



# Student Housing Services



# real estate speak

The University of Melbourne >

CRICOS Provider Code: 00116K

Abbreviation	Meaning
adj	Adjacent
bedsitter	Small flat, usually one room (bedroom & lounge combined)
BIR	Built in robes (wardrobes)
Bond	A security deposit that you pay at the start of your tenancy. The landlord must lodge bond with the Bond Authority. Bond is usually equal to 1 month's rent. It's returned at the end of your tenancy provided the property is left in good condition. See: <a href="http://www.tuv.org.au/bonds.htm">www.tuv.org.au/bonds.htm</a>
BV	Brick Veneer
cl	Close
comp	Comprises
Condition Report	A document stating the condition of the property (inside & out) at the time you move in. The Report helps determine if you are responsible for repairs/cleaning costs when you move out. The Report should be filled in by your landlord & given to you when you move in. You then have 3 working days to add your comments & return the Report to your landlord. See: <a href="http://www.tuv.org.au/tenancy.htm">www.tuv.org.au/tenancy.htm</a>
DF	Double fronted
ent	Entrance
exc	Excellent
exp	Expenses
ext	External
F/F	Fully furnished
flat	An apartment in an apartment building
hse	House
htg	Heating
htr	Heater
HWS	Hot water service (sometimes HWU – hot water unit)
insp	Inspect
int	Internal
key deposit	A real estate agent usually asks for a \$50 key deposit & a copy of identification before giving you the key to view a property. The \$50 is returned to you when you return the key.
KIO	Keys in office. You can collect keys from the real estate office to view the property.
kit	Kitchen
kitty	Money that the household members contribute toward shopping & household expenses.
Landlord / Landlady	Owner of the property
Lease	A written or verbal tenancy agreement made between tenant & landlord (or landlord's agent). A Lease is a legally binding contract.
lrg	Large
Inge	Lounge
LU Garage	Lock up garage
month in advance	Rental payments are usually made one month in advance.
neg	Negotiable
OPF	Open fireplace
ONO	Or nearest offer (willing to negotiate)
OSP	Off street parking (car space available) somewhere on the property rather than on the street.
OYO	Own your own (each flat has a separate owner)
real estate agent	Agent who acts on behalf of the owner of the property.
ref's req	References required
rent pcm	Rent per calendar month (weekly rent x 4.3)
rent pw	Rent per week
res	Residence
wwc	Wall to wall carpet

*Information in this brochure was correct at the time of printing (V3/Jan05/asn)*