



# Tenancy Facilitation Pack



# Preparing to Rent

1. Identify the size, location, and cost of the property you require.
  - Consider specific needs for – pets, transport, etc.
  - Your **weekly** rental affordability is usually **around 30-50 % of your fortnightly income** plus any rent assistance you will receive from Centrelink.
2. Perform a rental search online or drop in to real estate agents to find suitable properties - make a list of any house inspection times you would like to attend.
  - Useful websites include: [realestate.com.au](http://realestate.com.au) or [domain.com.au](http://domain.com.au)
  - Useful Phone Applications include: [RealEstate.com](http://RealEstate.com), [Domain](http://Domain) & [Tenants App](http://Tenants App)
3. Prepare a rental application package with copies of all your supporting documents including as many of the following as possible:
  - **Rental Application Cover Letter** – Include details of why this property would be suitable for you, details of your income and how this property is affordable for you, your current/previous rental history (including explanation if you have had arrears/debts and any repayment plans you have in place/completed), details about yourself / family and your property care and details of any rental references you may have
  - **100 points of ID** – license, passport, Medicare card, Centrelink card, etc.
  - **Proof of income** – Centrelink Income Statement or employee payslips
  - **4-week bank statement**
  - **Any rental references you may have**
  - **If possible, a rental ledger showing rent that you have paid in previous tenancies**
  - **Any supporting documents you might have from Housing NSW or from other services**
4. Complete a rental application to put together with your supporting documents.
  - Majority of applications are completed online now utilising 1Form or 2Apply applications. Pre-fill these out online and upload all your supporting documents as outlined in Point 3 above so you are ready to send your application immediately after the Rental Inspection. At the inspection, make sure you advise the Property Manager you are going to apply so you may be provided with the Application Code you will need to submit your application online.
  - If you are not comfortable with online applications, an application can sometimes be printed from the real estate's website so that you can **take your time to fill it out** before the inspection. If you cannot print one from the internet you can fill one out at the inspection. *Tip:* Make a copy of an application that you take the time to fill out – you can use the copy to help you complete other applications more easily.

5. Attend the rental inspection and submit your rental application immediately after if online application or in person to the agent at the inspection if utilising paper application.
  - Dress for the inspection as if you are attending a job interview.
  - Try to make sure children are well behaved if they must attend with you.
  - Speak to the agent at the inspection – **introduce yourself and let them know what you like about the property** – be friendly 😊
6. Don't be discouraged if you aren't approved! Keep trying as if each time was the first, and request feedback from the real estates about what else might help. **Ring the real estate a day or two after each inspection and ask how your application is going and whether there is anything else you can provide.** Record any inspections you attend in your rental diary (See blank Rental Diary below).

## Once you are approved

1. Once you are approved the real estate will usually ask for a **holding deposit** immediately – this is equal to **1 week of rent** – it secures the property for you so that the real estate cannot advertise it to anyone else.
  - If possible, it is best to plan for saving this amount while you are looking for rentals.
  - Tip: If your budget is tight, it might be a good time to get some help with food or petrol from a support service so that more of your pay can be saved towards the deposit. (*Find referral options under Community Contacts in your pack*).
  - If you are eligible for a loan, advance, or urgent payment from Centrelink it might be a good option to save this for your deposit.
  - If you are worried about options, speak to a support service – you may be eligible for some financial support if you have tried all other options.
2. Before you can sign the lease, you will need to pay a **bond**, which is equal to **4 weeks of rent**. You will also need **2 weeks of rent in advance** when you sign. **Your holding deposit will count as 1 of these weeks.**
  - You may be eligible for a bond loan through **Housing NSW** – you **will not** pay interest on this loan – you **will** need to pay it back each fortnight during the time you are in the property.
    - Complete the bond loan application **when you start applying for properties (you may be eligible for pre-approval – See Housing NSW section)** and attach all supporting documents to it so that your application for the loan is **ready to send in as soon as you are approved for a property.**
    - Part C of the bond loan application **must be completed by the real estate who approves you** – this section will need to be completed *only once you*

*are approved.*

3. Consider what furniture and other items you will need when you move in (*find referral options for furniture in your pack under Community Contacts Section*).
  - Think about looking for donations or second-hand furniture if your budget is tight.
  - Renting furniture or other items can become very expensive and is **NOT** recommended – if you are having trouble finding furniture, speak to a support service before considering this option.
  - Some places can help with furniture through a No Interest Loan Scheme (NILS) – which means you can get new furniture and pay it off over time without interest. This can be especially useful for whitegoods like a fridge or washing machine.

## Housing NSW Products

*Also Known as: DCJ/FACS Housing Services or Department of Housing*

### 1. Rent Start Bond Loan:

You may be eligible for a **bond loan** through Housing NSW – you **will not** pay interest on this loan – you **will** need to pay it back each fortnight during the time you are in the property.

- The bond loan is usually only **4 weeks** so you may **still need to save for your two weeks rent in advance** – sometimes a support service can give you a support letter to apply for additional weeks rent from Housing
- Complete the bond loan application **before/when you start applying for properties** and attach all supporting documents (see below list) to it so that your application for the loan is **pre-approved and ready to commence when you are approved for a property**. Part C of the bond loan application **must be completed by the real estate who approves you** – this section will need to be completed *only once you are approved*

*You can apply for Rentstart Bond Loan either through the My Housing App on your phone or via DCJ Housing website [www.housingpathways.nsw.gov.au](http://www.housingpathways.nsw.gov.au) or via phone on 1800 422 322.*

### 2. Start Safely Subsidy:

The Start Safely Private Rental Subsidy provides short to medium-term financial support for people **escaping domestic or family violence**. The subsidy helps people secure private rental accommodation so they do not have to return to the violent situation.

To be eligible to receive a Start Safely Private Rental Subsidy, you should be escaping

domestic or family violence and:

- be homeless or at risk of being homeless
- be **eligible** for social housing
- are able to afford the private market rental after the subsidy ends
- be willing to receive support services, if needed

The Start Safely subsidy is calculated according to your income. An applicant receiving the subsidy pays all of their Commonwealth Rent Assistance entitlement and 25% of the rest of their income as rent. FACS pays the balance as a subsidy directly to the real estate agent or landlord.

DCJ Housing conduct eligibility reviews every 3 months and you must notify them within 28 days if your income, household, or circumstances change. The subsidy begins to taper (increase) at the 12-month mark and continues to taper every 6 months after so you slowly begin to pay more towards rent and are eased into financial independence, with you paying full market rent at the end of the 3-year maximum timeframe.

Once you start receiving the subsidy, if you have one, your Housing Application will be suspended for the period you receive the subsidy.

You will need to be linked with a Support Service who can provide support and referral to access this Subsidy and you may be asked to provide evidence of the Domestic or Family Violence (i.e. ADV0, Police Event No's)

### 3. Bond Extra:

If you have applied for over 25 properties and are not having any luck being approved, but you have a good rental history (or sometimes no rental history) and are applying for properties suitable for your affordability and family size you may be eligible for a Bond Extra. You will need to have provided evidence of your rental applications by completing and submitting completed Housing NSW Rental Application Diaries prior to accessing this product.

The Bond Extra program **encourages private sector landlords and agents to rent properties to people who may be experiencing difficulty entering the private rental market** even though they have the income and skills to sustain a successful tenancy. A Bond Extra **offers up to \$1,500 (including GST) to landlords/agents to cover rental arrears and/or property damage over and above the rental bond** The Bond Extra is valid for the fixed-term period of the tenancy agreement for up to 12 months, or until the tenancy is terminated, whichever is sooner.

You can apply for the Bond Extra either through the My Housing App on your phone or via DCJ Housing website [www.housingpathways.nsw.gov.au](http://www.housingpathways.nsw.gov.au) or via phone on 1800 422 322.

#### 4. Rent Choice Assist – Only for residence in Maitland, Newcastle or Lake Macquarie

[https://www.facs.nsw.gov.au/\\_data/assets/file/0004/629815/DH2035-Rent-Choice-Assist-Application-Form-0619v1.pdf](https://www.facs.nsw.gov.au/_data/assets/file/0004/629815/DH2035-Rent-Choice-Assist-Application-Form-0619v1.pdf)

The NSW Government is trialling a rental assistance program called Rent Choice Assist. Rent Choice Assist provides rent support to low income households that have experienced a financial shock, such as loss of employment or illness, and need some assistance to either maintain their current tenancy or access affordable accommodation in the private rental market.

Rent Choice Assist can support people who are homeless or at risk of homelessness by:

- Assisting them to sustain their tenancy while they recover from the financially destabilising event
- Helping to find a safe and affordable place to rent
- Paying a proportion of the rent for up to three years
- Assisting with support to access education and employment options to regain financial independence.

#### Who can get Rent Choice Assist?

Rent Choice Assist may be able to help if you live in the trial locations (Blacktown, Campbelltown, Hurstville, Newcastle/Lake Macquarie or Maitland) and:

- Are at least 18 years of age
- Are an Australian citizen/permanent resident
- Are homeless or at risk of homelessness as a result of a financially destabilising event
- Have a household income within the low income limit at the time of application
- Have a history of employment and have sustained housing independently in the private rental market or as a home purchaser or owner
- Agree not to be included on the NSW Housing Register, or be willing to opt out
- Do not own any assets that can be used to resolve your housing need.
- Are able to demonstrate capacity and/or willingness to get financially back on track to be able to afford private rental at the end of the subsidy period.

How does Rent Choice Assist work?

For the first 12 months, you pay 25% of your weekly household income plus 100% of any Commonwealth Rent Assistance you may be entitled to get. Once you have paid your part of the rent, DCJ Housing pay the rest directly to the landlord or real estate agent. The amount you pay will go up gradually after 12 months, but we'll chat to you about that closer to the time.

Affordability

Rent Choice can only be paid if the rent is affordable. When considering what's affordable for you, take into account 50% of your weekly household income plus 100% of any Commonwealth Rent Assistance you may be eligible for.

**5. Tenancy Arrears Assistance:**

This assistance is for customers in a private rental property who are in rent and/or water arrears. Tenancy Assistance will only be provided once in a 12month period and the customer must have an agreement with the agent or landlord to continue the tenancy for up to 12 months.

Tenancy Assistance may be in the form of rent arrears, water arrears or a combination of both. The maximum amount of assistance cannot exceed the equivalent of four weeks rent. This is the maximum amount of assistance that will be provided and most customers will receive less than this where they can make an arrangement with their landlord, agent or water authority to pay off the arrears. Tenancy Assistance is not provided as a loan, and is therefore not required to be repaid.

If a customer re-applies for Tenancy Assistance more than once within a two-year period, assistance will only be provided with rent and/or water arrears for:

- Maximum of two weeks for unfurnished dwellings, or
- Maximum of three weeks for furnished dwellings, except where the situation may lead to placing other dependant household members at risk of homelessness if assistance is not provided. In this case, full Tenancy Assistance may be provided.



Eligibility Criteria:

- Be eligible for social housing, and
- Intend to remain in that particular location, with the tenancy being sustainable for up to 12 months (that is, they are not on vacation or a tourist), and
- Be able to sustain a tenancy in the private rental market, and
- Have no more than \$1,000 in cash assets, and
- A household income sufficient to meet future rent and water rates, and · An agreement with the agent or landlord to continue the tenancy for up to 12 months. · The rent paid for the property must not exceed 50% of the household's total gross weekly income

Proof of rent and water arrears for Tenancy Assistance

**One or more of the following documents are required:**

- A letter or statement of account from the landlord or agent detailing the arrears  
A repayment plan agreed to by the tenant, and landlord or agent, in writing and signed by both signatories
- Notice of Termination by the landlord or agent
- Letter undertaking to preserve the security of the tenancy subject to no further breaches of the agreement
- Notice from the NSW Civil and Administrative Tribunal
  - [12322](#)
- Application – either Application for Housing Assistance form or Change of Assessment form with the words 'RENT ARREARS' written clearly on the front page. Details on form to include amount of weekly rent and arrears amount (rent and/or water);
- Two forms of ID for all adults over 18;
- Income information for all adults over 18 – Centrelink Income Statements and/or most recent four weeks of payslips;
- Current four week bank statements for all accounts;
- DCJ Housing consent form to enable contact between DCJ Housing and real estate/landlord; · Copy of tenant/rental ledger;
- Notice of Termination (only if one has been issued) and any other relevant correspondence from real estate, landlord or NCAT;
- Evidence of reason for arrears;
- Copy of repayment plan agreed to by customer, and landlord or agent; in writing, and signed by both parties;
- Confirmation from real estate/landlord that if DCJ Housing assists with up to four weeks of arrears (four weeks being the maximum), that customer can remain in property and continue the tenancy for up to 12 months



# Community Contacts

## 1. Contacts for support in the Newcastle Area

- **DCJ Housing NSW**
  - Ph. 1300 305 667. Helping clients access a range of housing assistance including private rental assistance and subsidies, temporary, supported and crisis accommodation.
  
- **Link2Home**
  - 24hrs / 7days ph. 1800 152 152
  - Information and telephone referral service for homelessness or at risk of becoming homeless.
  
- **NSW Domestic Violence Line**
  - 24hrs / 7days ph. 1800 656 463
  - Telephone counselling, information and referrals for women experiencing domestic violence
  
- **Aboriginal Housing Office**
  - Ph. 1800 727 555. Focused on providing housing for ATSI people in NSW.
  
- **Warlga Ngurra Women and Children's Refuge**
  - Ph. 02 4950 1566. Crisis accommodation and support for women and children experiencing homelessness due to DV.
  
- **Compass Housing Services**
  - Ph. 1300 333 733. Email: [newcastle@compasshousing.org](mailto:newcastle@compasshousing.org)
  
- **Hume Community Housing Services**
  - Ph. 02 9722 4300. Open Monday-Friday: 9am – 5pm
  - **Maitland Office - 464 High Street**
  - **Raymond Terrace Office – 46 William Street**

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## 2. Food and Resource Relief

- **Belmont Neighbourhood Centre**  
Ph: 02 4947 0031 359 Pacific Highway, Belmont North NSW 2280. Groups, NILS Loans, Community Pantry on Wednesdays @ 12 noon \$10 per box of food
- **Baptist Care Windale**  
PH: 40324810. 1/124 South St Windale. Low Cost Food Shop open 10am – 3pm Monday – Friday, including Secondbite. Foodbank items are available on Wednesday only.
- **Christian Outreach Centre**  
Ph. 4961 3022. 18 Albert st Wickham. Groceries. Thursday 10am – 2pm
- **East Maitland Emergency Relief**  
Ph. 0407 781 515. St Peter’s Ministry Centre Banks St. East Maitland. Food and utility assistance drop in centre. Thursday 10am-1pm
- **Maryland Neighbourhood Centre**  
Ph. 4955 8111. 207 Maryland Dr, Maryland. Mon, Wed, Fri. Vouchers and food hampers
- **Muswellbrook Neighbourhood Services**  
Ph. 6542 3555. Food and electricity vouchers. Needle and syringe exchange.
- **Samaritans**  
Ph. 49221540. 34 Bruncker rd. Broadmeadow. Assistance/vouchers for food, clothing, financial etc.
- **Soul Café**  
Ph. 4926 1758. Level 2 Westpac building Cnr Hunter and Watt st Newcastle. Free meals as well as services (AOD, gambling, legal and financial, etc.)
- **Survivors R Us**  
PH: 49537108. 57 Pendlebury Rd CARDIFF. Low cost food and toiletries, op shop
- **St Vinnie’s**  
PH: 02 4961 6885, Open Mon-Fri 9.am – 12.30pm. Assistance/vouchers for food, clothing, financial etc.
- **Swansea Community Cottage**  
Ph. 4971 1229. 228 Pacific Hwy. Relief vouchers, food hampers, holiday programs, playgroups

- **Wesley Mission Newcastle Community Hub**  
Ph. 4915 3600. 15 Denison st Newcastle west. Food, petrol, clothing, script vouchers.
- **Got Your Back Sista**  
Ph. 4989 2777. Support to women escaping DV. Provides furniture, food, self defence programs, workshops, support groups, education and training
- **REACH Homeless Service**  
Email hello@reachhomeless.com.au. Free BBQ, clothing, hygiene packs. Every Friday night from 8pm on Beaumont St.

### 3. Activities/Groups/Appointments

- **Hunter Women's Centre**  
Ph. 4968 2511. Cnr Industrial Dr and Avon st Mayfield. Women's counselling, groups and workshops
- **Eastlakes Family Support Service**  
Ph. 4943 9255. 14 Hickory Rd Gateshead. Counselling for families, financial, parenting groups, Staying Home Leaving Violence program, Brighter Futures program.
- **Newcastle Family Support**  
Ph 4926 3577. 558 Hunter st Newcastle west. Child centred focus for counselling, group therapy programs, playgroup activities, Staying home leaving violence program.
- **Belmont Neighbourhood Centre**  
Ph: 02 4947 0031 359 Pacific Highway, Belmont North NSW 2280. Groups, NILS Loans
- **Edgeworth Neighbourhood Centre**  
Ph. 4958 2801. Adolescent and family counselling.
- **Maitland Neighbourhood Centre**  
Ph. 4932 0950. 11 Arthur St. Rutherford. Community breakfast and dinners. Supported playgroups. Food assistance.
- **Salvation Army – Moneycare**  
Ph 4088 5820. 67 Cleary st Hamilton. Free financial counselling, budgeting, debt, etc.

## Cover Letter Template

Below is an example of a cover letter – cover letters are helpful as they personalise application and could make it stand out from the crowd.

Insert Date Here

RE: Cover Letter for Insert Your Name

Dear Insert real estate agent or landlord's name,

I have attached this cover letter to help you learn a bit more about me.

Insert a description of you and your circumstances. For example, where you have lived in the past, why you are interested in this rental property, what you do for work, and what type of tenant you are. If you are applying with others, try to have them complete cover letters as well

I understand that by entering into a tenancy, I will be taking on legal responsibilities. As your tenant, I am aware that I will need to:

- Pay the full rent on time,
- Not unreasonably disturb others,
- Care for your property, and
- Otherwise follow the residential tenancy act and the terms of my tenancy agreement.

Along with my cover letter, I have included my Insert other documents you have attached (e.g. references, credit report, pet resume, Renting It Right course certificate)

I am looking for a stable tenancy and hope that you will consider my application. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

[Signature]

Insert Your Name

Insert Your Telephone Number

Insert Your Email Address

## Cover Letter Example for your cat or dog

Sometimes it can be difficult to get approved for a rental if you have a pet like a cat or a dog but there are some things that can help like a cover letter giving the landlord/agents an idea of who your pet is, what they are like and how they may impact on the property.

Insert Date

RE: Cover Letter for Insert Your Name's pet Insert type of pet, Insert name of pet

Dear Insert real estate agent or landlord's name,

I have attached this cover letter to help you learn a bit more about my pet Insert type of pet, Insert name of pet.

Insert a description of your pet including breed, age, temperament, if they are an inside or an outside pet, whether they have lived at a rented property with you before without issues, if they are desexed and microchipped mention it here also.

I am aware that I will need to:

- Tidy up after Insert Pet's Name including all waste
- Ensure there is no excessive noise as a result of Insert Pet's Name
- Keep Insert Pet's Name outside in the garden (if applicable)

See attached a recent photo of Inset Pet's Name [include a photo of your pet if possible]

I am looking for a stable tenancy for me [or my family] including my beloved pet Insert Pet's Name I hope you can consider us.

Sincerely,

[Signature]

Insert Your Name

Insert Your Telephone Number

Insert Your Email Address

It also may help to offer an additional amount per week if affordable for you such as \$5-10 extra or an additional bond such as an additional week's rent. Only consider this if it is within your budget.

**Monthly Budget and Living Expenses**

Client's name. \_\_\_\_\_

Client's T no. \_\_\_\_\_

**FORTNIGHTLY INCOME**

Pay checks (salary after taxes and/or Centrelink benefit.) #1	\$
#2	\$
#3	\$
Other Income: e.g: Child Support	
Other:	\$
<b>Total Fortnightly Income:</b>	<b>\$</b>

RENT	\$
GROCERIES	\$
MEALS OUT – INCLUDING TAKE AWAY	\$
ELECTRICITY / GAS	\$
WATER	\$
MEDICAL	\$
CLOTHING	\$
PUBLIC TRANSPORT	\$
FUEL	\$
CHILD SUPPORT	\$
CHILD CARE/SCHOOL COSTS	\$
INTERNET	\$



PHONE		\$
OTHER:		\$
OTHER:		\$
OTHER:		\$
<b><u>SUBTOTAL</u></b>		\$
INCOME	+	EXPENSES =
		<b>DIFFERENCE</b>

## Application Required Documents

<b>NOVA appointment</b>	<ul style="list-style-type: none"> <li>- 2 forms of identification</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip</li> </ul>
<b>HNSW Application</b>	<ul style="list-style-type: none"> <li>- Housing Application and Social Housing Supplement Form</li> <li>- 2 forms of identification</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip</li> </ul>
<b>Real Estate Application</b>	<ul style="list-style-type: none"> <li>- Cover Letter</li> <li>- 2 forms of identification</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip ·</li> <li>- Current/Past rental ledger</li> </ul>
<b>NILS Loan Application</b>	<ul style="list-style-type: none"> <li>- Centrelink Concession Card</li> <li>- Identification</li> <li>- Centrelink income statement or payslip</li> <li>- Rent ledger OR Council and water rates bill · Last 4 weeks bank statements</li> <li>- 2 quotes of desired item</li> <li>- OPTIONAL: Financial Counsellor report</li> <li>- Centrelink Consent to set up Centrepay repayment</li> </ul>
<b>Electricity Vouchers (EAPA) Application</b>	<ul style="list-style-type: none"> <li>- Last Centrelink income statement or payslip · Copy of Electricity Bill</li> <li>- Identification</li> <li>- Centrelink Concession Card</li> </ul>
<b>Rent Arrears Application</b>	<ul style="list-style-type: none"> <li>- NEW Housing Application</li> <li>- Letter of Termination</li> <li>- Letter from Real Estate confirming to sustain tenancy if rent arrears is paid</li> <li>- Letter from Client as explanation regarding the arrears and evidence to support</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip ·</li> <li>- 2 forms of Identification</li> </ul>
<b>Rent Start Bond Loan</b>	<ul style="list-style-type: none"> <li>- Part A – Application for Rentstart Bond Loan form ·</li> <li>- Part B – Additional Persons form (if there are additional people aged over 18 years to be housed with you)</li> <li>- Part C – Property Information form (to be completed by the</li> </ul>

	<p>estate agent or property owner) ·</p> <ul style="list-style-type: none"> <li>- Part D – Income from Employment form (to be completed by your employer if you're working) OR Centrelink Income Statement</li> <li>- Part E – Rentstart Bond Loan Agreement form · Authority for Bond Loan Deduction form (if you're a Centrelink customer).</li> </ul>
<b>Start Safely</b>	<ul style="list-style-type: none"> <li>- Housing Application</li> <li>- Evidence of Domestic Violence – Copy of AVO or Support letter from DV service</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip ·</li> <li>- 2 forms of Identification</li> </ul>
<b>Rent Choice Assist</b>	<ul style="list-style-type: none"> <li>- Evidence of financial Hardship ie: Termination of employment, Support Letter from Service provider, Medical Assessment form.</li> <li>- Rent Choice Application</li> <li>- Last 4 weeks bank statements</li> <li>- Last Centrelink income statement or payslip · 2 forms of Identification</li> <li>- Tenant Ledger</li> <li>- Tenant Lease</li> <li>- Employment History</li> </ul>

## Newcastle Accommodation: Affordable Options

Accommodation Name:	Phone:	Price:
<b>YHA Youth Hostel</b>	4925 3544	<b>Share female/male/mixed</b> \$28-39 per night <b>Private Single</b> \$70 per night <b>Private 4 bed family room (double bed + bunk)</b> \$88 per night <b>Private double</b> \$88 per night <b>Private twin</b> \$94 per night
<b>Backpackers (Newcastle)</b>	4969 3436	\$81/night or \$210/week
<b>Col Campbell Boarding House</b>	4933 6351	3-month min stay ranges: \$240-\$490/week
<b>Travelodge Hotel Newcastle</b>	4926 3777	Single \$100-\$130/night
<b>Hotel Jesmond</b>	4955 9206	Monday to Thursday \$65 Friday to Sunday \$75
<b>The Commonwealth Hotel</b>	4926 2680	From \$79/night Twin Room
<b>Newcastle Links Motel, Fern Bay</b>	4928 2366	Double Room from \$92/night Twin Room from \$119/night King Room from \$129/night Family Room from \$139/night

<b>Shortland Hotel</b>	4951 1844	Queen ensuite \$95/night-or \$65/night weekly rate Double ensuite \$90/night-or \$60/night weekly rate Twin ensuite \$75/night weekly rate Single Room shared facilities \$70/night-or \$55/night weekly rate Queen Room shared facilities \$80/night or \$60/night weekly rate
<b>Carrington Place</b>	4961 1116	Queen Room from \$86/night Twin Room from \$107/night Double Room from \$140/night (all with shared amenities) Queen Room (private bathroom) from \$117/night
<b>Commonwealth Hotel Newcastle</b>	4926 2680	Twin/Double Room from \$79/night (Shared amenities) Triple Room from \$99/night (Shared bathroom) Double Room from \$99/night Family Room from \$129/night
<b>The Criterion Hotel</b>	4961 5597	Twin single \$80/night Queen Room \$90/night
<b>Boatrowers Hotel</b>	4928 2823	Queen Room from \$80/night Single Room from \$90/night (Shared amenities)
<b>Clarendon Hotel</b>	4907 6700	Queen Room from \$162/night Twin Room from \$180/night
<b>The Lucky Hotel</b>	4925 8888	Queen Room from \$161/night Terrace Suite from \$176/night Superior Room from \$197/night
<b>Newcastle Beach Hotel</b>	4926 3688	Monday to Thursday \$100 per night Friday- Sunday \$152.90 per

		night
<b>Ibis Newcastle</b>	4925 2266	Mon-Thurs night \$124 Friday night \$141

		Sat night \$161 Sunday night \$114
<b>Citigate Motel</b>	4967 1977	From \$115/night
<b>The Gateway Inn, Mayfield</b>	4903 6300	King/Twin Room from \$170/night 1bd apartment from \$210/night
<b>Hotel Delany</b>	4929 1627	Queen Room from \$139/night King Room from \$169/night
<b>Oriental Hotel</b>	4929 1130	Single/Twin/Queen Room from \$71/night Family Room from \$99/night (shared amenities)
<b>The Premier Hotel</b>	4962 3236	Queen Room from \$94/night Double Room from \$104/night Family Room from \$123/night (Shared amenities) King ensuite Room from \$113/night
<b>Elizabeth Motor Inn</b>	4952 7111	Double Room from \$140/night Family Room from \$144/night
<b>The Nags Head Hotel</b>	4952 5743	Queen Rooms from \$89/night
<b>The Newcastle Hotel</b>	4965 4351	Double/Quad Room from \$81/night Bunk bed in dorm male or female from \$35/night (Shared amenities)

<b>Newcastle Accommodation – Tighes Hill</b>	4929 3313	Double Room from \$82/night (Shared amenities)
<b>Citigate Motel</b>	4967 1977	Double Room from \$99/night Queen Room from \$107/night Twin Room from \$116/night Family Room from \$140/night
<b>Mayfield Motel</b>	4968 2661	Twin Room from \$110/night Triple Room from \$118/night Family Room from \$135/night
<b>ibis Budget Newcastle</b>	4950 0244	Queen Room from \$69/night Twin/Queen Room w' bunk \$123/night
<b>Newcastle Motel</b>	4942 2567	Twin/ King Room from \$110/night Family Room from \$120/night
<b>Panorama Motor Inn Hotel</b>	4943 3144	Twin/Queen Room from \$111/night Standard Large (4ppl) from \$118/night Family Room (5ppl) from \$150/night

## Temporary Accommodation Options:

- **Link 2 Home: 1800 152 152 (24 Hours)**
- **Housing NSW Newcastle Office**  
615 Hunter St Newcastle NSW  
Ph.1800 422 322
- **Compass Housing Newcastle**  
Suite 302 level 3/12 Stewart Ave, Newcastle West NSW 2302  
Ph. 1300 333 733