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The International Student Employment and Accommodation Legal Program (ISEAL) is supported by Study Melbourne

INNER MELBOURNE COMMUNITY LEGAL (IMCL)

We are a community legal centre based in North Melbourne and Kensington that provides free legal assistance to people experiencing marginalisation.

STUDENT ACCOMMODATION

RESIDENTIAL COLLEGES

OVERVIEW

The Residential Tenancies Act 1997 (The RTA) is the primary legislation regulating renting laws and outlining the rights and protections of renters and residential rental providers in Victoria. Some protections that are outlined include:

- Minimum standards
- Rent increases
- Repairs
- Quiet enjoyment

The RTA **does not** apply to accommodation that is **owned, leased by, or connected to a university or college to house students (Residential Colleges)**.

Note: Student Accommodation such as those operated by UniLodge, Scape or Iglu are usually in a different category to Residential Colleges - these **are** covered by the RTA.

Even if your accommodation is 'student accommodation', it will be covered by the RTA if it is **not** formally affiliated to a university.

WHAT DOES THIS MEAN?

Renters who live in Student Accommodation (Residential Colleges) can face substandard living conditions such as:

- Excessive Rent Increases &
- Unjust Evictions

and it can result in a number of other housing issues remaining unresolved.

Without RTA protection, rental agreements with student accommodation providers may contain provisions that can impact students in other ways such as:

- Their enrolment at their university being at risk or
- Their visas being cancelled

As there is no RTA protection, many community legal centres are not able to assist students who live in Residential Colleges.

Students should seek help **BEFORE** signing **any** rental agreements.

SUPPORTS AVAILABLE

01 **CONSUMER AFFAIRS VICTORIA**
1300 55 81 81

02 **CONSUMER ACTION LAW CENTRE**
1800 466 477

03 **LAW INSTITUTE OF VICTORIA**
(03) 9607 9311

OTHER PATHWAYS FOR SUPPORT:

- Contact/make a complaint to your university
- University student Unions

STUDY MELBOURNE HUB

P: 1800 056 449
A: 17 Hardware Lane, Melbourne VIC 3000

Please note: this publication is not legal advice. If you would like legal advice, contact IMCL on (03) 9328 1885.