

2020
OUSA
STUDENT
SUPPORT

FLATTING MAG

EVERYTHING YOU NEED TO
KNOW ABOUT FLATTING IN
DUNEDIN



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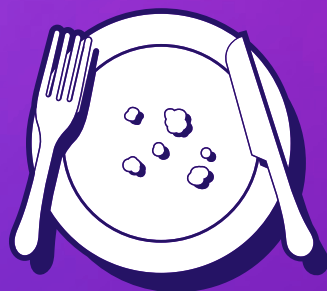
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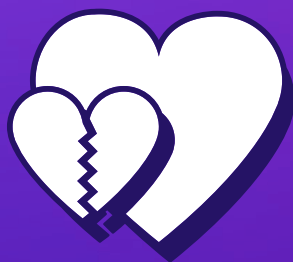
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Let this magazine be your crash course in flatting: **from finding a flat**, dealing with shit flatmates, **your rights as a tenant**, how to budget, and even responsible partying.

Flatting in Dunedin will be one of the best times in your life. It's like a sleepover every single night for a year. No rules, red cards, and a whole lot of fun. That being said, it also has the potential to go south pretty quick. Going into a flat for the first time can be daunting. You might be struggling to find a flat or finding a group of people to flat with in the first place, and that's okay. Let this magazine be your crash course in flatting: from finding a flat, dealing with shit flatmates, your rights as a tenant, how to budget, and even responsible partying.

The most important piece of advice for first time flatters is to keep an open mind about how your year will go. Don't feel pressured to flat with certain people because you'd feel bad if you didn't. And if you do flat with friends, make sure you set boundaries. Flatting is very different to living at home or in a hall, but if you can sit down and talk through everything before you move in, you'll have a way better time.

This magazine wouldn't have been possible without the teams at Student Support, led by Sage Burke, the team at the Critic Te Arohi, and the OUSA Residential Committee. Thank you to everyone who helped make this dream a reality.

Jack Saunders - OUSA Residential Representative 2020



OUSA / STUDENT SUPPORT FLATTING MAGAZINE 2020

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The Great Critic Suburb Review

The journey from hall to flat is like from womb to breast; it involves sweat, tears, and a lot of involvement from your mother. But where to even start looking? Let's say you hop onto TradeMe Property, ready to search - but what suburb do you pop into that little box? Consider looking beyond the obvious Castle Street spots, Dunedin has a lot of suburbs that are treasures waiting to be opened. God, I feel like I'm advocating for gentrification. Thankfully, students are poor, so it's almost like the opposite. Go forth and lower house prices with your partying.

The prices listed is data I stole from ENZ, who looked at the 2018/2019 average weekly rent for a 3-bedroom unfurnished house in Dunedin. I then divided that by three to figure out a single room price. Now, obviously, a studio room will be more expensive than a single room you share in a flat of six or whatever. Prices might also have risen since then. Don't take these prices as gospel, they're just a vibe about the differences between suburbs.



WHAT TO LOOK FOR (and look out for) IN A FLAT



Key Quality Indicators:

Is it warm? *If not then why not?*

Are the windows double glazed?

Is it dry?

Is there any mould anywhere?

What's the water pressure like?

Are the rooms all the same layout/size? *Would you stagger the rent because of this?*

Is there enough storage space?

Is there nearby parking if you've got a car?

Does it come furnished (even partially)?

Does it comply with the Healthy Homes Standard and Insulation Standards?

Any leaks?

Is the landlord a GC/will they actually sort your problems out?

Insulation: Your house needs to be insulated, both underfloor and ceiling, and your landlord has to show you that the flat is insulated.

FLATTING HORROR STORIES

One of my flatmates couldn't cook for shit. She served us raw chicken and raw sausages. The hard part was she thought she was good. It was super awkward to try to sneak out for a late night cheeky maccas after her shit show meals. It took us like 4 months to convince her "aw nah you're so busy, don't even worry about cooking". Never lived down the awkwardness and now we don't talk. When you end up fighting with a flat mate it's a long year after that.

*All 3 of my flatmates moved their partners in and I was still paying a quarter of the rent/power... **Don't be either of the people in this scenario.***

Before we moved into our first year flat, the people who were in there before us left literal human shit in the fridge.

Had two students take over a room in my flat when a girl moved out. Then they skipped out on the last few months rent, and because the original girl hadn't filed the paperwork properly we couldn't do jack and had to cough up the last few months between us!

Our flat had a mysterious shitter. Every couple of days we would find a shit in the toilet that hadn't been flushed. Which was DISGUSTING. Everyone denied it but when two of the flatmates moved out it stopped. Guess we know who it was now.

No one took the rubbish out for weeks. *We ended up with a stockpile of rubbish bags on our deck and someone throwing them over when drunk and ending up with rotten weeks old trash all over our backyard.*

*Our flat was built into the side of a hill on a water bank, it leaked into one of the rooms causing mould and when we issued a 12 day notice the landlord just said **"if you want me to do anything, see you in court"**.*

*At the end of last year we were told we could renew the lease on our flat. **We should have asked to sign some documents.** 2 weeks before our finals they told us we needed to find a new flat for next year. By then all the good flats were taken so we had to settle for this damp cold flat. When we moved in nothing had been done, the place hadn't been cleaned, there was broken glass and cigarette butts everywhere, the walls were covered in mold and there was enough hair in the shower drain that it looked like I pulled out a dead rat. 6 months down the track, despite the weekly emails, the landlord has still not replaced our moldy curtains. I'm living in a room with moldy curtains which is making my room smell damp and like mold everyday when I wake up.*



FLATMATES: THE GOOD, THE BAD, AND THE ONES WHO RUN OFF WITH YOUR MISSUS

Choose your flatmates wisely. Don't underestimate how obvious this sounds. When you are flatting for the first time, don't focus on the good points of your future flatmates, look ahead: will it bother you if your flatmates come home drunk during exams? Can they live with your loud music and fussy eating? Can you cope with seeing someone's curly pubes at the bottom of your shower? Differences aren't a bad thing, so long as you discuss in advance how you'll make them work in a flatting situation. See the flatting agreement on pages 24 and 25 for more, but definitely go have a chat to Student Support to get a full flatting agreement for you and the flat to sign before you move in!

Finding a flatmate

Your flat is your home, so think about what home means to you and who/what type of person you want to share your home with. The difference between having good and bad flatmates can be the difference between a good or bad year, and good or bad grades.

Different people have different expectations and desires for their flatmates. Some people like their flat to be like a community or a family, other people like their flatmates to help pay the bills and keep to themselves the rest of the time.

Don't forget just because they're a good friend doesn't mean they'll be a good flatmate.

Commonly people flat with people they know but sometime you might need to hunt for a new flatmate we suggest trying friends, facebook (like Otago Flatting Goods), trademe, queer housing NZ, community noticeboards.

Here are some things to check out if your prospective flatmates measure up on:

- What's their expectation on cleaning - one person's clean is another person's filth
- Do they want to shop and cook together?
- Pets?
- How long do they spend in the bathroom in the morning
- How do they want to manage the flat money?
- Can girlfriends/boyfriends/partners/significant others stay over? How often?
- What about one nighters?
- What can everyone contribute to the flat? Furniture, appliances, fun toys? Do you want a furnished flat?
- Ask each prospective flatmate to describe themselves in 3 words and see if you will mesh together well. For example, if one flatmate says 'quite hard working' they probably won't go well with someone who says 'loud music constantly'

Some common types of flatmates that clash:

- Partier/Studios
- Clean freak/doesn't notice mess
- Assertive/ timid
- Camp Mother/ Lone Wolves
- organised/free spirited
- optimist/pessimist
- Logical (thinker)/emotional (feeler)
- independent/dependent
- Free spender/stingy
- Confrontational/passive aggressive

It's *really* important to try and figure out if you will work as a flat before you sign up and make a flatting agreement so you're all on the same page before you move in together. Check out what type of flatmate you are on the OUSA Support HUB.

Friendship Killers: Scenarios that you may encounter and solutions to them

Scenario one: Two out of three flatmates want to save money on power. The first two flatmates live in layers of puffer jackets and bathrobes, while the second one secretly blasts their bedroom fan heater and lounges around in shorts.

Solution: It's a matter of priorities. Agree on how much you all think is reasonable to spend on power. If you can't agree, are some flatties willing to pay more? Check the power section in this mag to wipe out some misconceptions - it's not actually nearly as expensive as you think to heat your flat with a heat pump.

Scenario two: One flatmate is always behind in paying in their share of the bills. You and your other flatmates have to keep paying their share, or the wifi/power will be cut off. You want to talk to them about it but they keep avoiding you.

Solution: Before you go flatting, make sure you're not committing yourself to a lifestyle you can't afford. Our advice would be to pay preemptively at the start of the month or weekly - even as little as \$15-\$20 a week each should cover the whole thing. You can't waste money you don't have. You can split up any leftover money at the end of the year as a Christmas gift to yourselves.

Scenario three: Your flatmates are just plain filthy. The dishes have started growing their own ecosystem, the bedrooms reek, and you have to use a map to navigate through all the rubbish in your lounge.

Solution: Being filthy isn't a problem in and of itself. It becomes a problem if you're living with people with different standards of cleanliness. Be open with each other about your cleanliness standards before you sign on to a flat to avoid killing the friendship out of misunderstandings.

Scenario four: You like the quiet. You're studios and are busting your ass to get good grades. The others, on the other hand, blast Macky Gee while having noisy sex. If you protest the noise, they argue that it's their flat too and they have a right to make themselves at home.

Solution: Some flats get round this problem by having set quiet times during days of the week and devoting the rest of the week to noise. Others do this by just agreeing to what's okay and what's not. The key here is to just talk to your flatmates honestly, openly, and constructively about what expectations people have. Again, ideally before you even sign on to a flat.

Scenario five: Your flatmates are stoners and the flat smells like it. You're afraid your neighbours will snitch, or your landlord might catch the smell, or that someone's going to burn the flat down.

Solution: Set some ground rules around drugs, ciggies, and alcohol. Are they OK in bedrooms, the lounge, outside the flat, or just not at all? Also, don't forget to check your insurance for personal liability in this instance - if you have personal liability and your flatmate burns the house down, you'll be covered.

Scenario six: Your flatmate's boyfriend has pretty much moved in because the breatha lifestyle wasn't all it was cracked out to be and he's sick of having a box of beers for dinner every night. He has 25 minute showers because he knows he doesn't have to pay for power and then demolishes all the flat bread for brekkie.

Solution: Talk about the BF/GF visiting situation with your flatmates. If they are spending more than a day or two in the flat a week, would they be happy with chipping in for power or food? How much would they contribute? Should there be a limit of how many days they can stay over per week?

Healthy Communication The Do's & Dont's

DO Fill in the flatting agreement (pages 24/25) and talk about everything in advance.

DO Be accountable for your shortcomings and remain level-headed when a flatmate gives you their observations of your behaviour. Remember, it's only their perspective, they can't read your mind: if you just explain where you're coming from, it could help.

DO Go to OUSA Student Support for tips on having that difficult conversation. They can help you find a nice way to tell someone that they stink or that their boyfriend is a dick. They can even mediate those discussions in person for you if you are really worried about things remaining civil and productive.

DO Be supportive of your flatmates and understand that it could just be a rough patch that they're going through. Look for ways you could help them see how much better the flat/their life could be with a couple of tweaks.

DON'T Communicate via post-it's, photos in the group chat, or other passive aggressive forms of communication.

DON'T Wait until you're homicidal to talk to your flatmate about what's bothering you.

DON'T Bitch about them behind their back to the other flatmates without addressing the problem.

DON'T Try to prank them or get back at them for something they did. It's all fun and games until you're the one being messed with.

Replacing Flatmates

Sometimes, your situation can change. You or a flatmate may need to move for your degree, or you might just not vibe the flat. Before you pack your bags and bounce, there are some legal obligations you need to meet before you leave, lest you wind up in the tenancy tribunal owing thousands on a flat you don't live in anymore.

First step is to get permission from your landlord or property manager to replace yourself. This should be no issue so long as you agree to pay rent until a new tenant can take over. The next step is to find a new person, while keeping in mind the expectations of your flatmates; you should ensure your replacement is appropriate for the flat dynamic, i.e. another tertiary student.

To find this replacement you'll need to start messaging your mates to see if anyone they know is looking for a flat. If that doesn't work, Facebook pages like Otago Flatting Goods, the University accommodation site, Trademe and campus notice boards are good places to advertise your room. In some cases, the landlords might choose to advertise the room themselves and can recover the cost of this from you, such as advertising and credit checks. If they charge you, ask them for a breakdown of the fee to make sure you aren't being ripped off.

Once you've found someone who's interested and a good fit, the remaining flatmates and landlord have to agree to this person.

The new tenant takes over your responsibilities under the tenancy agreement. The change must be recorded in writing by filling out a change of tenant form, which must be signed by the landlord and all the remaining tenants. This also means the bond will be under the new tenants name, so make sure you discuss bond arrangements with your replacement. The most straightforward method is having them pay you the amount for your share of the bond directly when you move.

Make sure the paperwork is done correctly. If it isn't, you will still be legally responsible for paying rent and for the condition of the property at the end of the tenancy. This could create a lot of hassle and end up costing you a lot of money.



GETTING LEGAL

It's always important to remember when flatting that you're a tenant, not just a student. You have just as much of a right to rent a good property that a family does, and every much of a right to pipe up to your landlord about the quality of your flat. All the legal stuff seems boring, because it is, but it's also your right to have a decent flat and to be able to navigate the system freely.

This section will cover tenancy agreements, how to navigate the tenancy tribunal if your landlord isn't the best, what a landlord can legally ask you to do before/during/after your tenancy, what your rights as a tenant are, and all the stuff in between. It's a little dry, but it's important shit.

Take photos of everything when you move in. Literally the first thing you should do when you unlock the door is get your phone out and get a picture of everything and we mean EVERYTHING, every room, every wall, ceiling, floor!

When you sign up for a flat you enter into a legal contract with the landlord or Property Manager, called a tenancy agreement, under this agreement both tenants and the landlord have rights and responsibilities; this is governed by the Residential Tenancies Act 1986.

There are three types of tenancy agreement that you will commonly see: **Fixed Term, Periodic, and Boarding house.**

Fixed Term agreements

These are the most common in student flats, you rent the property for a fixed amount of time (usually 12 months). This type of tenancy can't be ended during the fixed term (it is easier to get a divorce than end a fixed term tenancy), but if something goes wrong get in touch with OUSA Student Support to see what can be done, because Student Support are generally considered to be magic workers.

Periodic:

In this type of tenancy there is no fixed term and the tenancy can be ended by giving notice, currently the notice period is 21 days for tenants or 90 days for landlords (42 days in some situations). In Dunedin periodic tenancies are quite rare and hard to come by likely because landlords want security with their income over summer.

Boarding House:

Usually a room that is advertised as a 'studio room' will actually fit in the legal category of a boarding house (even if you signed a fixed term agreement). This is where you rent one room in a large house or complex and share the facilities with other people. If your accommodation meets the definition of a boarding house then you can end the tenancy with 48 hours' notice even if you signed up for a fixed term. If you want to check if your studio room is actually classed as a boarding house have a chat with OUSA Student Support.

Unenforceable clauses in a tenancy agreement:

Any clause in tenancy agreement has to be consistent with the Residential Tenancies Act 1986, this means that landlords and property managers can't just make up unreasonable stuff and put it in your tenancy agreement. A common example of this is landlords/property managers requiring tenants to have carpets professionally cleaned when they move out. The Act requires tenants to leave the property reasonably clean and tidy (not professionally clean and tidy) so your property manager can't charge you for carpet cleaning unless you have left stains. Always get OUSA Student Support to read over your tenancy agreement before you sign it so you know where you stand.

Jointly and Severally Liable:

This is a legal term that means all the flatmates are responsible for everything that happens in the flat. This is only relevant for Joint agreements (where you all sign the same agreement). This means if one of your flatmates kicks a hole in a wall you can all be made to pay for it, if one of your flatmates disappears and stops paying their rent you will all be taken to the tenancy tribunal. This is one of the reasons a flatmate agreement is really important, if you find yourself in a tricky situation always talk to OUSA Student Support they can help you deal with the landlord and the problematic flatmate.

Living with the owner or their family member:

So one of your mate's parents has bought a house for them to live in, this sounds like a sweet deal right? OUSA Student Support sees these situations going wrong all the time. If the owner or a close family member is living in the property then it is not covered by the Residential Tenancies Act 1986, unless there is a clause in the tenancy agreement explicitly saying that you agree to contract into the act. This also means that your best mate (whose parents own the property) and your landlord might be the same person. Talk to OUSA Student Support to make sure things are set for a good year not the end of your friendship.

Tenant's Responsibilities The Do's & Dont's

DO Pay rent (NEVER WITHHOLD RENT, IT'S UNLAWFUL!)

DO Pay the bills (unless they are included in the rent).

DO Use the premises for residential purposes.

DO Keep the place reasonably clean and tidy.

DO Replace worn out smoke alarm batteries.

DO Notify the landlord ASAP of damage or required repairs.

DON'T Intentionally or carelessly cause damage.

DON'T Sublet without the landlord's permission.

DON'T Block any fire escape points or disable smoke alarms.

DON'T Let anything illegal happen on the property.

DON'T Interfere with other tenants (individual only) or neighbours peace, comfort or privacy.

DON'T Exceed the maximum occupancy in the tenancy agreement (partners can stay over but not move in).

DON'T Interfere with any locks.

Landlord/Property Manager's Responsibilities The Do's & Dont's

DO Make sure the flat is clean before you move in.

DO Provide receipts (unless you pay using online banking).

DO Make sure the flat is secure.

DO Provide you with the house insurance details if requested.

DO Provide and maintain a reasonable state of repair.

DO Provide smoke alarms.

DO Meet all building, health, and safety standards under the laws that apply.

DO Provide a water supply.

DO Meet healthy homes standards.

DO Compensate you if you have to pay for a serious or urgent repair and you couldn't contact them.

DO Make sure that other tenants (not on your contract) interfere with your reasonable peace, comfort, or privacy.

DO Lodge the bond within 23 working days.

DON'T Interfere with supply of gas, electricity, water, telephone services, or other services, except where it's necessary to avoid danger or do maintenance.

DON'T Interfere with any existing locks.

DON'T Increase rent during a fixed term tenancy (unless it is in the contract) or without the correct notice period.

DON'T Ask for more rent until rent in advance has been used up.

DON'T Give your personal information to any external party without your consent.

DON'T Breach your quiet enjoyment of the property.

DON'T Decide to sell without giving proper notice.

DON'T Enter the property (inside) without the correct notice period.

DON'T Not lodge your bond after 23 working days or give a receipt.

When can the landlord come into the flat?

Inspections: 48-14 days notice.

For necessary repairs or maintenance: 24 hours notice.

Open homes or flat viewings: There is no notice period for this and no automatic right to show prospective tenants or buyers around. The landlord/property manager needs to discuss this with you and you all need to make a reasonable agreement.

Quiet enjoyment: Your flat is your home, you are entitled to reasonable peace, comfort, and privacy. The landlord/property manager can't interfere with this. They can't continuously knock on the door, harass you, or make stipulations about how you live. As long as you're not causing damage or interfering with other people's quiet enjoyment.

Your landlord is able to enter the outside of the property but not go inside the flat without giving the correct giving notice.

Disputes

If you're having issues with your landlord or flatmates there are different pathways you can use to resolve the situation, including informal conversation, change of tenant process, 14-Day notices, mediation, and tribunal for a comprehensive view of what options are available for your particular situation talk to OUSA Student Support.

If you've tried to sort out the situation yourself that's great, but if it's not getting better just come and see OUSA Student Support don't fuck it up more and make it much harder for us to fix.

Changing Tenants

It generally isn't possible to end a fixed term tenancy (this would need to involve the Tenancy Tribunal) however if things change and you need to move out, there is a process called Assigning where someone else takes over your tenancy. Before you do this it's a good idea to talk to OUSA student Support. The landlord/property manager needs to agree and your flatmates need to approve any potential replacements. The landlord/property manager is able to claim reasonable costs incurred from you but there are a few who try to charge outrageous fees so watch out for this. There is also paperwork to do, this needs to be done correctly or you might still be liable for the flat.

Ending the year

DO NOT SIGN A BOND REFUND FORM WHERE THE REFUND AMOUNT HAS BEEN LEFT BLANK otherwise the landlord can fill in any amount they want and have the bond refunded to them. Do a thorough clean of the whole flat (including inside the oven, fridge, microwave, cupboards). It doesn't have to be professionally cleaned, but should be left in a reasonably clean and tidy standard, which means all surfaces should have been wiped, toilet+shower+basin are clean, kitchen facilities clean, window sills and skirting boards dusted/vacuumed, blu-tac (if you were allowed to use it) on walls removed (be careful when you're doing this that you don't chip off any paint or wallpaper), and all floors mopped and vacuumed. All rubbish and personal belongings need to be removed and the grounds left tidy too. Take your own photos of everything when you're done so that you can compare your own records to those reported by the landlord in their final inspection.

SETTING UP

When you set your flat up, there are a couple of things you should definitely bring along to keep the job easy and efficient. Consider:

Will you need a trailer?

Does your room come with a bed?

What furnishings does your flat come with? Are you going to need a second fridge?

What are you going to clean the flat with? It's a good idea to grab a vacuum cleaner, some tea towels or rags, a mop, bucket, a broom or brush & shovel and some bleach/jif

Extension cords/multibox

Decent crockery/frying pans, cutlery, glasses, plates & bowls

Washing basket, washing powder, dishwashing liquid, dish brush

Bin bags/rubbish bin, toilet paper

The Price of Power: Flat Appliance Costing

There are many misconceptions about how much it costs to run different things. This is a breakdown of the average cost of running things in your flat, according to the Consumer NZ calculator.

If you only take one thing away from this breakdown, it should be that heat pumps cost way less than you think. One hour of heat pump costs LESS than an extra 10 minute shower. Don't be stingy with heating your flat. A warm flat means a dry flat, and that's better (and healthier) for everyone. All of these are averages and your actual cost depends on the appliance.

Bathroom:

- Shower - 85c/10 mins (\$5.10/hour)
- Fan heater - 61c/hour
- Heated towel rail - 49c/day

Heating:

- Heat pump - 46c/hour (this is when it's on a max setting)
- Fan heater - 50-60c/hour
- Oil heater - 30-61c/hour (depending on the size)

Kitchen:

- Stovetop - 44-51c/hour/element (min vs max setting)
- Microwave - 2c/plate
- Oven - 38c/hour (or per roast)
- Toaster - 1.3c/2 slices of bread
- Dishwasher - 31-46c/load (new vs old)
- Dishes (15L of hot water) - 16c/sink
- Electric jug - 3c/boil
- Electric frypan - 32c/hour
- Fridge/Freezer - 44-54c/day (new vs old)

Laundry:

- Dryer - 86c-\$1.06/load
- Washing machine (top loader) - 3-46c (cold vs warm wash, huge difference)
- Washing machine (front loader) - 5-13c (cold vs warm wash)
- Iron - 45-61c/hour

Other appliances:

- Dehumidifier - \$1.23-\$2.46/day
- Hair dryer - 41c/hour
- TV - 3-11c/hour (depending on size)
- Electric blanket - 11-24c/hour
- Phone charger - 0.1c/hour
- Light bulbs - if you switch to fluorescent light bulbs you'll save up to 80% on the cost of electricity for running non-fluorescent light bulbs with the same output

HEATING REVIEW

Heating is a contentious issue, and one that will undoubtedly define your year in Dunedin. As poor students, there's often an impulse to save on heating; unlike rent or internet, it's a bill you can control. If there's someone struggling financially in your group, you don't want to be that dickhead that contributes to an increased cost. But, perhaps reconsider what you think about heating. Like education, investing in your warmth is investing in your future. If you're cold, you're more likely to spend money on takeaways or Uber Eats because you don't want to spend an hour in your kitchen. If you're cold, you're more likely to make bad romantic decisions in order to gain a warm body in your bed. The investment into your warmth is a wise one.

That of course doesn't mean go fucking ham. Rather, the list below will help guide you to make good, thoughtful considerations about the kind of heating you want for your lifestyle. It's good to bear in mind that these heating options all need to be installed correctly to be effective, and that there are heaps of different models and brands of each, and each have different levels of effectiveness. Definitely do your research, or better still, go talk to Student Support because they've done all the research for you!

Heat pump:

No matter what your annoying friend-with-a-fringe claims, the heat pump is the mum of the group, not her. The humble heat pump is at times under-appreciated, but hardworking and consistent. In my second year, we would wait until the free hour of power and blast her at a wild 30 degrees for the best 60 minutes of our lives. However, the rest of the time was spent cold and miserable and we hardly saved any money from it. The trick is to set your heat pump at 18 degrees and just leave her on all the time. I know this seems crazy, but your house will be transformed into a home. The only downside is a couple of extra dollars on your heating bill and an occasional dry mouth at 2am. Make sure to clean your heat pump out to make it extra efficient - just google a YouTube video or something idk. But overall, you can't go wrong, she's probably the most efficient form of heating to ever exist.

Cost: About 30c per hour at min output, 43c at max output.

Oil column heaters:

My god, these guys SUCK. The laughing stock of the heating world. They're relatively cheap to run, but that's because the amount of heat they produce is the equivalent of lightly blowing on someone's face. Which, if you're into that, by all means go ahead. If you have a high ceiling or a big room, these bad boys are not recommended. Also totally irrelevant but the fact that there's oil inside them just kinda creeps me out, I'm not sure why. Like it can't get out? But I kind of want to drink it. Delicious, forbidden oil.

Cost: About 30c per hour for a small one, 60c per hour for a big one.

Fan heaters:

Putting on a fan heater is like having sex with your ex; it's bad but it feels so good. These guys are truly, outrageously expensive to run. But god, they blow out heat like nothing else. The true drug of the heating world, they'll take your money and leave with you with a very short, but very good, time. My advice: have one, but only use it in small emergencies, like getting out of the shower on a cold winter morning, or warming your toes after a puddle incident. They should not be your main heating source or your entire flat will hate you for the horrendous power bill. Oh and they're noisy! Brrrrrrrrrrrrrrrrrrrrrrrr. If reading that annoyed you, you may not want a fan heater.

Cost: About 60c-\$1.20 per hour

Electric blankets:

If I was a cat, and could subsequently purr, I would purr about electric blankets. It's just that good. They're ridiculously cheap to run, like almost unethically cheap. Yet they keep you so toasty. Pop that bad boy on and forget all about how you're failing PSYC112. The best flat is the kind of flat that puts on everyone's electric blankets as soon as you're the first person home from uni. It's wholesome vibes. The only downside of electric blankets is that they will, quite literally, make you never want to leave bed. Bed will become your kitchen table, your desk and your sofa. You will grow into a lazy, possibly depressed person, but you will be physically warm.

Cost: About 5c per hour.

Hot water bottles:

A much needed, and cheap, investment. Plus, boiling the kettle often leaves enough hot water left over for a quick cup of tea, so it's really a win-win situation. These will give you an hour of incredible, concentrated heat, and then another hour of average, lukewarm heat. Perfect for walking to university or watching a movie. They won't give you that all-over heat of an electric blanket, but they're incredible if you have particularly cold toes, an aching back or period cramps. Also you can accessorise! Show off that fabulous personality you're hiding away deep, deep down. Are you a pattern guy? A fluffy girl? A monochrome diva? Only time will tell.

Cost: About 1.5c every 2 litre boil.

An open fire:

Open fires are cute, but god they're inefficient. But cute! So I'm torn. For cosy winter vibes feel free to chuck it on in the evening, but only if the entire flat likes to huddle around a singular cubic centimetre. Honestly, unless your landlord is the best fucking person in the world, chances are you'll have to source and pay for your own firewood, which is just a hassle. You'll need a car, decent storage and the willingness to get up every evening to haul wood to your lounge. But...still cute tho.

Cost: About 80-90c per hour. I'd add \$1 on as a cost for how much effort it takes, though.

A wood-burner:

The more efficient, cheaper, generally better version of an open fire. Still the same issues with firewood, but she works a lot harder to heat generously and not burn as much wood! A wood-burner won't really warm your flat rooms up at all, unlike a heat pump, but you'll feel the heat a lot more luxuriously in your lounge.

Cost: About 60c-80c per hour.

Hot showers:

Urgh. A hot shower is just heaven, there's no point beating around the bush. In fact, if you're in a hot shower, you probably want to beat the bush. Still, it might cost you a pretty penny. Is it worth it? God, I really want to say yes. Please give me this, I don't have much else in my life right now.

Cost: About \$1 for a 15 minute shower.

Alcohol blanket:

Mmmmmm.

Cost: \$7-8 dollars for a bottle of wine. But really? Priceless.

That's it folks! As always, make sure to close your windows and curtains to keep the heat in, but remember to air out your room regularly because **fresh air is drier and heats faster**. If you want to really save that coin, you could always wrap your windows in bubble wrap. Is it kinda a weird serial killer vibe? Sure, but also hours of fun! Pop, pop, pop!



BOND LODGEMENT & REFUNDS

What is a bond and what is it for?

A bond can be up to the equivalent of 4 weeks' rent for Fixed-term or Periodic leases. This is the maximum amount that can be charged for a bond; make sure the bond is not more than they can legally charge you. Other forms of security are not allowed, but a landlord may ask for a guarantor's agreement. For boarding houses if it's less than 1 weeks rent then the landlord doesn't have to lodge it.

Signing the bond form

Tenants Responsibilities: Before you sign and return any forms, get student support to check over all your paperwork before signing. Be sure to get all parties to sign a bond lodgement form/s, but NEVER sign a blank form. Make sure you save this form as a PDF and keep this safe as you may need to refer to this later. Upload your form/s and pay your bond online via card or bank transfer. Keep your email receipt from the bond centre in a safe place too.

In general, it is your responsibility to look after the property, inform the landlord immediately of any issues, and make sure you update details with the bond centre if they change.

Landlords Responsibilities: Make sure the bond is not more than you can legally charge tenants. Sign a bond lodgement form/s with the correct amount of bond, and fill in all the details before asking them to sign it. Ensure tenants pay the bond to you as the landlord and that this gets lodged. Make sure you get a receipt from the tenants and the bond centre. If it has not been lodged correctly come see us at student support. As a landlord, look after the property, correct and fix any issues regarding the house and maintenance in a timely manner, and make sure you update details with the bond centre if they change.

Bond refunds

To give you the best chances at getting your bond fully refunded, before you move out, clean everything to the best of your ability. Once you have cleaned, take photos of everything! At the exit inspection agree on the amount to be refunded together with the landlord, and then sign a completed bond refund form, if in doubt don't sign. If you cannot get hold of the landlord or there is a dispute about the refund amount come to Student Support. Once the amount is agreed on and the form is signed the landlord or yourself sends the refund form to the bond centre. If followed correctly, you should get your bond back. If there are any issues, contact us at Student Support for advice.

Common Bond Issues

Non-lodgment: If a bond is not lodged with the bond centre or incorrectly lodged.

Individual payments for joint tenancies: If lodged separately, this can cause problems.

Asking for too much money: Remember the maximum amount for bond is 4-weeks rent.

Professional cleaning and other false claims: Legally, you only have to leave your flat in a reasonable state of cleanliness, which means your landlord cannot charge you for professional cleaning. It is also important to take photos at the beginning and end of your tenancy so that you cannot be blamed for damages that were not caused by you during your tenancy. Another way to avoid this is to be honest and timely with any issues or damages that do occur within your flat, and let the landlord know via text or email as soon as possible.

Changing tenants: Changing tenants can cause problems with the bond, particularly if the bond is not transferred using the Bond Transfer form and lodged with the bond centre. To get help with this, come and contact Student Support.

Not lodging the bond under all tenants' names: It is important that the bond is lodged under all names so that it can be divided evenly and returned to all of the correct people.

FLAT ESSENTIALS

It's definitely worth getting the flat to pitch in about \$20+ per person at the start of the year to stock up on the following:

Weekly/fortnightly:

- Toilet paper. The warehouse does a huge bulk sale of toilet paper, but only opt for this stuff if you don't mind wiping with sandpaper.
- Dishwashing liquid (definitely splash out on the \$3 stuff if you don't want to spend half your day scrubbing dishes).

Monthly:

- A couple of multi-purpose sprays.
- If your flat doesn't come with a vacuum, ask your property manager for one. Then, invest in vacuum bags.
- Dish brush.
- Sponges that have that rough green stuff on the back for scrubbing.
- Washing machine liquid/powder. Liquid is less likely to leave weird laundry powder clumps on your clothes if you have a cheap washing machine.
- Baking soda. This is something your mum will tell you to get and you

will ignore. But it's super handy to clean things like shower and sink drains.

- A lil bit of cat food for the strays x

One-off investments:

- Definitely worth splitting the cost for a red bin from Waste Management. As of printing, it is \$286 a year for a 140L bin that gets picked up once a week. This will save you a lot of money on flimsy DCC bags that you'll forget to put out/will get torn to shreds by local wildlife.
- Cheap mop and broom (about \$20 a pop).
- At least two buckets (one for voms, one for mopping), but get more if they're cheap and you suspect more than one vom bucket is essential.
- At least one glass/window cleaner for your eventual flat inspection (or when you run out of surface cleaner and get desperate). Also, get a microfibre/glass-cleaning cloth and stash it away specifically for when you need to clean windows.
- A bunch of tea towels. So that no one makes the excuse that their dishes need to drip-dry. Also for when you inevitably spill something on the floor. Kmart sells a pack of 10 for \$6.
- A toilet scrub/brush. Seriously.

FLAT MEALS POWER RANKING 2020

According to Otago Uni Students

WINNER: Nachos

Corn chips as a base. Then chuck literally anything on top of it. Ideally vegetables, plus a protein like a can of mixed beans and/or some meat. Cook the toppings together in a saucepan and throw in a tin of tomatoes, herbs and spices. If you're feeling fancy, get a tub of sour cream and some sweet chili to dab on top of your masterpiece, and some grated cheese.

RUNNER-UP: Spaghetti bolognese

In one pot, basically make the same mix as the nachos toppings lol but instead of raw-dogging a tin of tomatoes, you can blend them up so it's a cheap tomato sauce. To save time we recommend just paying a little bit extra for tomato sauce from a jar. In a second pot, start cooking your spaghetti pasta (or rice noodles if you are gluten free) until they are al dente (almost ready - still a little raw). If you can sense that they are almost ready, use tongs to migrate the pasta to your bolognese-pot, and finish cooking the pasta in the sauces. Don't forget to put a little splash of pasta water in the sauce pot, too, for flavour.

THIRD PLACE: Pasta (with a tomato sauce or as a pasta bake)

Cook the pasta. Drain the pasta when it's almost ready, leaving only a cup or so of hot pasta water behind. Add pasta sauce, herbs, etc, and wait for it to heat up again.

If it's in a pasta bake, get an oven dish and lay down lots of sauce and lay down some pasta. Then, top it with a jar of that white pasta sauce stuff and a bunch of cheese, then chuck it in the oven at 180-oc until the cheese is golden brown.

SPECIAL MENTIONS:

Curries	Watties Wok Creations with chicken on rice
Stir-fry	Eggs on toast
Chili con carne	Roasted kumara
Mac n cheese or carbonara pasta packets	Tacos or fajitas
Lasagna	\$2.99 pizzas from the supermarket
Toasties	Literally just rice and cheese
Spaghetti on toast	The Hell Pizza \$10 student deal

Kitchen fridge, freezer and pantry essentials:

- Tinned tomatoes of any variety (whole, diced, whatever). You can get the 90 cent stuff if you want but for like 20 extra cents you can omit the can-opener and get a beautiful tabbed can. Plus these slightly pricer tins often come mixed with herbs, onions and garlic.
- Salt and sugar. Always ideal to stock up on these two. We'd recommend getting a large salt shaker and then just like, a solid few kilos of sugar.
- Soy sauce. Great to splash into meals for extra seasoning.
- A shit tonne of different kinds of cheap pastas and rice.
- Tinned mixed beans for an effortless protein hit in any meal.
- Baggies of frozen mix veg.
- If you're feeling super cheap, stocking up on milk powder isn't the worse idea.
- CHEESE.
- Bread. Going for the darker \$3 can be worth it for a heartier meal, too.

HOW TO BUDGET

Before you sign that lease, work out what you can afford using our flatting mag weekly budget as a guide. It's important to understand how much money's coming in each week, how much you're spending on essentials, and then the extra stuff on top of that. Power, wifi, and rent should all take priority - you're living with other people now, don't be that person who has to get their flatmates to cover bills for them because you spent your living costs on piss.

Weekly Income

Student Allowance/Living Costs \$_____

You can take out up to \$239.76 in living costs, which you have to pay back. If your parents combined income is under a certain threshold, you might qualify for the student allowance, which you don't have to pay back. Check out the info on the studylink.govt.nz website.

Work \$_____

Student Job Search is a great spot to grab some casual work if you need a bit of extra coin!

Other \$_____

E.g. help from your parents, share dividends, prostituting your body to drug companies for trials etc.

Total Weekly Income \$_____

The total income minus your total costs gives you the leftover \$ you have to play around with. Also a good idea to think about personal stuff, clothes, going out, alcohol etc.

Wondering how you're going to survive? Come and chat to one of the friendly, non-judgemental people at Student Support to talk all things budget with you. They're trained in budgeting and, unlike other budget advisors around the place, they understand the specific needs of students. They can also help you figure out whether you're getting all the assistance you're entitled to and help you out if you're in hardship.

Essential Costs

Rent \$_____

This is going to be your biggest weekly payment, so think carefully about how you're budgeting. The money you have left over from rent determines, literally, how much you have left over for everything else that's important in your life.

Car and Contents Insurance \$_____

Groceries (breakfasts, dinners, and household stuff) \$_____

Think about your diet and how much you can afford to spend. You want to eat healthy so it's about finding the right spots to go buy your stuff from. Veggie Boys is a great shout for cheap veggies, and heading out to PAK'n'SAVE is a good mish with the flatties! \$30 - \$60 is about what you should expect for weekly grocery bills if you don't eat out too much.

Lunches \$_____

\$3 Lunch at OUSA Clubs and Socs is an absolute treat if you can't be bothered to do meal prep!

Electricity & Wifi \$_____

There's a whole bunch of different power and wifi companies, most of the time you'll have to pay a bill once a month, but definitely do your research on the best providers!

Total Weekly Essential Costs \$_____

BANKS & TERTIARY PACKAGES: TLDR

Chances are you already have a bank account. It'll be either attached to your parents or just the same bank as theirs. When it comes to banking as a tertiary student, however, it pays to know what tertiary packages are available to you. Switching banks can save you money in the short and long term. It's not even that much admin - just approach the bank you want to do with proof that you exist and they'll do all the admin for you.

The banks we considered for this analysis includes ANZ, ASB, BNZ, CoOperative Bank, Kiwibank, Westpac. All of these tertiary packages included zero transaction and account fees.

Overdraft* and overdraft fees

ANZ: No overdraft interest, but a monthly \$3 fee for having an overdraft.

ASB: No overdraft interest, but a monthly \$2-\$2.40 fee for having an overdraft.

BNZ: No overdraft interest and no monthly management fee.

CoOperative Bank: No overdraft interest, but a monthly \$3.50 fee for having an overdraft.

Kiwibank: No overdraft interest, but a 5% annual management fee, which works out to be \$.069 (nice) a month.

Westpac: No overdraft interest, but a monthly \$3 fee for having an overdraft.

*An overdraft is not like a loan, but you do have to apply for it. It means you can dip into your account beyond the money that is there. It isn't ideal to have, because eventually you will finish your degree and have to start paying interest or more fees, but it is there if you need it. Most banks will let you overdraft by \$1000 in your first year of uni, and extend that to \$2000 in your second year. The exception is Co-Operative Bank, whose overdraft is limited to \$1000. BNZ staggers their overdraft limits, from \$1000 in first year, \$1500 in second and \$2000 from third onwards.

How much to get a Visa/Debit card?

ANZ: Free

ASB: Free

BNZ: \$10 one-off cost

CoOperative Bank: Free

Kiwibank: Free

Westpac: Free

Bank perks

ANZ: No perks.

ASB: Show Macca's® your ASB Tertiary Visa Debit card and get free small fries with your order lol.

BNZ: No overdraft management fee is really tight.

CoOperative Bank: At the end of each financial year, this bank will use its profits to rebate customers based on how much money you have deposited that year. In 2019 they rebated \$2.1 million to their 115,000+ customers.

Kiwibank: No perks.

Westpac: Your debit card is an Airpoints™ Debit Mastercard®, so you earn one Airpoints Dollar for every NZ\$250 you spend.

ATMs/branches proximity to campus

ANZ: Pretty much on campus - Albany St.

ASB: 1.2kms from Central Library.

BNZ: 1.9kms from Central Library.

CoOperative Bank: 1.3kms from Central Library.

Kiwibank: ATM pretty much on campus, on the other side of the museum lawn. But the closest branch is the one in New World Gardens, at 1km from Central Library.

Westpac: Pretty much on campus - just across the road from ANZ on Albany St.

FLATTING HOROSCOPE: TIPS & TRICKS

Aquarius

Tip: Doing your own thing is great, but embrace the comradery that is having flatmates. Do the dumb shit. Make life-long memories. You'll thank yourself later.

Warning: Communicate. If you're hiding by yourself all day, people will think you hate them, come out and hang every once in a while.

Taurus

Tip: Make your room as cosy as possible, you will be spending most of your time there, get on Pinterest and head to Kmart.

Warning: Do your dishes. You will forget, your flatmates will get mad at you.

Leo

Tip: Your flatmates will probably want to borrow your clothes, legendary fits come with great responsibility.

Warning: Watch your ego. You pretending everyone else is in the wrong will just make you look like more of an asshole, listen when people talk to you.

Scorpio

Tip: Embrace the shittiness of your flat. Tell yourself it's a right of passage. If you start legit getting sick, don't put up with that, though. Tell your property manager if things need to be fixed. Drafty windows and mould is not ok and you shouldn't put up with it.

Warning: Resist the urge to talk shit behind your flatmate's backs. They will find out. It will NOT end well.

Pisces

Tip: Your go-with-the-flow mentality will seriously enhance your flat's vibe, embrace it.

Warning: Holding in your feelings will mess you up and won't fix any problems you have. Vent when you need to, save your sanity.

Gemini

Tip: You're in charge of spontaneous drinking nights, it does not matter if it's a Tuesday.

Warning: Show some damn respect, no one wants to hear your 'study music' at midnight. Buy some good headphones.

Virgo

Tip: Make the chore roster, I know you want to. Will it be ignored? Maybe, but at least you can feign accountability.

Warning: Lower your expectations, no one is trying as hard as you are.

Sagittarius

Tip: Trust your gut. If you think that a party on a Monday night is essential for flat morale, you're right. Your red card will come in handy.

Warning: Acting like you know exactly what you're doing will get annoying after a week, you're just as clueless as everyone else.

Aries

Tip: You're the honest one in the flat. Call your flatmates on their bullshit instead of being petty.

Warning: You will start a fight, get ready to pick up the pieces.

Cancer

Tip: Drunk therapy sessions with the flatties will be your saviour, conflict resolution is your strong suit.

Warning: You have to stand up for yourself, if someone is being an asshole, don't just hide or get high.

Libra

Tip: Buy more plants. Just trust me on this one.

Warning: Those passive aggressive post-it notes on the fridge ain't cute, just water your plants and calm down.

Capricorn

Tip: You're gonna end up in charge of bills. Make a flat bank account. Even if it doesn't seem important, you'll soon discover it's a pain using your own.

Warning: You will have to pester your flatmates about getting bills in on time, prepare yourself to balls up and get the sheep together. Make sure the flat goes through the 'flattening agreement' on page 24/25 ASAP.



WITH OUR NEW ARMY
OFFICER SCHOLARSHIPS



ARMY SCHOLARSHIPS



Find your new student flat
in Dunedin with our team

scarfieflats.co.nz kinraidkinco@gmail.com



FLATTING AGREEMENTS

A flatting agreement is best done before you even sign up to a flat, but it is better to do it late than never. This will help you all understand each other's lifestyles and opinions on how things should be done around the house. Understanding these expectations will help the team avoid arguments and drama down the track.

Get together, have someone keep notes on your discussion, and at the end get everyone to look over it to ensure it accurately reflects your discussion. Once that is done, sign it at the bottom. It's definitely a good idea to pick up a full flatting agreement from Student Support and work through it with both them and your flatmates before you jump into a flat, but here are some things to consider as a good starting point.

Here are some things to consider:

BEDROOMS: Who gets what?

- How will rooms be assigned and how will you compromise if someone isn't happy?
- Are any rooms significantly better than others, and how should rent be adjusted to reflect this?

FLAT ACCOUNTS: Will there be a flat account and how much will each person put in per week?

- Which two people will be responsible for the flat account?
- Will it be for power, internet and utilities (e.g. toilet paper and dishwashing liquid), or will you also use it to purchase shared food items?

BILLS: Whose name will be on the different accounts (e.g. power, internet)?

- How will you ensure that they won't have to be the unpopular one who chases everyone up, or gets stuck having to pay extra to cover other peoples share?
- Will bills be divided up at the end of the month or will everyone put a set amount each week into the flat account? Be aware that power bills will go up in winter so don't forget to budget for this.
- If you agree to divide at the end of the month, do you promise to budget your own money enough to cover your part of the bill each time?

OUT OF TOWN: If someone goes out of town how will the costs be split?

- Should they pay as usual, pay nothing, or pay a smaller amount? Will this depend on how long they are gone for?

COOKING: Will you have flat meals? How will you budget for these and decide whose turn it is to cook? Or will you just do your own thing?

CLEANING: Tenants are responsible for keeping the property reasonably clean and tidy.

- Will you have a cleaning and chores roster, and how will you divide tasks? (See page 26 for examples).
- What's the timeframe for completing chores?
- Will everyone be responsible for their own dishes or will there be a dish roster?
- Get an idea of everyone's standards of cleanliness and negotiate some reasonable requirements, for example: not hoarding dishes in bedrooms, using the toilet brush when appropriate. How will you make sure everyone is pulling their weight, and what will the consequences be if someone slacks off?

VISITORS & PARTNERS: What's everyone's expectations and comfort level around guests? Discuss various scenarios e.g:

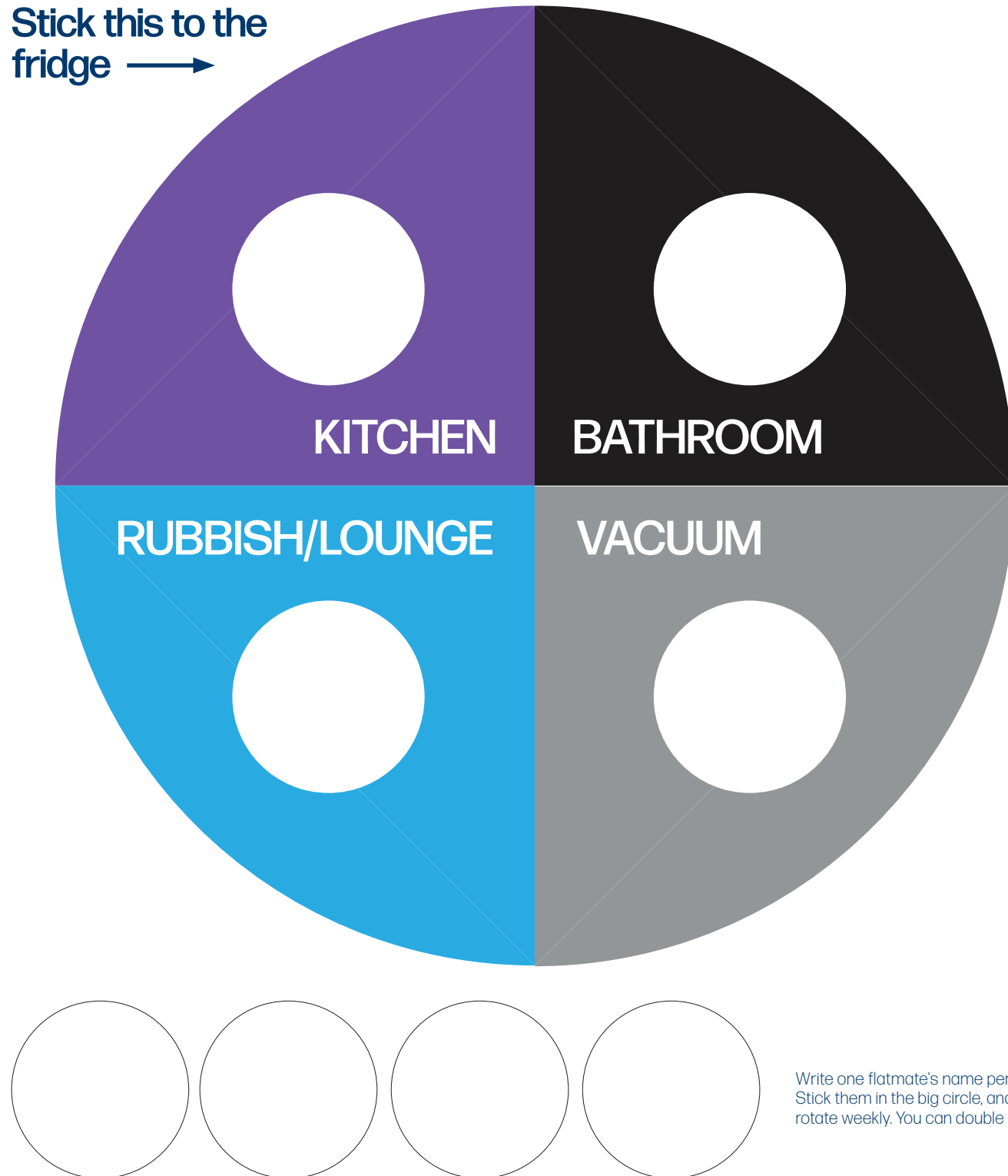
- Some of the flatties want to have mates over for drinks but you have to get up early for work or have to study, what happens then?
- Will you have a no party periods e.g. at exam time?
- Can friends and/or partners stay over? How often can they stay before they are expected to contribute to costs? How much notice should the flat be given before someone sleeps over?
- Can people crash in the lounge or should they stay in someone's bedroom?

DRUGS, ALCOHOL AND SMOKING: What is and isn't ok? When? Where?

CHORE WHEEL

Doing chores is one of those things that everyone hates, but I can guarantee that you and your flat will hate it even more if you manage to make it a couple of months without touching things. Mould in the shower, rubbish piling up to the point where you need a metal detector to find your house keys, and every dish, pan, bowl, plate, and piece of cutlery covering your bench so they can 'dry'. Sure, it's an easy way to live, but with this chore wheel hopefully it'll make actually getting shit done a little easier. It's simple, just cut out the little dots, assign one to each flatmate, get some blu-tack and stick each flattie on a chore for the week, at the end of the week just rotate around.

Stick this to the fridge →



Write one flatmate's name per circle. Stick them in the big circle, and rotate weekly. You can double up!

SUSTAINABLE FLATTING

It's easy to get lazy when you go flatting, but being sustainable should definitely be something you actively focus on when you're in your flat and when you're out shopping. Here are a couple of handy tips and swaps you can make to become a little more sustainable. You don't have to completely remodel your entire life and habits, but even these small changes can make a huge difference!

Change to a menstrual cup, these are for sale at OUSA

Use a bamboo toothbrush

Loose leaf tea or get coffee from companies such as Strictly Coffee Co. where you can refill your own container with beans

Plastics 1, 2, 5, paper (non-food contaminated), tins/cans/aluminium can all go in your wheelie bin. Lids, caps, soft plastics, cartons, polystyrene cannot

Try use Bin Inn or Taste Nature as an alternative to bulk buy items

When clothes are broken, no longer fit or you haven't worn it in ages, Op shop it (and/or mend it)

Plan your meals to reduce food waste, try use all food leftovers up

If any food is wasted get a bokashi bin (bought from the council) to decompose your scraps, this is cheap and an easy way to do your

composting!

Get a bamboo dish brush with swappable head, purchase some cloth wipes which can be rewashed over and over and a coconut scrubber for pots (all available at Taste Nature)

You can get an 2x extra blue bins from DCC for your clean, washed glass

Have a go at repairing things that are broken before throwing them out

Get food in cans where possible

Have a look at the farmers market for bread, milk, fruit, veg options that don't come in plastic

Invest (only about \$7) for a set of 3 fruit and veg bags

If you need furniture or household items, have a look in an op shop first

Keep some reusable shopping bags in your car at all times so you don't have to keep buying new bags every time you go to the supey



HERE'S AN EASY CHECKLIST TO GET YOUR PARTY THE **THUMBS UP**:

On registration:

- Try and register as far in advance as possible.
- Know numbers of people attending.
- Social media is powerful; don't advertise to everyone.
- Know the real reason for the party.

On the night

- It's ok to call for help!
- Don't tolerate bad behaviour from that "one guest"
- If you can't walk through the crowd... there's probably too many people in the room.
- Make sure you have more than one exit open from your flat.
- Keep a few windows open, it's getting hot in there!
- Keep the party on the ground floor.
- Music off, lights on to clear the room.
- Whoever's the party contact - go easy on the bevs, in case we need to contact you.

After the party

- Campus Watch can sort you out with free bins, trailers, brushes and shovels which makes the clean-up easier.

REGISTER YOUR PARTY [GOODONE.ORG.NZ](https://www.facebook.com/goodonedunedin)



<https://www.facebook.com/goodonedunedin>



RESPONSIBLE PARTYING

Your first year flatting will definitely involve a couple of parties. From O-Week, to St Paddy's, to Hyde (R.I.P in 2020), to Flow, to Re-O, to red cards, to just a good old fashioned piss-up. Parties are an integral part of student culture, but it's important to understand the risks. We don't want to baby anyone or try to tell people to stop drinking, because no one wants that, but what we also don't want is another repeat of the tragedy that happened late last year.

We should reflect on and remember the death of Sophia Crestani, who was tragically killed last year at a flat party. The party got out of hand, too many people were there, the flat didn't have capacity to hold everyone, and Sophia died because of it. This isn't meant to be a scare tactic to try and stop people from ever attending parties, but hopefully it'll make you think. If you showed up to a party that you saw was getting too big, maybe it'd be time to head straight to kick-ons or back home for an early one. If you're at a party already and you can see that the inside's getting crammed, maybe it's time to suggest a few people head outside. A party isn't worth a life. If you're the one hosting and it's getting out of hand, you have some options.

Responsible Hosting

When you decide to throw a party, don't just make it a public facebook event. Make sure your flat's big enough for the people you invite, and make sure you have a plan for if 200 random people show up because it's a Saturday night. There are also some options beforehand if you are planning on having a big one:

- Register with GoodOne, these guys will help you out with almost anything you need, definitely get in touch with them if you're hosting something big, especially during O, Flow, and ReO. They provide a whole bunch of information about how to host well and put on the best event you can.
- Campus Watch are traditionally viewed as the 'fun police', but actually they're just looking out for you and your mates. They offer up a bunch of good advice and can even check up on the party while it's going. If you think a party is getting out of hand, feel free to give them a call sooner rather than later as a heads up, or better yet, talk to them before the party even starts.
- Give them a call 24/7 on 0800 479 5000

Definitely make sure to check with your neighbors before you host as well, noise is a huge issue once you start heading more to the peripheries of North Dunedin, and definitely try to promote the use of cans where you can! If you wouldn't be aloud with the streets as a mess in your hometown, why should it be any different in the place you study?

Drinking and Drugs

With flatting comes freedom. Freedom to drink whenever you feel like it, and drink to excess. Freedom to do drugs more often because that scene becomes a lot more accessible when you go flatting. We're not here to tell you to NOT do any of this, but have a think about your usage. What kind of relationship do you have with alcohol? It'll become easy to drink and just keep drinking, getting blackout whenever you go out, trying to play catchup with the culture. Just think if you actually enjoy getting to that state, it's a good idea to check on both yourselves and your mates often, especially if you've noticed changes in habits or motivation. What might look like a flatmate just having a cheeky cone every now and then may actually be them using it to get to sleep because they need it every night.

Don't be dick, don't set any fires (that's just a hassle for the fire department and costs a fair bit of money), don't get onto any roofs, and don't break any glass - these can be the difference between you and one of your friends getting seriously injured. Check on your mates, check on yourself, test your drugs, and never be afraid to check in with Student Support if you think yourself or someone you know is getting a bit off the rails.

Parties are mean, no doubt about it, but aim to have fun, not throw the biggest and most insane parties ever, or throw up all over yourself and forget the whole night. Have a fun time, make some mates, and be safe.

QUEER FRIENDLY FLATTING TIPS

Gender Neutral Language

If you're moving in or hanging out with people you don't know very well, use gender-neutral language, such as "do you have a partner?" or "what is their name?" Hearing that you haven't made assumptions will help others talk more openly about their sexuality.

Confidentiality

If someone 'comes out' to you, thank them for trusting you. Is this person telling everyone or just you? Ask them about who knows and reassure them that you will keep what they say to yourself. Some people come out to everyone, all at once, others come out in gradual stages, or not at all.

Pronouns

If you're unsure about someone's gender, ask them how they identify their gender and/or what pronouns they use. Another option is to simply use 'they/them' pronouns until you get to know them. Listen to the language they use to describe themselves and reflect that back.

Be Consistent

If someone comes out as trans/non-binary/gender diverse and asks you to start using a different pronoun, do your best to use the correct pronoun all the time, even when they're not in the room. It's easy to slip up at first, but if you do just correct yourself and carry on.

Boundaries

Check in with your friends about how you can respect their boundaries. Some trans, non-binary, and gender diverse folk experience some levels of discomfort with aspects of their body. Personal space is also something to be mindful of both in platonic and intimate situations.

Finding Stuff Out

It's great to be curious about another person's identities, but try not to be intrusive. Make sure your friend is okay with answering questions. Simply put, you wouldn't go around asking people inappropriate questions on a daily basis, so keep it up! If you don't know much about someone's identity and you feel uncomfortable or it's not your place to ask questions, come talk to us at Queer Support!

Humor

Avoid using slurs, overgeneralizations, and making bad jokes

about people's identities, even if the particular people you're joking about aren't part of the space you're in. This applies to any and all aspects of someone's identity, including sex, sexuality, gender, race, ethnicity, religion, ability, and more.

Belonging

If your space is mostly made up of queer identifying people be prepared for cis-gender or straight identifying people to feel a bit left out at times. Remember we all come from different backgrounds and bring with us differing levels of knowledge and experience, and everyone has something positive to contribute.

Being Supportive

Many people experience mental distress, and rates are high in the rainbow community. Let friends know if you're happy to lend an ear. If someone is experiencing an issue beyond your abilities, support them to seek professional help. Have an open discussion about what problems might arise and strategies for ensuring everyone feels supported and safe in your space.

Fun

Plan a fun outing or get-together at our queer events such as OUSA Queerest Tea Party, Queen of Hearts, or UniQ's XO party.

A Short Glossary:

Binary Gender: *This means you identify as either a woman or a man. This is different from non-binary genders where someone may identify as neither, both, or somewhere in-between woman and man.*

Cis-gender: *Denoting or relating to a person whose sense of personal identity and gender corresponds with their sex assigned at birth.*

LGBTQIA+: *The acronym used to refer to the queer community, with the corresponding letters standing for lesbian, gay, bisexual, transgender, queer, intersex, asexual. The plus acknowledges identities that exist that are less commonly talked about and referred to and also acknowledges all cultural and indigenous identities too, for example takatāpui and fa'afafine.*

Pronouns: *These are words and language used to refer to someone without using names. In Standard English, some singular third-person pronouns are "he" and "she," which are usually seen as gender-specific pronouns. A gender-neutral pronoun, such as "they," is one that gives no implications about gender, and can be used for someone of any gender.*

Queer: *It's a term used to describe the many variations of sexuality, sex, and gender identity. Used interchangeably in this resource with the 'Rainbow' community. This term, while once seen as negative, has been reclaimed and embraced by many members of the community.*

STD's (SERIOUS TENANCY DELUSIONS)

STD's (Serious Tenancy Delusions)! At Student Support, we've heard it all when it comes to flatting. Here are a couple of misconceptions we've heard before everything went pear-shaped:

"We don't need a flatting agreement we are all best friends"

"I have to find a flat by May!"

"I must sign a flat if I have a viewing and always sign the first flat I see"

"I don't have to check the reputation of the landlord"

"All studio rooms are fixed term if I sign a fixed term agreement, right?"

"We'll let the landlords' behaviour slide so that we can get a good reference"

"If I go to the tribunal no landlord will ever let me rent again"

"A landlord can put me on a blacklist that other landlords/companies can access"

"When applying for a flat a landlord can ask me for

- Nationality, ethnicity, origin or citizenship
- Physical or mental disability or illness
- Personal beliefs or opinions
- Marital and family status
- Gender and sexual orientation
- Rent paid previously
- Current expenses
- Proof of insurance
- Employment history
- Broad consent to collect information from "other sources". A

Open your windows, even when it's freezing, it helps to dry out the room

Get contents insurance, even though it is a bit extravagant in the short term, it will help that you have it when you accidentally step on your laptop during exam season and have a 45 minute breakdown.

Living further away and paying less for a better house is worth the hike

Plan your meals, it'll stop you from buying takeaways because you don't know what to make.

Don't hesitate to find a flat with strangers. A "random" moved in and ended up being one of my best friends.

The key is finding a bunch of people you're happy to have as flatmates - if you become friends after, that's awesome, but you have to have a foundation of respecting each other's space first, and you need to be able to communicate that.

Paying more than 200 is insane, unnecessary and so not worth it, don't do it!

Suss out drawers and furniture in advance bc otherwise you'll end up with a filing cabinet to store your clothes in bc you're too cheap to buy new.

DO NOT SCREW THE CREW.

Don't sign to a flat without meeting the people in person, and if you have any reservations or gut feelings about anyone in the flat, DON'T SIGN IT!

Don't settle for the first flat you find.

Don't let anyone pressure you into flatting with them do what feels right for you.

OUSA student support is a godsend, they really helped me get out of the toxic flat and made sure I had food and got me in contact with a studylink person who can/does actually help without having to spend 4 hours on hold.

Try to buy better quality stuff rather than cheap stuff. Better quality will last you the 3+ years while the shitty stuff won't, saving you money in the long run. Always pay for your bin rather than rubbish bags.

If you have a problem with something someones doing in the flat, just say something. It's not worth all the resentment later.

TOP TIPS

Over the years, students have picked up a thing or two about how to do flatting well. Here's a couple of top tips on how to manage your money well, be a good flatmate, and sort your shit out:


Any food you can buy as a flat, do it! Don't buy food just for yourself if you aren't going to finish all of it.

Taking a shower costs a LOT more than having your heat pump on for hours on end. So heat your damn flat it's not that expensive.

The Student's Power company At Electric Kiwi, we understand that flatting in Dunedin is expensive. We've been there ourselves, trying to heat enormous, cold flats on a strict student budget, always with that one flatmate who's way too hyper-vigilant about not using heaters.

The beauty of Electric Kiwi is that we are not only dishing out really good prices, but we also really engage in the student community. From running Jam On Toast music festival through lockdown alongside OUSA and holding Bacon day where we dished out free bacon butties, to sponsoring Six60's latest documentary and just shouting students where we can with social giveaways, we do our best to keep Dunners students happy because you hold a special spot in our hearts.

And because we know that flats aren't forever, we don't have any contracts to keep you with us. Obviously we'd love you to stay but students have to do what they have to do! Couple that with our award winning customer service (online only, phone calls are a thing of the past) and it's everything a student flat needs in terms of power.



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