New York Film Academy Sydney
Accommodation Information

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Welcome to New York Film Academy

Location: 19 Greek Street, Glebe

Glebe is an inner-western suburb of Sydney, 3km south-west of the Sydney Central Business District, surrounded by Blackwattle Bay and Rozelle Bay, inlets of Sydney Harbour. New York Film Academy’s campus is right alongside Broadway Mall and is extremely close to public transport, with a mall, supermarkets and many places to eat in the area.

Our Glebe location is in the heart of the educational district of Sydney. We are surrounded by a lot of Sydney’s production houses and talent agencies. Glebe is close to China Town and Darling Harbor. Glebe is a 15 minute walk from central station which has all connecting trains to the city and western suburbs of Sydney.
We are here to help!

Searching for accommodation in the Sydney can be intense, whether you are relocating from abroad, or from within Australia. This document is a resource for students who are embarking on a search for a place to live during their attendance. We are more than happy to assist you in finding accommodation here in Sydney.

There are many scams in the housing market, so before making any payments, please ensure that the apartment you are looking into is a legitimate location. Use this guide as a resource to help identify scams.

There are many different types of living situations you can opt for:

- Renting a Studio/1 Bedroom apartment alone
- Sharing a 1 Bedroom/2 Bedroom apartment with another student
- Booking a homestay where you can live with a host family
- Find a private room in a shared apartment/house

This guide will go over how to proceed with all of these options.

It can be very difficult to try to search for and set up anything from afar.

If you are unable to secure an accommodation before your arrival, you should book yourself a hotel or short-term accommodation for 1-2 weeks before you begin your program, so you can actively look at places once you are physically here.

Recruitment representatives can guide you on how and where to begin your search.
General information about Renting

Applying for an apartment

Landlords/companies approve applicants based on several different criteria, such as income, credit history, rental history, etc. Below are some guidelines on what to expect when applying for an apartment.

**Income:** In New South Wales, some landlords/companies may require proof that you can afford to pay your rent/utilities. Be prepared to have bank statements showing recent balances.

**Guarantor:** For students who do not meet the income, or credit requirements, a guarantor (also known as a co-signer) is another option. A guarantor will take the financial liability and terms of your lease if you are unable or unwilling to fulfill it.

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General information about renting:

Preparing to sign: Make sure to contact your landlord or broker before the lease signing and find out exactly what they need you to bring. Be prepared to pay the application fee and deposit. Expect them to ask for the following:

- A completed application
- A legal photo ID (Driver’s License, Passport, etc.)
- Letter of employment (If applicable)
- Pay slips (Yours and your guarantor’s; if applicable)
- Rental slips (Proof of payment for other residential rentals)
- Bank statements (Yours and your guarantor’s, if applicable)
- Landlord reference letter (If applicable)
- Enrolment Verification letter from NYFA
**International Students**

You will want to set up a local bank account and have the information available, as most landlords/companies will request it. It's as easy as walking in to one of the local branches of the Australian banks and explaining your situation. Please note they will want you to deposit money in order to start an account.

For more information regarding your rights, please refer to The Residential Tenancies and Rooming Accommodation Act 2008 (the Act) which sets out the rights and responsibilities for people renting a home.

**Are signed contracts needed when renting?**

The law requires tenants/residents to have a signed contract (or agreement) with their lessor, provider or agent. Tenants/residents must be given one of the following legal contracts depending on the type of home or accommodation being rented.

**Rental bonds**

A rental bond is a security deposit a tenant pays at the start of tenancy. This is held by the Rental Bond Board and is paid back to the tenant at the end of the tenancy, provided no monies are owed to the manager/owner and/or no monies are required to fix any damages caused by the tenant.

Please see their website here:  

*Off-campus housing information is provided solely as a courtesy. The New York Film Academy does not inspect, endorse or assume any responsibility for any properties, accommodations, or other housing options or websites. Individuals are strongly advised to thoroughly investigate and inspect any properties, accommodation, or other housing options before making final arrangements.*
Searching for an apartment

When you are searching for apartments it is very important to check the legitimacy of any apartment or company you work with. Remember to discuss all fees at the beginning so there are no surprises. It is important to have written and signed contracts for all leases before making any sort of payment. Be sure to get receipts for any monies paid.

Local Resources: If you have friends or family living in or around the Sydney region, ask them for suggestions. Many local bookstores carry apartment guides and travel guides for Sydney. Local newspapers also have a classified section with apartment listings.

Online Resources: There are many websites that can help you find an apartment, find a roommate or find a broker/management company. When searching online, please remember to always use caution and never send any sort of payment until you meet and discuss the terms. Unfortunately, there are many scams and it is very difficult to recover any lost money.

Using a Realtor: A realtor is someone you can hire to locate an apartment for you. They will compile listings that fit your needs and then will show you the apartments. Each realtor will have a different fee for their service, so it is important to ask about this before you start working with them. A realtor’s fee Sydney can vary depending on the type of apartment and length of service. When you meet with a realtor you should be prepared to tell them what kind of apartment you want, where you want to live and what your budget is.

Lease - A lease is a legally binding, written agreement between a landlord and tenant that grants the legal right to reside for a specifically stated length of time. We recommend that you only enter into a written agreement.

Month-to-Month - A month-to-month is also a legally binding agreement between a landlord and tenant which may be terminated for any reason as long as written notification is given 30 days in advance.

Sublease/Sublet - An agreement where a tenant grants use of all or part of the leased property to another person, who is known as the (sub) ‘lessee’. Subletting may be prohibited by the original lease or require written permission from the landlord.

Roommate/Share - A Roommate/Share is an arrangement where one rents an apartment with one or more individuals who already live in the apartment. This arrangement may be organized where one or more roommates may or may not be on the lease as a tenant.
Roommates

When searching for an apartment, it may be easiest to work as a team. We recommend researching the housing options and securing an accommodation 30 days prior to the beginning of your program. If you are unable to make arrangements prior to your arrival in Sydney then it is suggested that you arrive two weeks before your program start date to secure housing.

When speaking with a potential roommate, using social media (such as Facebook, Skype, etc.) is a great resource and can help break the ice. If you plan on physically meeting your potential roommate, please remember to use common sense tactics, such as meeting at a public place.

It is important to keep in mind that you need to be flexible and patient while searching for a roommate.

The following sites can be helpful when looking for housemates:

- Flatmates

- Easy Roommate
  http://www.easyroommate.com

- Sharehouses
  http://sharehouses.com.au

- Real Estate.com
### Suggested Suburbs for Renting

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<tr>
<th>Redfern</th>
<th>Chatswood</th>
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<td>Zetland</td>
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<td>Alexandria</td>
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<td>Glebe</td>
<td>Newtown</td>
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<td>Darlinghurst</td>
<td>Camperdown</td>
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<td>Annandale</td>
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<td>Surry Hills</td>
<td>Haymarket/CBD</td>
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<td>Crows Nest</td>
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### Accommodation options close to New York Film Academy’s Sydney Campus

- **Zara Tower - Serviced Apartments**  
  61-65 Wentworth Av Sydney, NSW 2000  

- **Annam Serviced Apartments**  
  21 Ward Avenue Potts Point, NSW 2011  

- **Oaks Goldsbrough Apartments**  
  Across many central city locations  
  [www.oakshotelsresorts.com/oaks-goldsbrough](http://www.oakshotelsresorts.com/oaks-goldsbrough)

- **Seasons Darling Harbour**  
  38 Harbour Street, Sydney CBD, Sydney, Australia  

- **Radisson Blue Plaza Hotel**  
  27 O’Connel St Sydney, NSW 2000  
  [www.radissonblu.com](http://www.radissonblu.com)

- **Four Seasons Hotel Sydney**  
  199 George St Sydney, NSW 2000  
  [www.fourseasons.com](http://www.fourseasons.com)
Starting your search

We recommend that you begin your housing search at least 30 days prior to your desired arrival date. It is best to familiarise yourself with the Sydney neighborhoods as early as possible. We suggest visiting the city and the school before you move, which will assist you later on while you are searching for accommodation.

Below is a list of some great websites you can use to help you search for an available apartment/room. You can enter the address of the school (19 Greek Street, Glebe, NSW) and search using Google Maps for apartments, sublets and rooms/shares that are located nearby.

Real Estate.com

AirBnB
www.airbnb.com.au

Unverified listing sites

Gumtree.com.au is a site where people can post ads for available apartments or rooms for rent in their apartment/home. It is a great place to find accommodation but it is a very large site so you need to use discretion and be aware of scams.

You should only give money once you’ve physically been to and seen the apartment and spoken with a representative. Never send anyone your bank account information and identification details. Trust your instincts. If a listing sounds too good to be true, it probably is. Gumtree is not accountable for listings on their site, nor are they involved in any transaction or handle any payments.

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Getting to New York Film Academy Sydney

New York Film Academy’s Sydney campus is located close to Sydney CBD and is easily accessible via Sydney Airport.

**Travelling from Sydney Airport**


Through these websites you can schedule a specific date and time for pick-up. Typically these services are cheaper than a taxi and are more reliable, however, as they are group charters they can take extra time to get you to your destination.

**Public Transport**

Please see [http://www.transportnsw.info](http://www.transportnsw.info) for timetables.

**Taxi:** Taxi travel would be between $50 - $70 Australian dollars from the airport to the Sydney campus

**Travelling from Sydney Airport by Train**

**Train**

The train will take you from the International or Domestic Airport to Central Station, which is 1.1 kms away from the NYFA Sydney campus.

For more information regarding the train, please see the following site:

[http://www.sydneytrains.info](http://www.sydneytrains.info)
Getting around in Sydney

Renting a car:
Several rental car companies operate out of Sydney

- Avis - www.avis.com.au
- Budget - www.budget.com.au
- Europcar - www.europcar.com.au
- Hertz - www.hertz.com.au

For students wishing to purchase a car, they can try a site such as:
www.carsales.com.au

It is recommended that students undertaking the filmmaking program have access to a car for travelling to shoots and transporting filming equipment.

Driving in New South Wales on an interstate or overseas license

You can drive in New South Wales on an interstate or overseas license, for up to 3 months. Following this you will need to apply for a NSW license.

If you do not hold permanent Australian residency but will be in Australia more than 3 months, you can be issued with a Temporary Overseas Visitor Licence.

New Zealand Licence holders must obtain a NSW licence within 3 months of living in NSW.

Public transportation in Sydney is very reliable. Below are some great resources to help you navigate through Sydney.

Google Maps
An extremely useful resource is Google Maps. When inputting directions, you have the option to choose between: Car, Public Transit (Bus, Railway), Walking or Biking. Each option will give specific routes and estimated travel times (including with current traffic). If you choose Public Transit, you will be given the specific bus stop(s) and bus number(s) to ride to your destination.
**Sydney Transport**

Sydney train and bus lines have stations close to our two campuses. You can go to [http://www.transportnsw.info](http://www.transportnsw.info) to get more information on the railway schedules and maps for the Sydney area.

You will need to purchase an Opal card for the most cost effective way of travelling. This is a tap-on, tap-off system and can be registered to you with automatic debit.

**Travelling with a student fare**


**Bicycle**

If you will be living close to the campus but do not want to purchase/rent a vehicle, a bicycle is another option. Ride your bike to Broadway and secure your bicycle and helmet safely in our Bike Block, located on the ground floor of the North Car Park. All you need to bring is a padlock. To lock at the block, place your helmet inside the storage unit, then secure your bike to the unit using the attached cables. Close the lid and lock with your padlock.

**Light Rail**

The closest light rail stations to the Sydney campus are Glebe and Central. Both are a 15 minute walk from the campus. Services operate daily every 15 minutes from Central to Lilyfield between 6am and 11pm Monday to Thursday and between 6am to midnight Friday and Saturday.

**Bus**

Buses stop on Broadway and City Road. They travel through the city and beyond almost 24 hours a day. Most of the bus routes within the City of Sydney are prepaid only to reduce delays, so you’ll need to buy a ticket before you get on board. There are ticket outlets all over the city and you can usually find one near bus stops.

**Sydney Trains**

Our closest station is Central Station, with services running from 4:00 am to around midnight on most train lines. The campus is a 15 minute walk from the station.
Short Term Accommodation

Sydney Hostels

Sydney has a large amount of hostels all over the city, suiting various budgets and can be a great short-term option when first moving to the city. Listed below are a few options only a short walk from the Sydney Campus:

Sydney Glebe Point YHA  

Base Backpackers Sydney  
http://www.base-hostel-sydney.com

Wake Up  
http://www.wakeup.com.au

Bounce Hostel Sydney  
http://www.bouncehostel.com.au

790 on George Backpackers  
http://790ongeorge.com.au

Short-term fully/partially furnished apartments

Adina Central

The hotel offers apartments and studios that are spacious and welcoming, with all the comforts of home. Our one and two bedroom apartments have fully equipped kitchens. Many have panoramic city, skyline views.  
https://www.adinahotels.com
Homestay is a housing placement service for International students and visitors and can be a great cost-effective option for students looking for short term accommodation. Many students prefer a homestay because it enables them to explore new customs, social values and trends. It can also be very useful for students who are looking to improve their English outside of school.

All host families are carefully prescreened and interviewed directly by the Homestay company. The host family’s property is also viewed to ensure student/visitor safety, as well as the legitimacy of the posted ad.

Students can opt for room-only accommodation or can organise meal packages. It would be expected that any student staying with a host family would follow any guidelines set out by the host parent, which may include restrictions on noise and visitors. Students may also be asked to assist with household duties whilst they stay in the home.

**Australian Homestay Network**

The Australian Homestay Network (AHN) is Australia’s largest and leading homestay provider having been commended by the Australian Government for ensuring appropriate standards. AHN has a national team of experienced and dedicated people using a unique homestay website and communication system for managing homestay placements throughout Australia.

Within Australia phone 1300 69 7829.
If outside Australia phone +61 2 8905 0321 [http://www.homestaynetwork.org](http://www.homestaynetwork.org)

The New York Film Academy is not affiliated with the above listed company, though we do recommend them. Students need to contact homestays directly for rates/availabilities, as well as booking.

**Sites for Short-term Accommodation Options**

Information for international students

Australian cost of living

The following site is helpful for an idea of living costs in Australia:

Studying on a student visa

Students who wish to study at New York Film Academy can do so with a Student Visa. After successful application and payment of deposit, students are issued with a Confirmation of Enrolment, which they can use to apply for their Student Visa.

Students can complete this visa application process themselves, or seek the assistance of a registered migration agent. By Australian law, persons who are not registered migration agents are unable to give advice on visas. If contacting immigration, there are translation services available.

Please see the Australian Immigration website here:
http://www.border.gov.au

Overseas Student Health Cover

For students studying with a student visa, it is a requirement to also obtain Overseas Student Health Cover for the duration of their visa.

For more information please see the following link:

New York Film Academy can assist with OSHC for students who are confirmed as enrolled.

Working whilst on a student visa

If studying in Australia on a Student Visa, there are also restrictions placed by the Australian government on the amount a student can work.

The current restriction at time of printing is 40 hours per fortnight.

Working in Australia – Tax File Number

If students wish to work in Australia, they need to apply for a Tax File Number.

For more information, visit the Australian Taxation Office website here:
https://www.ato.gov.au

Your rights as a worker

More information regarding your rights as a worker in Australia can be found here:
Services close to New York Film Academy Sydney

Emergency
For any emergency, please dial 000 for Ambulance, Police or Fire department.

International students who have Overseas Student Health Cover policies should check with their health fund regarding their policy’s cover.

Closest Hospitals

St Vincent’s Hospital
390 Victoria Street, Darlinghurst NSW 2010
Phone: (02) 8382 1111

Royal Prince Albert Hospital
Missenden Rd, Camperdown NSW 2050
Phone: (02) 9515-6111

Doctors

Hyde Park Medical Centre
175 Liverpool St Sydney, NSW 2000
Phone: (02) 9283 1234 Website: www.hydeparkmc.com.au

Dental Clinic at World Tower
87/89 Liverpool St Sydney, NSW 2000
Phone: (02) 9269 0514
www.bestdentist.com.au

Associated Counsellors & Psychologists Sydney
Suite 302, 90 Foveaux St Surry Hills, NSW 2010
Phone: (02) 8094 1790
www.counsellingsydney.com.au

Dental

Dental Connect
Broadway Shopping Centre
Phone: (02) 9211 2388

Post office

Australia Post
Broadway Shopping Centre

Library

Sydney City Library
774 George Street, Sydney
Phone: (02) 8019 6477
Shopping in Sydney

Broadway Shopping Mall is closest to campus and has groceries stores as well as retail.

**Broadway Sydney**
1 Bay Street, Broadway NSW
http://www.broadwaysydney.com.au

**World Square Shopping Centre**
Pitt Street, Sydney CBD
http://worldsquare.com.au

**Westfield Sydney**
Cnr Pitt Street Mall and Market Street, Sydney CBD

Things to do - attractions in Sydney

**Sydney Opera House**
https://www.sydneyoperahouse.com

**Bridge Climb Sydney**
http://www.bridgeclimb.com

**Taronga Zoo**
https://taronga.org.au

**Sydney Aquarium**
https://www.sydneyaquarium.com.au

**Vivid Festival of Light**
www.vividsydney.com

**Sydney Festival**

**What’s on in Sydney?**
http://www.sydney.com

**Sydney Film Festival**
http://www.sff.org.au
Places to visit in Sydney

Darling Harbour
Only a 10 minute walk from the CBD, Darling Harbour is one of the city’s largest dining, shopping and entertainment precincts. Cockle Bay and King Street Wharf also offer funky nightclubs, wine bars and bistros serving fine food, great cocktails and late-night dancing.

Circular Quay
Circular Quay is a busy transport hub to get to other sights of the city. Circular Quay and The Rocks are great to explore if you’re looking for good quality souvenirs, art galleries, designer fashion as well as historic pubs, outdoor cafes and waterfront restaurants. It’s also home to the iconic Sydney Opera House.

China Town and Haymarket
With plenty of dining and shopping options, China Town and Haymarket is also home to the famous Paddy’s Markets. There are also plenty of bars and entertainment options.

Manly
A ferry ride from Circular Quay, Manly has a relaxed beachside atmosphere. Bike tours are available to explore Manly’s hidden coves and beaches.

Bondi
Close to the CBD is the iconic Bondi, one of the city’s busiest beaches. Locals and visitors enjoy sun and surf year round, with surfing lessons available. Also home to the famous Iceberg’s club, with seaside pool.