

# Housing Manual

**Breda University of Applied Sciences**

DISCOVER YOUR WORLD

## > GENERAL INFORMATION

Breda is a beautiful city in the south of the Netherlands. Breda University of Applied Sciences has a growing number of students and therefore accommodation in Breda can be scarce and challenging to find. There are several ways to find accommodation in Breda. Most student accommodation are houses with multiple single rooms for students or young people. Spaces like the living room (if available), the kitchen and the bathroom are shared. Rooms that are offered mostly will not be furnished (no furniture, bed, curtains, etc.). Please keep this in mind when you rent a room. If a room is not within walking distance of the school, remember the Dutch love to cycle and Breda isn't a big city. Consider buying a (second hand) bike instead of using expensive public transport.

Housing in the Netherlands isn't cheap. Rental prices for a student room in Breda vary from €300 to €500 per month. However, you will most commonly find rooms to rent for about € 400. Don't forget that in your first month you will also have to pay a deposit and an additional fee, depending on how you got your room.

Set realistic goals when it comes to the price of your student room. The chart below gives a general indication of different room sizes and prices. Prices may differ accordingly. There will be a lot of Dutch students starting the school year in September as well, so it is highly recommended to start your search for a room at least 3 months in advance. Do not wait until you are fully accepted to start the search.

TYPE OF ROOM	SIZE	BUDGET
Room in a shared house/building. Perhaps with own sink	14m2 and smaller	€350 – €400
Room in a shared house/building. Perhaps with own sink	15m2 – 18m2	€400 – €450
Room in a shared house/building. Perhaps with own sink	19m2 and bigger	€450 – +++
Studio. One living/bedroom with small kitchen OR private bathroom	22m2 – 35m2	€450 – €550
Studio. One living/bedroom with small kitchen AND private bathroom.	22m2 – 35m2	€500 – €650
Apartment with one separate bedroom	30m2 – 45m2	€800 – €1200
Apartment with two bedrooms	45m2 and bigger	€1200 – +++

## > ARRIVING IN BREDA

It is recommended to come to Breda at least a few days before the start of your study programme. In this period you can sort out anything you might need while staying in the Netherlands. Try to have your accommodation sorted beforehand. There is also a chance of a gap between your arrival and beginning of your rental period. Many students try to stay at a friend's place, another student's place, hotel or hostel, make use of Airbnb or find a host with the help of Couchsurfing. Keep your safety in mind when using websites like couch surfing.

## > FINDING A ROOM

Please note that Breda University of Applied Sciences doesn't recommend one platform or company above the other. These are just examples of where to look for rooms. It is **your own responsibility** to find suitable accommodation and it's your own decision if you want to rent through one of these platforms or companies. Also keep in mind that swindlers are active on sites. When a room seems too good to be true, reconsider! Please also keep in mind to be careful with your personal details. When you are about to rent a room, don't forget to ask what's included in the price and if additional costs are being charged. Remember that it will probably take multiple tries to find a room. Do not be discouraged by lack of response and be sure to send out many applications! The more applications you send out, the bigger the chance of finding a room.

## > HOW DOES IT WORK?

Some of the platforms or organisations mentioned below are commercial mediators in flats and rooms. They are quick with their offers, but this service will also be charged! In general, the procedure will be as follows:

- Register if needed (sometimes you will have to pay a registration fee in order to be subscribed).
- You have to apply to multiple rooms or flats. If you respond to an advertisement it is wise to tell something about yourself (girl or boy, nationality, smoker or non-smoker, age, what you are going to study, hobbies, etc.). The first round is judged on the received responses, so make sure your reply is original!
- You get an offer for the room or flat
- If you like the offer, generally, you have to come to check the room or flat after which you can accept or decline the offer. Since you are an international student you might need to search for another solution, a Skype/FaceTime interview might be a good option. We are also willing to help you with a viewing. Just contact us (Hotel [accommodation@buas.nl](mailto:accommodation@buas.nl)) and we will see what we can do.
- If you accept an offer you have to pay a few amounts in the first month: rent, deposit, and an additional fee (depending on where you find your room). Sometimes the last two mentioned amounts are equal to the rent. This means that if your rent would be €400, the costs of your first month *could* be around € 1200.

We recommend to search for rooms through the Facebook pages and the Breda University of Applied Sciences platforms first. It has been noticed that students tend to use these platforms quite often. You can always make use of the other organisations if things do not work out through the free channels.

## > FACEBOOK (free to use)

Social media offers great ways to communicate with each other. There are several pages where students and private owners advertise their available rooms, studios or apartments. Facebook is one of the best ways to avoid service charges and high registration fees. Please note the rules mentioned on the Facebook page and keep in mind that response on Facebook isn't very high. Also please be careful when using social media for finding your room.

### Living Arrangements

<https://www.facebook.com/groups/71867862623/?fref=ts>

Mostly temporary rooms offered by other students from Breda University of Applied Sciences and AVANS who are subletting their room due to internships and exchange programs (mostly around 6 months) Information is provided in English. Sublet rooms are mostly furnished.

### Find a room(mate) or house in Breda - Kamer(s) in Breda

<https://www.facebook.com/groups/kamer.in.breda/?ref=ts&fref=ts>

### Leisure & Events

#### Zoekt kamer in Breda Community (Looking for a room in Breda community, Dutch)

<https://www.facebook.com/groups/zoektkamerinbreda/?ref=ts&fref=ts>

### Rooms / Housing / huisvesting Breda

<https://www.facebook.com/groups/542921162427481/?fref=ts>



## > BREDA UNIVERSITY OF APPLIED SCIENCES PARTNER PLATFORMS (free to use)

[www.klikvoorkamers.nl/en](http://www.klikvoorkamers.nl/en)

If you want to find a good place to live in time, Breda University of Applied Sciences urges you to subscribe to Klik voor Kamers (Click for rooms). This is a joint initiative of the three housing corporations in Breda: Laurentius, Alwel, and WonenBredburg. You can register (free of charge) and find a room on their website [www.klikvoorkamers.nl/en](http://www.klikvoorkamers.nl/en). You will be given priority in accommodation offers because you are an international student.

They use three systems to assign rooms. Either first response, lottery, or waiting list.

- First response is really easy, the first to respond gets the offer for the room
- Lottery is very fair. They randomly select the person who will get the offer. However, the further you live away the more often your name is entered into the system.
- Waiting list is the hardest to get. The person who responded who has been waiting for the longest gets the room. So since signing up is free we recommend you sign up directly when you read this.

It is however very important that you respond only to rooms you do actually wish to have. Because if you respond and they offer you the room, but you do not take them up on the offer, then your priority status will be removed as well as your waiting period. You will have to start from scratch all again on the website.

Generally speaking, rooms offered on Klikvoorkamers are very well maintained and very well priced.



## > OTHER ORGANISATIONS

Some websites below charge a registration fee of €30 - €40 to have full access to their site and be able to respond. When you find a room, studio or apartment through one of these companies they charge an administration fee as well. These can be as high as one month rent, so count on at least € 250. However, administration fees/contract fees/middle-man fees etc. are forbidden in the Netherlands. Do not outright refuse to pay them but ask them why you have to pay them. They usually never respond but you will keep the room (if you already signed the contract).

See <https://www.rijksoverheid.nl/onderwerpen/huurwoning/vraag-en-antwoord/bemiddelingskosten-betalen-huurwoning-kamer> for the Dutch page about these fees. See <https://www.government.nl/topics/housing/rented-housing> for a general page about renting in the Netherlands. Both pages are from the Dutch government.

Unfortunately not all websites have English translations. However, if you manage to understand some Dutch or you know someone who can assist you, that could be useful. Many foreign students successfully use websites like these with the help of Google Translator or Google Chrome.

<https://www.househunting.nl/en/>

<https://www.housingsolutions.nl/index.php>

<http://www.acuuthurenbreda.nl/>

<https://www.stadhuis.nl/en/woning-huren/>

<https://www.stuworld.nl/en/home>

<http://bredawonen.com/aanbod/>

<http://www.pararius.com/apartments/breda>

<https://directwonen.nl/en/rentals-for-rent/breda>

<http://www.housingxl.nl/en/home/>

<http://www.kodawoningbeheer.nl/en>

<http://www.huurda.nl/>

<https://kamernet.nl/en/for-rent/room-Breda>

<https://select-a-house.nl/en>

<https://www.rotsvast.nl/en/>

<https://nl.cameloteurope.com/properties/rooms/breda>

<https://www.kamerbreda.com/>

[https://www.huursector.nl/huurwoningen-breda/?min\\_price=0](https://www.huursector.nl/huurwoningen-breda/?min_price=0)

<https://www.kamer.nl/te-huur?plaats=Breda>

<http://www.marktplaats.nl> (Dutch trading website, try searching for "Huur Kamer Breda")

**IMPORTANT:** Be extremely careful when using Marktplaats.nl to find a house. If something looks too good to be true, do a google reverse image search. Money up front is not too unusual, but offer a proof of income instead and a willingness to sign a contract. Do not send a copy of your id-card.

## > SCAMMERS

There are quite a few scammers active in Breda. To prevent you becoming one of their victims we have compiled a list of tips and tricks which you can use to your advantage.



If someone contacts you to offer you a room out of the blue, then be extra careful

If the room is looking very nice and quite luxurious, then put at least €100 on top of the prices mentioned in the table.

If the price is below that, be extra careful.



If someone offers you the room on behalf of another person, whom is abroad, then be extra careful.

- If they require a big payment up front (more than one month of rent + safety deposit).



If the safety deposit is higher than one month or rent.

If they deny you a viewing.

If they do not allow you to register at the municipality with the address.

- If they refuse a contract.



If they ask you for your ID card or passport, be careful. Make sure to scratch out your photograph and BSN/Social

Security Number/Personal Number. They are legally not allowed to ask for that information.



You can check if they are the owner of the property on the given address through the Kadaster website (Dutch

institution). The website is only available in Dutch though.



- o Go to <https://www.kadaster.nl/winkel> and fill in the address in the search bar above the map and select it

- o Buy "Eigendomsinformatie" for €2,60. (Ownership information)

- o You should now be able to see who owns it etc.



But most importantly; if it feels like a scam, do not hesitate to e-mail [accommodation@buas.nl](mailto:accommodation@buas.nl) with as much information as possible.

## > FURNISHING

Leisure & Events

Unfurnished rooms can be cheaper to rent and since most rooms in the Netherlands are unfurnished, you may need to furnish your room yourself. This doesn't have to be expensive as there are many DIY stores, second hand stores, second hand websites and Facebook pages.

Useful stores are mentioned below. Most of these websites are in Dutch. However, if you manage to understand some Dutch or know someone who can assist you that could be useful. Many foreign students successfully use websites like these with the help of Google Translator or Google Chrome. You can use their home delivery services or you can check their products online and visit the actual stores which are all located in Breda.

IKEA	<a href="http://www.ikea.com/nl/nl/">www.ikea.com/nl/nl/</a> Furniture & everything you may need
Leen Bakker	<a href="http://www.leenbakker.nl/">www.leenbakker.nl/</a> Furniture
Kwantum	<a href="http://www.kwantum.nl/">www.kwantum.nl/</a> Furniture & DIY
Gamma	<a href="http://www.gamma.nl/">www.gamma.nl</a> DIY store
Formido	<a href="http://www.formido.nl/">www.formido.nl</a> DIY store

Marktplaats  
Emmaüs Kringloop  
Vindingrijk Kringloop  
Facebook pages:

[www.marktplaats.nl/](http://www.marktplaats.nl/) (second hand website handy for bikes and furniture)

[www.emmaus-breda-veilingkade.nl/home/](http://www.emmaus-breda-veilingkade.nl/home/) (second hand furniture shop)

[www.vindingrijkbreda.nl/](http://www.vindingrijkbreda.nl/) (second hand furniture shop)

[www.facebook.com/groups/298857480315635/](https://www.facebook.com/groups/298857480315635/)

(residents of Breda selling items such as furniture and clothes)

[www.facebook.com/groups/2ehandsverkoop/](https://www.facebook.com/groups/2ehandsverkoop/)

(residents of Breda selling items such as furniture and clothes )

[www.facebook.com/groups/375195449252311/](https://www.facebook.com/groups/375195449252311/)

(residents of Breda selling items such as furniture and clothes )

[www.facebook.com/groups/fietsen.breda/](https://www.facebook.com/groups/fietsen.breda/)

(residents of Breda selling second hand bikes)



Media



To give a global idea on how much it would cost to furnish your own room, below you will find an example of basic Ikea furniture that will fill up your room with everything you need. Also consider any of the other shops mentioned above and second hand shops to find everything you need.



Bu



JÖMNA MATRASS €29.-

NEIDEN BEDFRAME €29.95

LURÖY SLATTED BASE €15.-



Lc



MULIG €8.99

LINNMON TABLE €17.95

GUNDE CHAIR €5.99

+

**Total: €106.88**

## > TERM LIST

Te huur:

Verhuurd:

Onderverhuren:

Tijdelijk:

Onbepaalde tijd:

12 m<sup>2</sup>:

Incl. or Netto prijs:

Excl. or Bruto prijs:

Hotel

Borg:

Beschikbaar per:

Voor vrouwen:

Voor mannen:

M/V:

Aantal huisgenoten:

Zolder:

Begane grond:

Verdieping:

Berging:

Keuken:

Slaapkamer:

Badkamer:

Huiskamer:

Gezamenlijk gebruik:

Gestoffeerd:

Niet gestoffeerd/ niet gemeubileerd:

Gemeubileerd:

Tourism



Leisure & Events

For rent

Rented, not available anymore

Subletting

Temporary renting period

Unlimited period for renting

Square metres. length x width. 3 x 4 for example

Including. Meaning this is the net renting price per month. Often gas, water, light and electricity are included in the renting price. Make sure to verify this with the contact person!

Excluding. Meaning some facilities are not included in the renting price per month. This can be the gas, water, light and electricity or governmental taxes. Make sure to verify this with the contact person!

Deposit

Available from

For females only

For males only

Male and female

Number of room mates

Attic

Ground floor

Floor (1e *verdieping* is the first floor above the ground floor)

Storage room

Kitchen

Bedroom

Bathroom

Living room

Joint / communal use

The room has carpeting and / or curtains

The room is completely empty

The room is fully or partly furnished