

Returning residents

2027 Application Guide

Student Living

A how-to guide for returning residents

We're thrilled you've decided to continue your Student Living experience in 2027!



2027 Returner Applications open 10:00am Tuesday 8 September, 2026

Get in early to increase your chances of getting your preferred room type.

Submitting an application

1. Log onto the [Student Living Portal](#) with your current login
2. Select 'Application' tab
3. Select the term for your preferred contract period
4. Select your campus of study
5. Select your living environments from the options: single gender, quiet living or general (subject to availability)
6. Select your four room preferences
7. Process payment for the non-refundable application fee (\$50.00)
8. Continue through the application and click 'Submit Application'

**A 'Returner Applicant' is anyone who has previously lived on a University of Newcastle campus. If you have not lived on campus before you are a 'New Applicant' and should refer to our Applications page for more details.*

Accepting your offer

Once you've received an offer follow the steps below to accept:

1. Log onto the [Student Living Portal](#)
2. Select 'Application' tab
3. Select the contract term with the status 'Place Offered'
4. Review the details of your offer
5. Accept offer by selecting 'Accept' in the 'accept or decline room allocation' reply box.
6. Review and accept the Terms and Conditions by clicking 'Agree' then click 'Next'
7. Receive a copy of your signed Student Living Occupancy Licence Agreement via email
8. Click the 'Add To Cart' button to make the required acceptance fees payment.
9. Click 'Submit'

E-induction

The online e-induction module is compulsory and provides information around Student Living policies and procedures, as well as conditions for living here. Once you've received and accepted your offer you will be sent more information.

Frequently asked questions

I can't log in to the Student Living Portal. What do I do?

Please follow the password reset instructions on the login screen using the email address associated with your Student Living Portal profile. If you are unsure which email address is linked to your portal profile please contact studentliving@newcastle.edu.au before Tuesday 8 September 2026. Please do not set up a new profile as it may hinder your application. Ensure your room payments are up to date before you attempt to submit a returner application so there are no delays to the application process.

I have already submitted my Student Living application; can I make any changes to my personal details or preferences?

You can make changes to your application by selecting your applied term under the 'Returner Application' process on the Portal. Changes will be permitted from Tuesday 8 September until 12:00 PM (midday) on Wednesday 16 September. No changes will be accepted after this time as we begin preparations for Round 1 offers. The next opportunity to make changes will be from Monday 28 September.

Changes to your application are subject to capacity when offers are being prepared.

What contracts are available? *

There are a variety of contract terms on offer, including:

- | | |
|-----------------|---|
| • Long Stay | Saturday 13 February - Sunday 28 November 2027 |
| • Standard Stay | Saturday 13 February - Sunday 28 November 2027
(move out 6 June - 7 August 2027) |
| • Semester 1 | Saturday 13 February - Sunday 6 June 2027 |

** All dates are subject to change. Please note: not all room types or locations will be available across the different contract terms.*

Frequently Asked Questions

If I am on a Standard Stay contract, when I move back onto campus in Semester 2 will I return to the same room?

Unfortunately, we cannot guarantee that you will go back to the same room when you return in Semester Two, but we will prioritise a move back into the same residence.

What is the Midyear Session contract term?

Students who are enrolling in Midyear Session classes and plan to attend campus for this period only are welcome to apply for accommodation when applications open, however, if you are on Long Stay, this contract covers Midyear Session.

Can I leave my belongings in my room over the Midyear Session and pay a reduced fee like I did in 2026?

We listened to our residents and made changes that are more supportive of you and your finances. If you choose Standard Stay you will need to move out of your room entirely, and there will be no room fee charges over the Midyear Session. Fees will commence again from the Semester 2 move in date.

What if my academic plans change and I either want to move out early or I want to extend my stay to all year?

These things happen and we are here to support you. Depending on what contract option you started with and what you want to do next we'll be able to support you through the change. You might need to move rooms or submit a termination but again, we will help you to navigate this.

I'm studying all year/have a job in Newcastle I don't want to leave during Midyear Session. What option should I choose?

Long Stay – this will give you a room on campus all year with no restrictions for coming and going provided you remain enrolled in the University for Semester 1 and 2.

I'm going to choose Long Stay but will be travelling for a few weeks/months during Midyear Session, will my fees be reduced for the time I'm away?

Unfortunately, no, room fees will continue to be charged for the duration of the contract. If you decide you'd rather switch to Standard Stay, please reach out to the team for support with the process.

What are the Terms and Conditions of living on-campus?

When you accept your accommodation offer you are bound by the Occupancy Licence Agreement and the Student Living Standards. Please click [here](#) for the most up to date documents.

Can anyone apply to live on campus at Student Living?

Eligibility criteria applies to those wishing to live on campus, including;

1. You must have applied to become a full or part-time student or already be enrolled at the University of Newcastle and commence your studies within 28 days of moving in.
2. Maintain a minimum enrolment load of 10 active course units throughout your occupancy.

How much does it cost to live on campus?

You can view the 2026 room types and fees [here](#). 2027 room types and fees will be available soon, check the [website](#) for updates.

Does it cost anything to apply?

Yes, there is a non-refundable \$50.00 accommodation application fee.

I have a medical condition/disability, can I still live on campus?

Yes, you can. If you have a medical condition or disability, we will do our very best to support you. Ensure you tick the medical disclosure box during your application process and the team will be in touch to assist you further.

What are the total fees and charges I need to pay to accept my offer to live on-campus?

Upon acceptance of your offer, immediate payment of the below fees is required, so please budget accordingly:

Room Deposit: equivalent to 4 weeks of room fees – refundable at the end of your contract period

Room Fees In Advance: equivalent to 2 weeks of room fees

Community Levy: Full Year \$550.00 and Single Semester \$300.00

Please note: The Room Deposit is held against any room fee, damage or other miscellaneous charges incurred/outstanding at the end of your contract period. Your Room Deposit may also be used to offset fees you owe to the University (e.g. library fines or tuition fees etc.).

All unused Room Deposit will be refunded back to you.

How do you allocate where a resident selects both a Living Environment preference and a residence?

When applying, you will be asked to select your preferred Living Environment. You will then select your room preferences from the room types and locations that are available within that Living Environment. If you cannot see your preferred room type or location as an option, this is because they are not offered in your selected contract term and/or Living Environment and you will have to change either your Living Environment, contract or room preference.

At the time of processing your application we will check for availability in your first preference. If this is not available, we will assess your remaining preferences. E.g. if you choose Quiet Living and then Evatt House, we will seek to offer you a Quiet Living room in Evatt House. However, if all Quiet Living rooms, Standard Stay contract term, are already allocated at Evatt, we will endeavour to offer you a Quiet Living room in your second, third or fourth residence of choice. As not all Living Environments are available within each residence, you may need to consider whether living in a particular type of Living Environment, or being in a particular residence is more important to you under your selected contract term.

If you are flexible and happy to live across residences or room types we suggest adding 'Any Offer' as a preference as this will increase the options available to us to offer you.

How does the room deposit roll over work?

For returning applicants, who receive a 2027 offer whilst still residing on campus under a 2026 contract, we will roll over your Room Deposit from 2026 to 2027. You may be asked to top up your account due to the difference in price calculated from your 2026 room type. The top up amount required will be automatically calculated when you accept online. For some residents, there will be no price difference or credit applied – it will depend if your room type changes.

Application Reminders:

- It's important to get your application in as soon as you can.
- We suggest you include 'any offer' to increase your options and chance at securing an offer.
- Once you have submitted an application, there will be no need to re-submit another application.
- Creating multiple applications in our system, may reduce your chances of receiving an offer.
- Only use one device (one form of login to the Student Living portal), as multiple logins may cause delay in the processing of your application on our system. The system will automatically log you off after you have submitted your application. This is a new feature and it is aimed to assist with the portal load.
- If you have made an error during your application, you may correct details on your application after submission, by revisiting your completed application online. Changes will be locked from Wednesday 16 September to Monday 28 September. This application process relates to our 2027 Semester 1, Long Stay and Standard Stay contract periods only. Semester 2 2027 applications will open in May 2027 (exact date TBC). Midyear Session applications will open in April 2027.

Room and Housemate Requests

Roommate Requests

If you want to share a room/bed with a friend/partner, you will both need to complete your applications and pay your non-refundable Application Fee. If you have selected a room/bed that is dual occupancy you will be asked to nominate your roommate in the application. Dual occupancy means you will be sharing a bedroom with your nominated person and is available in Barahineban* or in one bedroom options in North, South, East and West residences. All other room types are single occupancy meaning you will have your own bedroom.

Housemate Requests

If you wish to nominate a person to live in a share apartment with (not sharing a bedroom) then you will be asked to provide this information after you have received and accepted an offer to live on campus. Please ensure the person you are seeking to live with has also received and accepted an offer for the same residence before submitting your request. More information regarding the housemate request process will be provided when offers have been sent.

Barahineban Twin Share

Rooms in Barahineban have the ability to cater to couples (one king bed) or twin share. If you are seeking to live with a roommate, please follow the above Roommate Request process.

Termination of your contract

Early termination

Once you have accepted your accommodation offer you can cancel your booking at any time up to 21 days before the contract commencement date, for any reason and Student Living will refund all fees paid except for the non-refundable application fee and a termination administration fee. To cancel your accommodation booking please e-mail studentliving@newcastle.edu.au as soon as possible to avoid standard termination fees and charges.

Standard termination

Once your contract has commenced, the standard termination process requires a minimum of 28 days' notice. Room fees will continue to be charged throughout this notice period. At the conclusion of the notice period, a Termination Administration Fee of \$250.00 will be applied.