

# Your Accommodation Options



**Living with an  
Owner Occupier**



**Purpose Built Student  
Accommodation (PBSA)**



**Renting Private  
Accommodation**

# Owner-Occupier (Digs Accommodation)

Benefits of Living with an Owner-Occupier

**Affordable Rent** - Cheaper than private rentals or student accommodation

**Bills Included** - Adverts usually include utilities such as electricity, heating and internet

**Furnished Rooms** - No need to buy furniture or appliances

**Cultural Experience** - Great way to integrate into Irish life and improve English skills

**Security & Support** - Living in a family home can provide a sense of safety and community

# Things to Consider

- **House Rules** - Expect some guidelines on visitors, noise levels, and shared spaces
- **Meals & Facilities** - Some owner-occupiers offer meals, while others provide kitchen access
- **Shorter Terms** – Owner occupied accommodation have agreements, meaning they do not offer the same legal protections as a standard lease
- **Privacy** - You will be sharing a home, so consider if this arrangement suits your lifestyle

# TU Dublin StudentPad Platform

**TU DUBLIN**  
TECHNOLOGICAL UNIVERSITY DUBLIN

Search My Studentpad Housing Advice Go Local Message Board Landlords Contact

Enquiries (0) Help (0)

## Find Your Perfect Student Accommodation

Welcome to the Official TU Dublin FREE Student Accommodation Website

area, postcode, town, or landlord name/reference (optional) Search Everything (260 Rooms) Map

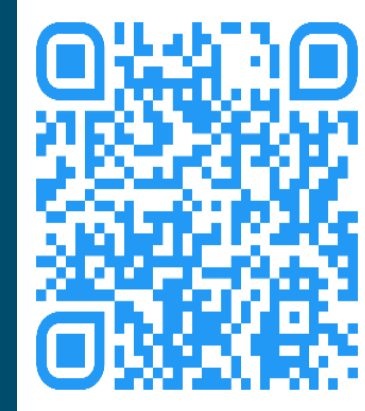
Area Property size Living Arrangement Campus  
Rooms available? Available from No Min Rent No Max Rent

**Landlord Login**  
Login or register here to manage your properties!

**Student Login**  
Login or register to get details of new properties straight to your inbox!

**Look Elsewhere!**  
Looking for Accommodation in another town?

**Fact Finder**  
Useful facts and information on accommodation!



StudentPad TU Dublin

# Making the Most of StudentPad

[View this link for a quick video and guide on using StudentPad](#), from setting up your account to finding accommodation. Includes info on living with a host family at TU Dublin

Register on StudentPad: [Click here to sign up](#)

Use 2526 as your student number. You will receive an email from us asking you to verify your student status before gaining access to listings

**Hotlist a Property** - Save listings for easy reference

**Make an Enquiry** - Contact homeowners

**Map the Property** – Check the location and proximity to campus

If you need assistance, we can arrange a Teams meeting to guide you through the process and shortlist properties

# Key Tips for Contacting Homeowners

## Read Adverts Carefully

Ensure the property is suitable for your needs before contacting the landlord

Check for preferences - Male/Female tenant. Availability 5-day or 7-day rental

## Be Professional When Communicating

Introduce yourself – Name, expected arrival date, length of stay

Use polite and respectful language

Respond promptly to messages

**First Impressions Matter – Good Communication Builds Positive Relationships**

# Purpose-Built Student Accommodation (PBSA)

## What is PBSA?

PBSA refers to privately operated student accommodation. They offer modern facilities and a student-friendly environment with social spaces and on-site support.

## Advantages:

**Regulated Accommodation** - Built and managed under strict standards

**Advance Booking** - The only long-term accommodation type we recommend securing before viewing in person

**Convenience** - Close to City campus and public transport

**Security** - On-site management and secure entry

**Community** - Opportunities to meet other students

# Private Rented Accommodation

## What to Expect in the Private Rental Market

- High demand and high rents - average monthly rent in Dublin is approximately €2,476
- Prices vary based on location, property type, and amenities
- Leases typically 12 months with a required deposit (one month's rent)
- Utilities (electricity, internet, waste) often not included in rent

## Where to Find Private Rentals

Daft.ie, Rent.ie, MyHome.ie

**Tip: Be cautious of scams – never pay a deposit before viewing the property in person and confirming the landlord's details.**



# Navigating Private Rental Accommodation

**Self-Managed Accommodation:** No direct support provided for private rentals

**Resources Available:** We offer essential resources to help you make informed decisions and avoid common pitfalls when renting privately

**View Before You Commit:** It is crucial to inspect any property in person to ensure the accommodation meets your needs

**Be Scam-Savvy:** Unfortunately, rental scams are common. Always verify the legitimacy of a property before making any payments

**Key Safety Checks:** Verify the credentials of landlords and agents



# Booking Short-Term Accommodation

If you are arriving in Ireland without PBSA accommodation booked, we recommend booking short-term accommodation while you search StudentPad or private rentals

## Options for Short Stays:

- Hostels – Budget-friendly (e.g., Generator Hostel, Jacobs Inn)
- Airbnb – Private rooms or short-term apartment stays
- Hotels & Guesthouses – Good for a few nights but can be expensive

**Tip: Book in advance, especially during peak times. Having a short-term base allows you to view rentals in person and avoid scams**

# Cost of Living Guide

Students Living away from Home	Monthly (€)	Annual (€)
Rent PBSA (inc. service charge)	1372*	12,348
Rent (StudentPad Digs 5 -day stay)	559*	5031
Rent (StudentPad Digs 7-day stay)	709*	6381
Food	201	1809
Travel	48	432
Books & Class materials	72**	639
Clothes/Medical	40	351
Mobile	14.99	135
Social life/Misc.	95	765
Student Charge	333	3000
Total	1363- 2176	12,162 – 19,479

## Accommodation Types Explained

- StudentPad (Living with an Owner Occupier/Digs) - Offers 5-day or 7-day stays, typically cheaper with utilities included. 5-day stays suit domestic students commuting home at weekends.
- PBSA (Purpose Built Student Accommodation) - Full 7-day stay, all service charges and utilities included, with modern amenities. Generally, requires a 41 week stay.

Total costs vary depending on accommodation choice

- Lower range reflects 5-day stay in StudentPad accommodation.
- Upper range reflects PBSA accommodation. \*

# Top 5 Tips for a Successful Accommodation Search

- 1 Budget for Accommodation - Expect to pay approx. €700 per month. Anything significantly lower is a red flag.**
- 2 Be Scam-Savvy – Never pay upfront without verifying the landlord and property.**
- 3 Use Trusted Resources - StudentPad, PBSA providers, and verified rental agencies.**
- 4 Book Short-Term Stays – If arriving without PBSA accommodation, book temporary accommodation first to search safely in person.**
- 5 Check Commute Times – Living near campus saves money and time, factor in transport costs when choosing a location.**

# Support Available

- The Student Accommodation team is committed to assisting with all accommodation inquiries. Whether you prefer a phone call or an online meeting, we are here to help.
- If you have any questions, feel free to reach out to us.
- Email: [studentaccommodation@tudublin.ie](mailto:studentaccommodation@tudublin.ie)
- Tel: +3531 220 5600



# Useful Links & Resources

**TU Dublin International Student Portal** - [International | TU Dublin](#)

**TU Dublin StudentPad** – [TU Dublin Student Accommodation in Dublin](#)

**General Student Accommodation Information** - [Accommodation & Living in Dublin | TU Dublin](#)

**Areas near TU Dublin campuses** - [Campus Commute: Your Guide to Local Living at TU Dublin | TU Dublin](#)

**Financial Wellbeing & Budgeting** - [Essentials for International Students | TU Dublin](#)

**TU Dublin Cost of Living Guide** - [Cost of Living Guide | TU Dublin](#)

**Student Leap Card for discounted travel** - <https://www.leapcard.ie/>

**Residential Tenancies Board (RTB)** –[www.rtb.ie](http://www.rtb.ie)