

Swinburne Student Residences

Schedule of Fees 2026

Room rates (all rates in AUD)

	Weekly Rate per person
Residential College Dormitory	
Single Room <i>(shared bathroom and kitchen facilities)</i>	\$315
Studio Apartments	
Studio Apartment Standard <i>(SPS/SPW building only)</i>	\$415
Studio Apartment Deluxe <i>(SPS/SPW building only)</i>	\$460
Studio Apartment Accessible <i>(SPS/SPW building only)</i>	\$415
2 Bedroom Apartments	
2 Bedroom Standard <i>(all buildings except College and William St)</i>	\$345
2 Bedroom Deluxe <i>(2-storey apartments, private laundry, Wakefield/Park St)</i>	\$360
3 Bedroom Apartments	
3 Bedroom Standard <i>(SPW building only)</i>	\$320
3 Bedroom Superior <i>(Larger room, private laundry, Wakefield, William and Park St)</i>	\$330
3 Bedroom Deluxe <i>(2-storey version of 3 bed superior, located on Wakefield/Park St)</i>	\$345
4 Bedroom Apartments	
4 Bedroom Standard <i>(SPS/SPW building only)</i>	\$315
4 Bedroom Deluxe <i>(SPS/SPW building only)</i>	\$320

All rates are inclusive of electricity, gas, water, and laundry costs.

Internet access is available via Swinburne's free eduroam Wi-Fi service, or our third party paid service.

Other fees

Security Deposit (refundable)*	\$500	Lockout Fee**	\$10
Administration Fee*	\$200	Room Change Fee	\$80
Orientation Fee*	\$100	Failed Cleaning Inspection Fee (minimum)	\$50
Social Club Fee (per semester)	\$45	Termination Fee***	\$500

* Paid upon first entry into the Residences

** A lockout fee is charged for the 3rd and each subsequent lockout after office hours.

*** Refer to the licence agreement (section 4.2) for details on termination considerations

Calculating and invoicing your accommodation fees

Residents are required to always stay a minimum 4 weeks in advance of their accommodation fees.

Accommodation fees are calculated at a nightly rate and invoiced at beginning of each month. This invoice is sent by email. If your fees are paid by a parent, relative or another third party, we can copy them into the invoice emails if you (the resident) send a request in writing to residences@swin.edu.au. The resident retains full responsibility for payment obligations unless they're under 18 years of age.

Please contact us if you have any questions about your monthly invoices or other accommodation fees. We ask that you notify us well in advance if you're having difficulty making payment.

If any fees remain unpaid by more than 14 days your licence *may* be terminated by Swinburne. We will make reasonable attempts to contact you to resolve the situation before this deadline is reached.

Billing and Term Dates

When your term dates fall outside this invoice schedule we'll add the extra nights to your next invoice.

Month	Start	End	Nights	Invoice Issue Date	Payment Due Date
January	1/1/2026	1/2/2026	31	1/12/2025	5/1/2026
Semester 1 Accommodation Term starts 14 February 2026					
February	1/2/2026	1/3/2026	28	5/1/2026	2/2/2026
March	1/3/2026	1/4/2026	31	2/2/2026	2/3/2026
April	1/4/2026	1/5/2026	30	2/3/2026	30/3/2026
May	1/5/2026	1/6/2026	31	1/4/2026	29/4/2026
June	1/6/2026	1/7/2026	30	1/5/2026	29/5/2026
Semester 1 Accommodation Term ends 4 July 2026 No gap if on full year term, or renewing for semester 2					
Semester 2 Accommodation Term starts 18 July 2026					
July	1/7/2026	1/8/2026	31	1/6/2026	29/6/2026
August	1/8/2026	1/9/2026	31	1/7/2026	29/7/2026
September	1/9/2026	1/10/2026	30	3/8/2026	31/8/2026
October	1/10/2026	1/11/2026	31	1/9/2026	29/9/2026
November	1/11/2026	5/12/2026	34	1/10/2026	29/10/2026
Semester 2 Accommodation Term ends 5 December 2026					
December	5/12/2026	1/1/2027	27	2/11/2026	30/11/2026