

Housing Manual

Breda University of Applied Sciences
2024-2025



DISCOVER YOUR WORLD

1 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 involves houses with multiple single rooms for students or young people. Spaces such as the living room (if available), kitchen and bathroom are shared. The rooms offered are mostly not 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 is not a big city. Consider buying a (second-hand) bike instead of using public transport.

Housing in the Netherlands is not cheap. Rental prices for a student room in Breda vary from €400 to €800+ per month. However, you will most commonly find rooms to rent for about €450/600. Do not forget that in your first month you will also have to pay a deposit and an additional fee, depending on how you found your room. Set realistic goals when it comes to renting your student room. The chart below gives a general indication of different room sizes and rent prices. Prices may differ accordingly. There will be a lot of Dutch students starting the academic year in September as well, so it is highly recommended to start your search for a room a couple months in advance. Do not wait to start your search until you have been fully accepted onto the degree programme.

Estimated costs for a room in Breda in 2023/2024

Type of room	Size	Budget
Room in a shared house/building. Perhaps with own sink unit	14m2 and smaller	€400 – €500
Room in a shared house/building. Perhaps with own sink unit	15m2 – 18m2	€500 – €600
Room in a shared house/building. Perhaps with own sink unit	19m2 and bigger	600+
Studio. One living/bedroom with small kitchen OR private bathroom	22m2 +	€700+
Apartment		€1000 +

1.1 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, a hotel or hostel, make use of Airbnb or find a place to stay through Couchsurfing. Keep your safety in mind when using websites such as couch surfing.

2 Finding a room

Please note that Breda University of Applied Sciences does not recommend one platform or company over the other. These are just examples of where to look for a place to live. It is your own responsibility to find suitable accommodation and it is your own decision if you want to rent through one of these platforms or companies. Please also keep in mind that not all people active on these sites have the best of intentions. When a room seems too good to be true, reconsider! And make sure to be careful with your personal details. When you are about to rent a room, do not 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.

2.1 How does it work?

Some of the platforms or organizations mentioned below are commercial intermediaries in flats and rooms. They are quick with their offers, but this service comes at a price! In general, the procedure will be as follows:

- Register if needed (sometimes you will have to pay a registration fee to subscribe).
- Send out applications for multiple rooms or flats.
 - If you respond to an advertisement, it is wise to tell something about yourself (gender, nationality, smoker or non-smoker, age, what you are going to study, hobbies, etc.). The first selection round is based on assessing the responses received, so make sure your application is original!
- You get an offer for a room or flat.
 - If you like the offer, generally, you will 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 find another solution, a videocall interview might be a good option. We are also willing to help you with viewing. Just contact us (accommodation@buas.nl) and we will see what we can do.
- If you accept an offer, there are several amounts that you will be required to pay 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 is €400, the costs of your first month could be around €1,200.

We recommend searching for rooms through the Facebook pages and the Breda University of Applied Sciences platforms first. Experience has shown 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.

2.2 Facebook

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 concerned and keep in mind that response on Facebook is not very high. What's more, please be careful when using social media to find 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 placements and exchange programmes (mostly around six 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>

2.2.1

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>

2.3 BUas partner platform (free to use)

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. You will be given priority in accommodation offers because you are an international student.

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

- The first response is easy, the first to respond gets the offer for the room.
- The system of by lot is very fair. They randomly select the person who will get the offer. However, the farther away you live, the more often your name is entered into the system.
- The waiting list is the hardest system. The applicant who has been on the waiting list for the longest period of time, will get the room.

Signing up is free of charge, so we recommend you sign up as soon as you read this. It is, however, very important that you respond only to rooms you do wish to have. This is because when you are offered a room but do not accept it, your priority status will be removed, as well as your waiting period. You will have to start from scratch all over again on the website. Rooms offered on Klikvoor-Kamers are well-maintained and well-priced.

2.4 Other organisations/companies/websites

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 of rent, so count on at least €250. However, administration fees/contract fees/intermediary fees and so on are forbidden in the Netherlands. Do not outright refuse to pay them but ask them why you must pay them. They usually never respond, but you will keep the room (if you already signed the contract).

See [Do I have to pay agency fees when I rent?](#) 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 know someone who can assist you, that could be useful. Many foreign students successfully use websites like these with the help of Google Translator on Google Chrome.

- [HouseHunting Real estate - Housing rental & property management](#)
- [StadHuis Breda](#)
- [BredaWonen](#)
- [HousingSolutions](#)
- [Select a House](#)
- [Rotsvast](#)
- [XIOR Breda](#) (you can only book the rooms that do not require a code)
- [Stuworld](#)
- [Marktplaats](#) (Dutch trading website, try entering the search terms 'Huur Kamer Breda')

3 Scammers

There are quite a few scammers active in Breda. To prevent you from becoming one of their victims, we have compiled a list of tips and tricks which you can use to your advantage. Be (extra) careful if:

- If someone contacts you to offer you a room out of the blue. The same applies to random comments to Facebook posts.
- If the room looks very nice and quite luxurious, then put at least €200 on top of the prices mentioned in the table. Any prices below that should raise your suspicion.
- If someone offers you the room on behalf of another person who is abroad.
- 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 of rent.
- If they deny you a (online) viewing.
- If they do not allow you to register at the municipality with the address.
- If they refuse a contract.
- If they have a suspicious-looking Facebook profile (new account/no friends).
- If there are spelling and grammar mistakes in communication.
- If they ask you for your ID card or passport. Make sure to hide 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 at the given address through the Kadaster website (Dutch institution). The website is only available in Dutch though.
 - Go to [Kadaster](#) and fill in the address in the search bar above the map and select it.
 - Buy "Eigendomsinformatie" for €2.80 (ownership information)
 - You should now be able to see who owns it, and other information.

But most importantly; if it feels like a scam, do not hesitate to e-mail accommodation@buas.nl with as much information as possible. We will examine the information and give you our advice.

4 Furnishing

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 does not 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.

Name shop	Website	Use
IKEA	www.ikea.com/nl	Furniture and everything you may need
Leen Bakker	www.leenbakker.nl	Furniture and decoration
Kwantum	www.kwantum.nl	Furniture and decoration
Gamma	www.gamma.nl	DIY store
Formido	www.formido.nl	DIY store
Marktplaats	www.marktplaats.nl	Second-hand website
Emmaus kringloop	www.emmaus-breda-veilingkade.nl/home/	Second-hand store
Vindingrijk Kringloop	www.vindingrijkbreda.nl	Second-hand store
Goedkoop & Zo	www.goedkoopenzo.nl/	Second-hand store
Facebook pages; second-hand items	Facebook pages: www.facebook.com/groups/298857480315635/ www.facebook.com/groups/2ehandsverkoop/ www.facebook.com/groups/375195449252311/ www.facebook.com/groups/fietsen.breda/	Furniture, bikes, decoration and everything else you may need.



Games



Leisure & Events



Tourism



Media



Data Science & AI



Hotel



Logistics



Built Environment



Facility

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