [Student Services](#) to check availability and book your room.

## Landlords

This is the most common form of renting in Dublin. You can either rent a whole property or a single room. Please exercise caution and inspect the property in-person before paying any deposit. We recommend using Spotahome.com, properties are flagged as checked, providing peace of mind when doing your search with this site.

The following is a list of online databases with houses or rooms to rent:

- <http://www.spotahome.com>
- <http://www.hostingpower.ie>
- <http://www.daft.ie>
- <http://www.myhome.ie>
- <http://collegecribs.ie>

## Homestay

DBS are delighted to recommend [International Student Accommodation \(ISA\)](#) to provide an option (subject to availability) to stay with a host family for our students. ISA are the largest independent provider of host families in Ireland.

All families are inspected and Garda (Police) vetted. Living with a host family is a great way to meet Irish people and immerse yourself in the Irish life. It allows you to settle into Dublin and search for your own room once you arrive in the city.

Homestay will be based on availability and prices start at €235 per week for a single room, half board. You will also need to factor in approx €25 per week to commute to college. Host families are located in the suburbs of Dublin with good transport links to the City Centre.

## Short Term - Hostels

Hostels provide short term rooms, usually in dormitories.

- Kinlay House: <https://kinlayhouse.ie/>
- Barnacles Temple Bar: <https://barnacles-temple-bar-house-dublin.hotel-ds.com/en/>
- Abbey Court: <https://www.abbey-court.com/>
- Four Courts Hostel: <https://fourcourtshostel.dublinhotelsweb.com/en/>

## Prevent Fraud

Take care and be vigilant when scouting for accommodation - there have been reported incidences of fraud and attempted fraud on students in Dublin. Be extra cautious with advertisements on social media; it is preferable to use registered and recommended sites as listed above.

### Prevent Fraud - The DOs and DON'Ts:



<ul style="list-style-type: none"> <li>● View all properties in person accompanied by a friend</li> <li>● Check keys and locks with landlord</li> <li>● Be sure that all banks/online companies are legitimate</li> <li>● Use a credit card for payments if possible</li> <li>● Contact a member of our Student Services Team to help advise you if you fear a place looks suspicious</li> <li>● Alert the Irish Police (Gardai) on: 0035316669063</li> </ul>	<ul style="list-style-type: none"> <li>● Make any payments without physically viewing the property.</li> <li>● Make any payments if the bank account given is not an Irish Bank Account</li> <li>● Use Facebook to source accommodation</li> </ul>
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## Renting Guidelines

Regardless of what type of accommodation you choose - whether it be a house, apartment or home share - the following guidelines will help you ensure you don't fall prey to dodgy landlords and help you secure a safe home.

### 1. Location, Location, Location!

It would be ideal to land your dream accommodation in central Dublin. However, Dublin's leafy suburbs are wonderful, vibrant places; well served by public transport to the City Centre via Dublin Bus, Dart and Luas. Review maps of Dublin and cross reference them with Dublin Transport link maps to identify 'Plan B' areas for your search.

### 2. Decide on a budget

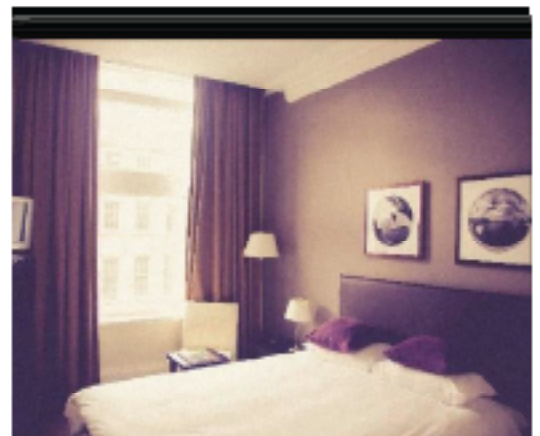
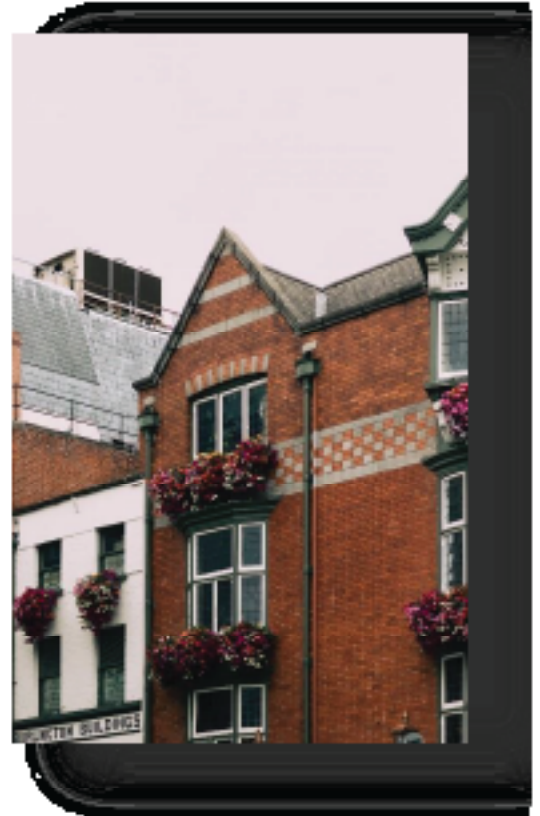
Before starting your search; set your budget for how much you are willing to spend on accommodation each month. Students living closer to the college (Dublin 2) will pay more rent for the convenience. However, Dublin suburbs are well-connected via public transport with most areas within 30 minutes of the City Centre. Generally speaking; the further out you go - the more you get for your money!

### 3. View before paying

When renting from a private landlord never pay any money up front before visiting the property in person. Book a viewing and inspect the property with a careful eye. Bring a friend if you feel more comfortable. Scan the area - is it safe? Are there shops nearby? Is it well-served by transport?

### 4. Check that everything is working

Prospective tenants should test that doors and windows open and close/lock securely. Check for adequate lighting, ventilation and heating in all rooms of the house, and turn on appliances to check that they work properly e.g. cookers, showers etc.



## 5. Sign 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 after signing; if in doubt about any of the clauses in the contract seek advice before signing.

## 6. Get a receipt for any payments made

Use online banking for all transactions whenever possible. This includes deposit and advanced rent payments.

## 7. 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.

## 8. Know when the deposit and rent are due

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.

## 9. Know your tenants 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: <https://www.threshold.ie/>  
Please read this guide to securely search online databases <http://www.daft.ie/safety-online>

## 10. Getting to and from DBS

Journey time will depend on your accommodation's location. On average, it takes about 40-60 minutes by bus, tram or train from the suburbs to the city centre. Brickworks Student Accommodation is a 20 minute walk to the DBS campus. Please familiarise yourself with your route to DBS.

- [www.dublinbus.ie](http://www.dublinbus.ie)
- [www.luas.ie](http://www.luas.ie)
- [www.irishrail.ie](http://www.irishrail.ie)







Good luck with your home search!

\*Please Note

In the absence of any legal or binding agreement between accommodation owners/advertisers and DBS, the College cannot be held liable for any accommodation, contacts, contracts, inductions and/or arrangements arising from the use of this guide. The selection of accommodation and terms of the agreement or contract are entirely a matter between the individual students and the external provider.

DBS welcomes all feedback from students and prospective students.

If you have any questions please contact us through [student.services@dbs.ie](mailto:student.services@dbs.ie)