



Welcome to Canberra Australian Capital Territory

Taylor Coulter Relocation Guide 2010



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Welcome to Canberra, ACT

Nestling on beautiful Limestone Plains, Australia's capital is a well-planned lakeside city of green leafy parks, top class restaurants, open bushland, and architectural genius.

Canberra is home to many national centres and monuments such as the celebrated Australian War Memorial, the splendid National Science and Technology Museum and the historic Parliament House. Despite many comments made by other Australian's the entertainment scene is quite lively. Canberra is also probably the only major city in Australia where you will actually see kangaroos roaming the streets and parks. There have been confirmed sightings of kangaroos swimming in Lake Burley Griffin, named after the American architect Walter Burley Griffin, and grazing in the grounds of Parliament House.

The plains and hills around the outskirts of Canberra rise into the rugged Great Dividing Range in the south and west areas of the ACT. The well-known Murrumbidgee River also flows across the ACT from the southeast to the northwest and there are many great spots for picnics and barbecues.

Numerous attractions include the beautiful Australian National Botanic Gardens, the dramatic Parliament House (built partly underground), and the lakeside Australian National Gallery. Steeped in culture yet surrounded by nature, this monumental city has something new to offer even the most discerning.

Visit the Canberra tourism website at www.canberratourism.com.au.

Art & Culture

As befits a nation's capital Canberra is home to many of the countries national galleries and museums, including:

National Gallery of Australia	www.nga.gov.au	Ph: 6240 6502
National Portrait Gallery	http://www.portrait.gov.au/	Ph: 6270 8210
National Museum of Australia	www.nma.gov.au	Ph: 6208 5000
National Dinosaur Museum	www.nationaldinosaurmuseum.com.au	Ph: 6230 2357
The National Trust of ACT	http://www.nationaltrustact.org.au/	Ph: 6230 0533
Canberra Jazz Club	http://www.canberrajazzclub.com/	Ph: 61253684
Canberra Theatre Centre	www.canberratheatre.org.au	Ph: 6243 5711
The Street Theatre	www.thestreet.org.au	Ph: 6247 1519

Associations and Organisations

The following is a list of some associations and organisations based in ACT that may be of assistance to new arrivals.

INTERNATIONAL

Australian American Association	www.aaafed.asn.au
Vishnu Siva Mandir	http://mandir1.org.au
British High Commission	http://ukinaustralia.fco.gov.uk/en/
L'Alliance française	www.afcanberra.com.au

COMMUNITY ORGANISATIONS

Lions Club	www.lionsclubs.org.au
Rotary Club (Belconnen)	www.belconnenrotary.org.au
Rotaract Club of Canberra	www.rotarnet.com.au
Volunteering ACT	www.volunteeract.com.au

Buying Property

THE BUYING PROCESS

Paying an initial deposit

Once you have made an offer on a property, you may be asked to pay an initial holding deposit. The agent is required to pass every offer to the property seller.

At this stage:

- They have no obligation to sell the property to you
- You have no obligation to buy the property
- They will refund your deposit if you do not end up entering into a contract to buy the property

The seller or agent can take as many initial deposits as they like for one property. However, when you pay this deposit, they should let you know if someone else makes a later offer on the same property.

It is important to remember that the agent selling the property is working for the seller. The agent will act in accordance with the seller's instructions and time requirements. These may not always be the conditions that best suit the buyer.

GAZUMPING

Gazumping occurs when you have a verbal agreement with the agent or seller to buy the property at an agreed price and you pay a deposit, but the property is not sold to you in the end. This usually happens when the seller has decided to sell the property to someone else.

Sellers are entitled to get the best price for the property and the agent's job is to help them. Unfortunately, this could mean that you lose out if someone offers a higher price. This is because, until you exchange contracts, there is no legally binding agreement between you and the seller.

If you are gazumped, neither the agent nor the seller is obliged to compensate you for the money you have spent on legal advice, inspection reports, finance application costs and inquiries. However, your deposit must be refunded to you in full.

EXCHANGING CONTRACTS

Exchanging contracts is an important step in the legal process of buying a home. Before exchange, the agreement is usually just verbal and not binding. Until you exchange contracts both you and the seller have the right to change your mind.

After you have discussed the contract with your solicitor and all the proper inquiries have been made, you will be ready to exchange contracts. There will be two copies of the sale contract: one for you and one for the seller. You each sign one copy before they are swapped or 'exchanged'. This can be done by hand or post and is usually arranged by your solicitor.

Following exchange, you have a financial interest in the property so it is wise to get it insured.

SETTLEMENT

Settlement usually takes place about six weeks after contracts are exchanged, however it can take place at any mutually agreed time. This is when you become the legal owner of the property. The balance of the purchase price and other adjustments are paid on this date.

CONVEYANCING

If you want to buy or sell a home, land or investment property you will have to sign a contract. The legal work involved in preparing the sale contract, mortgage and other related documents, is called conveyancing. It is possible to do your own conveyancing. However, most people get a solicitor to do the work for them. In addition to completing your conveyancing solicitors can provide advice on associated issues. Solicitors must also have

professional indemnity insurance for your protection. To find a solicitor who does conveyancing:

- Look up the Yellow Pages under 'Conveyancing Services' or
- Call the Law Society of the ACT 6247 5700

PROPERTY INSPECTIONS

Knowing as much as you can about the condition of the property before you buy will help you avoid problems and extra costs down the track. The best way of doing this is to get a pre-purchase property inspection report - commonly known as a building inspection.

For further information visit the Real Estate Institute of the ACT website at www.reiact.com.au.

You can also get further information on buying property and price guides at www.domain.com.au or www.realestate.com.au.

Car Hire

There are numerous car rental companies to choose from if you prefer to rent rather than buy a car. Try:

- Avis Australia Ph: 13 63 33 or visit www.avis.com.au
- Budget Ph: 1300 362 848 or visit www.budget.com.au
- Hertz Ph: 1300 132 607 or visit www.hertz.com.au
- Thrifty Ph: 1300 367 227 or visit www.thrifty.com.au

Driving in the ACT

Generally speed limits are between 50 km/38mph (unless otherwise stated) in built up areas to 110kms/70 mph on freeways. The legal limit of blood alcohol while driving is under 0.05 (under 0.02 for probationary, provisional and learner drivers, and drivers of Heavy Motor Vehicles and Commonwealth Vehicles) and Random Breath Testing (RBT) is common.

The wearing of seat belts is compulsory for adults and children over the age of 12 months, and child restraints for infants under 12 months old. Child restraints must meet Australian standards and carry the AS symbol. Annual registration of a car is required (see Motor Vehicle Registration) and third party insurance is compulsory. It is compulsory for motorcyclists and bicyclists to wear helmets.

Driving Licences

INTERSTATE & NEW ZEALAND LICENSE HOLDERS

If you already have a licence (other than a learner licence) from any Australian state or territory, you can exchange it for an ACT licence at Road User Services or an ACT Government Shopfront. You will need to provide proof of identity and residency and produce your existing licence. You must obtain your ACT driver licence within three months of taking up residence in the ACT.

OVERSEAS LICENCE HOLDERS

People from other countries who take up residence in the ACT must hold an ACT Driver Licence to drive a motor vehicle. When you move to the ACT your current overseas licence or International Driving Permit is valid for only three months.

If you have a current licence or one expired by less than 5 years and it is from an approved country (see www.rego.act.gov.au) you are exempt from the practical driving test but must still pass the road rules knowledge test to obtain your ACT licence.

If you have a licence from another country, you will have to successfully complete a road rules knowledge test and either:

- Pass a practical driving test with a government licence examiner; or
- Undertake training and continuing assessment with an accredited driving instructor (the 'log book' system).

The knowledge test is conducted by a Road Ready Centre at the Canberra Technology Park, 47 Phillip Avenue, Watson, or at the Road Ready Centre, 72 Townsend Street Phillip; for current cost please visit www.rego.act.gov.au.

To sit the test, you will need to provide two passport photographs and produce your overseas licence. It is not necessary to make a booking.

You must apply in person for a licence.

LICENCE FEES

Please visit www.rego.act.gov.au for up to date license fees.

Education

Canberra is a growing city and most school buildings are of recent design. This enables more modern and adaptable teaching methods to be used. Because Canberra is a planned city, schools are generally located adjacent to areas for play and sports.

GOVERNMENT SCHOOLS

The devolution of power to school boards has been a major feature of government education in the ACT since 1973. All Government schools in the ACT undertake a quality assurance process once every five years.

Government schools in the ACT are very accessible and parents are encouraged to visit them and discuss their views with teachers and board members and to play a vital part in the development of their children's school and education.

Each school is administered by a school board composed of elected parents, teachers, a departmental nominee, and the school principal and, in the case of secondary schools, student representatives. In addition to a board, most schools have a Parents' and Citizens' Association which provides support through fund-raising and social activities.

SCHOOL FINANCE

Funding for ACT government schools is provided by the ACT and Commonwealth Governments and administered by the ACT Department of Education, Youth and Family Services. School boards have a significant level of responsibility in the use of resources in schools. Most schools ask parents to make contributions towards the cost of additional resources such as computers, library books, sporting equipment and other materials. The amounts parents are asked to contribute are decided by school boards and vary from school to school. Payment of these contributions is voluntary but is important for the maintenance of quality programs in schools.

ENROLMENTS

There are no enrolment zones for ACT government schools but each school gives priority to the enrolment of children living in its designated area. This may be one suburb, part of a suburb, or a group of suburbs. If a school has room available in the appropriate age group after accepting students from its priority enrolment area, it may accept students who live outside the area. Most children attend their local preschools and primary schools and go on to

the local high school and secondary college. Parents contact schools directly to arrange enrolment of their children.

PRESCHOOLS

Government preschools offer:

- 10 and a half hours of sessional preschool per week to all children who turn four on or before 30 April in the year of enrolment
- referrals to therapists and other professionals for children with special needs

A list of Canberra preschools can be found via the ACT Education & Training website at <http://www.det.act.gov.au/>.

PRIMARY SCHOOLS

All five year olds and children turning five on or before 30 April enrol at the beginning of the year. Primary schools place a major emphasis on teaching children the basic skills of reading, writing, language, and mathematics. The arts, languages other than English, social education programs, health, and physical recreation also play important roles in primary education programs.

Close contact is maintained between high schools and primary schools so that students make a smooth academic, personal and social transition between sectors.

A list of Canberra Primary Schools can be found via the ACT Education & Training website at <http://www.det.act.gov.au/>.

HIGH SCHOOLS

High schools cater for students aged from about 12 to 16 in Years 7 to 10. A Year 10 Certificate and High School Record detailing programs undertaken by a student in Years 9 and 10 are issued at the end of Year 10.

Year 7 is an introductory year in which students are given the opportunity to sample many of their schools' curriculum options to help them make informed choices in later years. They also commence their studies in the core area. Teachers and counsellors encourage students to make choices that will broaden their interests and help prepare them for a career or further education. Students' subject choices are approved by their parents in consultation with the school.

High schools provide a comprehensive range of programs, which offers all students a balanced curriculum, suited to the needs and interests of the individual, the challenges of secondary college and life as a productive and contributing member of the community. Each high school produces a handbook, which outlines curriculum and organisation, and members of staff are happy to discuss the needs of intending students with parents.

A list of Canberra High Schools is provided at <http://www.decs.act.gov.au/schools/high.htm>.

HIGH SCHOOL CERTIFICATES

Year 10 and Year 12 Certificates are awarded on the basis of continuous assessment of students' progress. This is seen as a fairer system of assessment than external exams as it takes into account not just the regular internal exams and other forms of assessment to check knowledge of subjects and intellectual development, but all of a young person's abilities, interests and achievements.

The ACT Year 10 and Year 12 Certificates are highly regarded around Australia as qualifications for young people seeking work or further education. They have the same status as similar certificates issued elsewhere in Australia.

The ACT Year 12 Certificate is recognised by all Australian higher education authorities. ACT students gain admission to universities and tertiary institutions throughout Australia on the

same basis as students from other parts of Australia.

SPECIAL SCHOOLS

Special schools provide education for students with disabilities. Different programs are available in regular schools to support students with disabilities. This support may be provided either in mainstream classes or in special classes. An education unit at Woden Valley Hospital assists students who are confined to hospital for long periods.

Provision is made within schools to cater for the needs of children with special skills and abilities as well as for children with learning or behavioural difficulties.

Additional information on programs for students with special needs may be obtained from the Special Education Section of the ACT Department of Education, Youth and Family Services, telephone 62059365.

A list of these schools can be found via the ACT Education & Training website at <http://www.det.act.gov.au/>.

NON GOVERNMENT SCHOOLS

Outside of Government Schools are privately run fee-paying schools, which fall into the categories Kindergarten, Independent School, Catholic Systemic School, and Catholic Non-Systemic School. These should be contacted directly regarding enrolment and/or to request a prospectus.

A list of these schools can be found via the ACT Education & Training website at <http://www.det.act.gov.au/>.

Term Dates (N.B. This may vary with certain schools)

2010

Term 1: 28 January - 9 April

Term 2: 27 April – 2 July

Term 3: 19 July - 24 September

Term 4: 11 October - 17 December

Events

January	Commonwealth Park - Moonlight Movies through the decades Australia Day Celebration & Australian of the Year Awards Canberra Capital Triathlon
February	Royal Canberra Show Tropfest Short Film Festival National Multicultural Festival Australian Jazz Festival
March	Celebrate Canberra Subaru AWD Rally of Canberra
April	Anzac Day Parade Canberra Marathon National Folk Festival Canberra Balloon Fiesta
May	Australian Blues Music Festival

June	National Capital Dance Sports Championship
July	Kanga Cup International Youth Soccer Tournament
August	Australian Science Festival
September	Floriade (Celebration of Spring)
October	Floriade (Celebration of Spring) Oktoberfest MONT 24 hour Mountain Bike Championship
November	Remembrance Day National Wine Show of Australia
December	Carols by Candlelight

Further Education

SECONDARY COLLEGES

At the completion of high school in Year 10, students may proceed to secondary college. Enrolment for secondary colleges commence in August of each year. Secondary colleges cater for Years 11 & 12 and there is a very high retention rate from Year 10 to Years 11 & 12.

Students are given guidance in arranging courses of study that will best prepare them for careers and further education. At the same time they are expected to make decisions for themselves, to develop maturity and judgment and to set and achieve realistic goals. To succeed they must organise themselves effectively and work hard. Colleges have proved to be very effective in preparing young people for both work and tertiary education.

Each college develops its own range of courses. The ACT Board of Senior Secondary Studies accredits these. The Board also ensures that courses leading to tertiary entrance qualifications will meet the requirements of tertiary institutions throughout Australia. No subjects are compulsory in secondary colleges. However, students are encouraged to choose courses from all areas of the curriculum to develop a comprehensive range of knowledge and skills.

A list of ACT colleges can be found at www.decs.act.gov.au/schools/colleges.htm.

VOCATIONAL EDUCATION AND TRAINING

Vocational education and training provides the opportunity for learners to build their professional and personal skills through training and further education. VET has traditionally been a post-secondary, non-university mode of education and training however in recent years VET programs have been offered in schools and vocational education providers have clear articulation with Universities, some VET providers offering Bachelor Degrees and Graduate Certificates and Diplomas.

Canberra Institute of Technology	www.cit.act.edu.au
Erindale College	www.erindalec.act.edu.au
Australian International Hotel School	www.aihs.edu.au
Australian Institute of Sport	http://www.ausport.gov.au/ais/

Higher Education

The following are the main universities located within the Canberra region:

Australian National University	www.anu.edu.au
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Hospitals

There are both public and private hospitals throughout the Canberra region as follows:

PUBLIC

Calvary Public Hospital Ph: 6201 6111
Canberra Hospital Ph: 6244 2222

PRIVATE

Canberra Eye Hospital Ph: 6282 2266
Calvary Private Hospital Ph: 6201 6111
Canberra Surgicentre Ph: 6230 4411
John James Memorial Hospital Ph: 6281 8100
Lidia Perin Memorial Hospital Ph: 6282 7755

To avoid possible delays in the emergency departments of major hospitals it is always advisable that minor illness and injury be treated at a local medical centre which are listed in the Yellow Pages telephone directory under "medical".

Markets

CANBERRA HOSPITAL MARKET

Homemade crafts and plants with monies raised used to help grant a wish to adults with cancer.

- Canberra Hospital, Cnr Yamba & Hindmarsh Drives, Woden
- Fourth Sun each month 9am-2pm
- Ph: 6254 6140

GORMAN HOUSE MARKETS

Dozens of stalls undercover offering bric-a-brac, books, food, craft items, clothing and plants.

- Ainslie Avenue, Canberra City
- Sat 10am-4pm
- Ph: 6249 7377

HALL MARKETS

One of Australia's largest craft and home produce markets with up to 500 stalls. Set in the historic showgrounds of Hall Village, minutes from the Canberra CBD.

- Hall Showground, Hall
- First Sun each month 10am-3pm(excl. Jan)
- Ph: 6260 5555

OLD BUS DEPOT MARKETS

Head for the award-winning Old Bus Depot market every Sunday for unique, high quality, contemporary handcraft and home produced foods. You will find artwork, locally designed clothing, objects d'art, gold and silver jewellery and great home wares. There are children's activities and local musicians providing entertainment, plus a range of multicultural cuisine.

- Wentworth Avenue, Kingston
- Sun 10am-4pm
- Ph: 6239 5306
- www.obdm.com.au

Motoring Organisations

The NRMA offers a comprehensive range of services to ACT motorists. This includes:

- 24 hours Roadside Assistance

- Road Service Patrol
- Batteries
- Car Insurance
- Vehicle Inspections
- Discounted driving lessons

MEMBERSHIP: For more information the NRMA can be contacted on 13 11 22 or via the NRMA website at www.nrma.com.au.

Motor Vehicle Registration

You must change over your vehicle registration and driver licence within three months of taking up residence in the ACT.

An administration fee, which includes the cost of ACT number plates, is payable, in addition to the normal registration costs.

The vehicle will need to be inspected at the Vehicle Inspection Station, Dickson, or by an authorised examiner to ensure it is roadworthy before it can be registered in the ACT. You will need the vehicle's interstate registration papers for this.

Visit www.rego.act.gov.au/registrations/regovehicleinspect.htm for more information.

If your vehicle is gas powered you will be required to supply a gas certificate from an ACT authorised gas fitter. You will need to present the certificate to the vehicle inspection station or an authorised examiner prior to having your vehicle inspected.

A fee is charged for the inspection. The inspection report is valid for one month from the date of inspection.

If the vehicle is less than 10 years old, a vehicle identity check may be required (No fee). Phone Road User Services for more information.

Registration of the vehicle can be arranged at any ACT Government Shopfront. You will need to provide:

- the passed vehicle inspection report;
- a passed vehicle identity check (if applicable);
- the interstate registration certificate or your purchase receipt for the vehicle;
- proof of identity and residency; and
- proof that the vehicle is normally kept or 'garaged' in the ACT.

You will also need to surrender the interstate number plates.

NOTE: You must attend the counter in person; an agent cannot establish a vehicle registration on your behalf.

Newspapers

The main Canberra newspaper is The Canberra Times (<http://canberratimes.com>) published daily.

ACT residents can also purchase the national newspapers - The Australian, the Australian Financial Review, and the NSW state newspapers The Sydney Morning Herald and The Age, which are all published Monday to Saturday.

There are also a number of international newspapers e.g. the New York Times (US) and The

Guardian (UK) available from main newsagencies, together a number of political journals and magazines.

Public Transport

All of the major areas in Canberra can be reached by public transport, with a fairly frequent service around the city. The airport is situated 7km Southeast of the centre, and offers a bus service to the city (Number 80), however, this service only runs on weekdays. Alternatively you can catch a taxi.

Buses in the city run fairly frequently, with interchange areas in the Civic being on Alinga Street, East Row and Mort Street. Canberra is split into 3 sections. It is possible to buy tickets for just one zone or all zones, obviously depending on where you want to travel. If you plan on travelling a lot during the day then the most economical ticket would probably be the 'all-day/all-zone' ticket. The service is offered by the Australian Capital Territory Internal Omnibus Network (ACTION). You can get more information from its kiosk, (corner Alinga Street and East Row), open until 11.30 every day or by calling 6207 7611, or visiting the website at www.action.act.gov.au.

For transport around the main sights either take one of the ACTION buses or hop onto Murray's Canberra Explorer. The explorer travels to 18 different sights, where you can join or leave the service at any stop. You can either buy a single or a full circuit ticket, allowing you a two-hour stop on the way.

There are taxi ranks at most major areas of the city.

Radio

The following are the main radio stations operating in the Canberra area:

ABC	1440kHz	24hr News	Canberra
Mix 106.3	106.3MHz	New Music	Canberra
Valley FM	89.5MHz	Community	Tuggeranong
FM 104.7	104.7MHz	New Music	Canberra

Renting Property

If renting property and wanting advice on the rights of a tenant in the ACT, speak with the Tenants Advice Service on 6247 2011.

TENANCY AGREEMENTS

When you sign a tenancy agreement you are entering into a legally binding relationship. Tenants and lessors should think carefully before entering into a tenancy agreement as once the agreement is signed it is too late to change your mind.

The Residential Tenancies Act has standard terms and conditions that apply to all tenancy agreements. These are set out in the Schedule to the Act. All written and oral agreements made on, or after 26 May 1998 must include these terms and conditions.

Different words and terms may be added to the standard terms and conditions in all tenancy agreements. However, if these terms are inconsistent with the standard terms and conditions, the terms are void and of no effect unless the Tribunal endorses those terms. Either the lessor or the tenant may apply to the Tribunal for the endorsement of a term.

Before signing the agreement:

- The lessor must give the tenant a copy of the proposed tenancy agreement
- The lessor must indicate to the tenant any terms or conditions which are inconsistent with the standard tenancy conditions and the manner in which they are inconsistent
- The tenant must be given a reasonable time to consider the agreement
- The tenant in turn must provide the lessor with his or her full name and

- A property owner must provide the tenant with his or her name and an address where the tenant can contact the owner or
- If the agreement is signed by a real estate agent on behalf of a property owner, the agent must provide the tenant with the agency's full name, the fact that they are acting as an agent, and if the agent is a company, an employee (usually the property manager) who can be contacted in relation to the agreement

Unless both parties agree a tenant or lessor cannot change a tenancy agreement after it has been signed.

A condition report must be filled out whenever a tenancy begins.

Once a tenant has entered into a tenancy agreement with a lessor both parties have rights and obligations.

Rental increases cannot be increased in the first year of a tenancy and may only be increased once a year after that unless the Tribunal has endorsed a term saying otherwise. For any rental increase to be effective the lessor must give the tenant 8 week's notice in writing of the rental increase.

The tenant has the responsibility for maintaining the property in a reasonable condition throughout the tenancy agreement. The tenant should:

- Not intentionally or negligently damage the property
- Notify the lessor of any damage as soon as practicable
- Maintain the property and any contents in a reasonable and clean condition

The tenant is responsible for the cost of services used during the tenancy provided there is a separate meter, for example electricity, gas, water and telephone. The lessor is liable for the costs of services up to the commencement of the tenancy agreement and after the tenancy agreement has expired. If the tenant wants to leave or the lessor wants the tenant to leave, there are certain procedures that must be followed to terminate the tenancy agreement.

If the tenant has been given a notice to remedy on two previous occasions, a lessor is not required to issue a notice to remedy for a third failure to pay rent - the lessor can automatically issue a notice to vacate on this occasion.

For further assistance in terminating a tenancy agreement, refer to the Residential Tenancies Act 1997 using the following link - www.legislation.act.gov.au.

BOND

A lessor can require that a tenant pay a bond for the tenancy agreement. The maximum bond that can be requested is equivalent in total to four weeks rent.

As an alternative or in addition to the bond, the lessor can request that the tenant obtain a guarantee, indemnity or insurance for the performance of any obligation under a tenancy agreement.

The lessor must lodge the bond with the Office of Rental Bonds within 10 working days from the date of receiving the bond, not from the date when the tenancy agreement starts.

The tenant cannot use the rental bond to pay the rent for the last weeks of the tenancy. A tenant cannot stop paying the rent a month before the end of the tenancy on the assumption that the bond will cover the rent.

LOOKING FOR RENTAL PROPERTY

You can search for rental property in the Canberra Times Property guide, by browsing local real estate agencies, or on one of the online rental boards, either www.domain.com.au or www.realestate.com.au.

Residential Areas of Canberra

South Canberra or the **Inner South** is located to the south of Canberra's city centre, on the south bank of Lake Burley Griffin. It is one of the oldest parts of Canberra, and is built in part in accordance to Walter Burley Griffin's designs. Unlike the later districts in Canberra that are built as separate satellite cities, Lake Burley Griffin only separates South Canberra from North Canberra. The two districts combined form the district of Central Canberra and share Civic as their central commercial area. Home to Australia's Parliament House on Capital Hill and Government House - the official residence of the governor general. In the CBD area housing consists primarily of apartment blocks in new complexes and garden flats and units.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

North Canberra, also known as the **Inner North**, is located to the north and east of Canberra's city centre, to the north of Lake Burley Griffin and west of Mount Majura and south of Mount Ainslie, and is bounded to the north by the Barton Highway and Federal Highway. It is comprised of 15 suburbs. Many of the oldest dwellings are in the inner-north suburbs. It is one of the oldest parts of Canberra, and is built in part in accordance to Walter Burley Griffin's designs. Home to the Australian National University and the Australian Defence Force Academy. In the CBD areas housing is predominantly in the form of executive apartments, studios and one-bedroom units, whilst further out you will find many older detached residences.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Belconnen is situated to the northwest of Canberra's city centre, and surrounds the artificially constructed Lake Ginninderra on Ginninderra Creek that runs northwest towards the Molonglo River and then into the Murrumbidgee River. Belconnen consists of 25 suburbs, the majority of which are characterised by predominantly by detached single-family homes on suburban blocks. Some suburbs also have pockets of medium density units or town houses, such as in Hawker and Holt.

Significant pockets of multi-unit medium density housing exist in the suburb of Belconnen, and the northern section of Bruce. In both of these suburbs, the bulk of housing is medium density. There is no industry in Belconnen, other than the occasional auto workshop of similar service. The primary mode of transport within the District is by private vehicle. The ACTION bus service is the only form of regularly scheduled public transport in Belconnen. Services from the various suburbs generally pass through a bus interchange at Belconnen Town Centre.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Weston Creek lies west of the Woden Valley district, Belconnen and Tuggeranong lie to the north and southeast respectively. Stromlo Forest, a pine plantation, used to lie to the west before a bushfire in January 2003 destroyed it; that land is currently being redeveloped. Weston Creek was established in the late 1960s, as a smaller offshoot of the "satellite city" in Woden Valley. The population is relatively small and accommodation difficult to find; however there are some apartments and smaller townhouses available.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Tuggeranong is the southernmost town centre of Canberra, comprising 19 suburbs and occupying 117 square kilometres to the east of the Murrumbidgee River. Tuggeranong is in a valley of the Brindabella Ranges. Cave paintings and Aboriginal artefacts discovered in the area indicate that the Tuggeranong region has been occupied for over 21,000 years. The name is derived from an Aboriginal expression meaning "cold plains".

Urban development is consolidated around the artificial Lake Tuggeranong, which was constructed in 1987. The Tuggeranong Town Centre is to the west of the lake. It includes a major shopping mall operated by Leda Group's Retail Division, and is surrounded by government offices and a light industrial area. Housing is primarily detached family homes.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Gungahlin is situated to the north of Canberra's city centre, and is drained by Ginninderra Creek that runs into the Molonglo River and then into the Murrumbidgee River. It is comprised of 5 suburbs and the name Gungahlin is taken from the Aboriginal word 'Goongarline' meaning "little rocky hill". Apartments are available in the heart of Gungahlin Town Centre, which is still in redevelopment. The majority of housing in the surrounding areas are freestanding villa and detached houses on large plots of land.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Woden Valley lies further south than the district of South Canberra. In 1964 it was the first "satellite city" to be built, separate from the Central Canberra district. It has its own shopping centre, employment opportunities and accommodation with 13 suburbs arranged around the Woden Town Centre, with its array of cafes, shops and movie theatres, and a large bus interchange for ACTION buses. Housing is made up of a mixture of detached family houses, townhouses and units, many designed by contemporary architects.

For an idea of house prices for this area or to search for available property, please visit www.domain.com.au or www.realestate.com.au.

Shopping in Canberra

Canberra is a shopper's delight with department stores and lots of specialty shops, galleries and antique dealers.

CITY CENTRE

Gathered around City Walk and Northbourne Avenue are several travel businesses and the main post office. Across the road in the City Markets you'll find fresh food stores, cafes and restaurants and specialty shops.

CANBERRA CENTRE

Located in the heart of Canberra's CBD, this large shopping mall includes the major department stores David Jones and Grace Bros, various fashion outlets including Sportsgirl, Cue, Witchery and Country Road, ample parking.

Open daily.

Bunda Street, Canberra City Tel: 6247 5611.

MANUKA

Upmarket fashion labels, home wares and a street of alfresco cafes make this the epicentre of Canberra. Manuka Plaza, open daily, has a 24-hour supermarket, specialty shops and food outlets.

Manuka Plaza, Corner Franklin Street and Flinders Way, Manuka.

WESTFIELD BELCONNEN

Grace Bros, Kmart, Woolworths, Coles, Toys R Us, Hoyts, The Reject Shop, Best n Less, Rebel, Dan Murphys Liquor Intencity, over 200 specialty stores, an 820 seat food court, free parking.

Benjamin Way, Belconnen Tel: 6251 4333.

WODEN PLAZA

Redeveloped at a cost of \$120 million; this is the most comprehensive shopping and leisure experience in the ACT. David Jones, Big W, Dick Smith Electronics Powerhouse and Hoyts 8 cinemas are just some of the attractions, plus a wide array of delicious dining options. Open 7 days, ample parking.

Keltie Street, Phillip Tel: 6281 1512.

To locate any of these shopping centres visit www.whereis.com.au.

Television

Canberra has five free-to-air analog television stations:

ABC TV
prime South
WIN
10 capital
SBS

Between 2010 and 2013 analog free-to-air TV signals are being switched off and replaced with digital-only signals. For more information visit <http://www.digitalready.gov.au/>.

Foxtel supplies digital television to Canberra, however not all suburbs are connected. For information call 131 999, or visit the website at www.foxtel.com.au.

Tourist Information

The main tourist information centres are:

Visitor Information Centre
Phone; 1 800 026 166
Address; Northbourne Ave, Dickson

Queanbeyan Tourist & Information Centre
Phone; 1 800 026 192
Address; Farrer Place, Queanbeyan

What to see in Canberra

Parliament House

With its world famous architecture and distinctive flag mast soaring above Capital Hill, Parliament House is the focal point of Canberra, and home to the Australian Federal Parliament.

Visitors can gain an insight into the workings of Parliament and the building by taking a complimentary guided tour, or by exploring the building independently using a self-guiding brochure. Audio-guides are also available (English, French, German, Japanese and Mandarin).

Visitors are welcome to observe the proceedings of the Parliament when it is in session. A highlight on sitting days is Question Time which takes place at 2pm. Selections from the Parliament House Art Collection are on display in the public areas of the building and are supplemented by regular exhibitions.

The Queen's Terrace Café offers light refreshments and the Parliament Shop stocks a wide range of gifts, souvenirs and books.

Parliament House is open from 9.00am to 5.00pm every day except Christmas Day. Opening times are extended for evening sessions of Parliament. Visit www.aph.gov.au for more information.

Old Parliament House

Centrally located, on King George Terrace, Parkes, Old Parliament House made headlines for more than sixty years as home to Australia's Federal Parliament from 1927 to 1988. Today, this much-loved heritage building offers the visitor a unique glimpse into Australia's fascinating past.

Open daily from 9-5 except Christmas day, with a minimal entry fee. Visit www.oph.gov.au for more information.

The Australian War Memorial

Both fascinating and rewarding, no visit to Canberra is complete without a visit to the Australian War Memorial and Museum, situated in Limestone Avenue at the top of Anzac Parade.

The memorial was conceived as a place where families and friends could grieve for those buried in places far away, with the museum enabling us to conserve our cultural heritage and to contribute to the understanding of war itself. There are over 20 galleries of exhibits including full size military aircraft, and the museum boasts one of the finest military artefact, document and media collections in the world.

Open 10 - 5pm daily except Christmas day; entry is free, though visitor donations are appreciated. Visit www.awm.gov.au for more information.

Royal Australian Mint

The Royal Australian Mint opened in 1965 to produce Australia's decimal coinage, introduced into Australian circulation on 14 February 1966. Visitors can watch the coin making process in action from the elevated Observation Gallery. You can examine rare and unusual coins from the earliest days of Australian settlement to modern decimal currency. There is also the chance to watch a projected DVD presentation in our theatre. The Mint is full of ever changing and fascinating exhibitions of old and new coins.

Tours are available, or you can walk through the Gallery on your own, guided by a light and sound commentary. Visit the Mint Shop which is full of unusual gift ideas such as souvenirs and collector coins, most of which are made on the premises. Entry into the Mint is free.

The Mint is open to the public daily except Christmas Day and Good Friday. Visit www.ramint.gov.au for more information.

Questacon

Questacon is Australia's national science and technology centre. Located on the shores of Lake Burley Griffin within what is known as the Parliamentary Triangle in the national capital, Canberra, this is a very popular destination for children and adults alike. The many science exhibits are both educational and fun. Where else in Australia can you sit through a hurricane on demand?

The Centre is open between 9 am and 5 pm everyday except Christmas Day. Admission prices vary, for more information visit www.questacon.edu.au.

Jerrabomberra Wetlands

The Jerrabomberra Wetlands are the largest wetlands in the ACT and one of the most important habitats in the region. Situated right in the middle of Canberra, on the edge of Lake Burley Griffin, this wildlife refuge is home to 77 species of waterbirds, some migrating from as

far away as Japan and China, as well as other native animals such as the platypus and water rat.



Spring in all its glory at Canberra's Floriade Festival



The view down Anzac Parade to the imposing Parliament House

The Embassies:

Most of the Embassies in Canberra are located in Yarralumla to the west of Parliament House and Red Hill to the south of Capital Hill. Some, like the huge Chinese Embassy and the United Kingdom, can be seen on Commonwealth Avenue as you drive towards Parliament House but most require a map and a little enthusiasm to find. While some are very predictable (the US Embassy is typically red brick and modeled on the stately mansions designed by Sir Christopher Wren for Williamsburg in Virginia - you will recognise the style immediately) many have considerable charm and are well worth visiting. The Indonesian Embassy at 8 Darwin Avenue, Yarralumla, for example, has a pleasant garden out the front and is built like a traditional Indonesian village house. The Japanese at 112 Empire Circuit, Yarralumla, is characterised by a beautiful formal Japanese garden and a traditional Japanese tea house.

The Lookouts:

MT AINSLIE

Continuing east beyond the War Memorial on Fairbairn Avenue you will reach Mount Ainslie Drive. This offers a view to the south across the city from a vantage point which is almost directly in line with the War Memorial and the Parliament House.

MT PLEASANT

Located near the Australian Defence Force Academy at Duntroon this lookout offers a view west along Lake Burley Griffin.

RED HILL

Red Hill is one of the many popular Canberra lookouts. If you take the southern axis away from Parliament House - Melbourne Avenue - you eventually reach Red Hill Drive which will take you to the top of Red Hill which provides an unusual view back on Capital Hill.

BLACK MOUNTAIN

The Telstra Tower on Black Mountain can be seen from most parts of Canberra and certainly from the foreshores of Lake Burley Griffin. It is easily accessible off Clunies Ross Street from either Parkes Way or Barry Drive. Formerly known as the Telecom Tower, the structure reaches 195 metres above the summit of Black Mountain and offers visitors three public viewing areas as well as a restaurant, snack bar and theatre. It was opened in 1980 and houses Canberra's radio and television facilities.

What to see in the ACT

Bungendore

This picturesque village, just 30 minutes from Canberra's city centre, is a must-see for visitors to Australia's capital. It boasts attractions such as vineyards, Lake George, numerous arts and crafts galleries and friendly locals who are more than happy to make you feel welcome.

Well worth a visit is the Bungendore Wood Works Gallery, showcasing Australia's finest wood art.

Tourist information is available at www.bungendore.info.

Canberra Deep Space Communication Complex

Located 35 kilometres outside Canberra along Tourist Drive 5 is the Canberra Deep Space Communication Complex, one of just three tracking stations in the world linked to NASA's Deep Space control centre and home to several giant antennae that pick up outer space transmissions. Visitors get the chance to learn about the role that Australia plays in the exploration of space. You can take in magnificent views of the largest antenna complex in the southern hemisphere, see a piece of the Moon that's over 3.8 billion years old, check out the latest images from Mars, spacecraft models, and real, flown space hardware.



The visitor centre incorporates a theatre, large exhibition space, a full café and giftshop, outside playground, BBQ and picnic areas. Admission to the centre is free and it is open 7 days a week between 9am and 5pm, except Christmas Day. The café and giftshop are open 10am-5pm everyday.

For more information visit www.cdsc.nasa.gov.

Tidbinbilla Nature Reserve

Nestled between the Tidbinbilla and Gibraltar Ranges, a forty-minute drive from the Canberra City Centre, along Tourist Drive 5, this pleasant reserve is home to a number of Australian native animals in a pleasant rural setting. The Tidbinbilla Visitor Centre provides a great introduction to the reserve. Visitors can enjoy walking trails and ranger-guided activities, encounter Australian animals in their natural habitat and experience the seasonal display of wildflowers. Popular walks include the Hanging Rock Trail, Church Rock Heritage Loop and the Turkey Hill Geology Trail.

There are plenty of picnic and BBQ facilities and public toilets are located throughout the reserve. Disabled toilets are located at the Visitor Centre. The visitor centre is open from 9am - 4.30pm on weekdays and till 5.30pm on weekends and public holidays; the reserve is open from 9am till 6pm daily, and till 8pm during summer.

Lanyon Homestead

Situated 30 km south of Canberra on Tharwa Drive, Tharwa, Lanyon is one of Australia's most historic grazing properties. The homestead dates from the 1850s and has been beautifully restored and is a simple and elegant example of colonial architecture. It is set within superb pleasure gardens. Sheep, cattle and horses still graze on the timbered hills and fertile banks of the Murrumbidgee River. The dairy, workers' barracks, storerooms and kitchen were built from stone and wood, cut and quarried on the property by convict labour in the 1830s. The Nolan Gallery is also located within the grounds, housing Sir Sidney Nolan's paintings from the 1940s and 1950s including his Ned Kelly images and other works. There is also an exhibition program that presents the best of 20th century Australian art.

Cockington Green

Just 15km north of the city on Gold Creek Road, at Gold Creek Village, off the Barton Highway, Nicholls, Cockington Green offers a fascinating display of meticulously crafted miniature buildings set within beautifully landscaped gardens.

Opened to the public in 1979, Cockington Green is one



of Canberra's landmark attractions, and the park is constantly growing with the popular addition of the International display area, encircled by the miniature Steam Train ride. Refreshments can be purchased from the licensed Parsons Nose Garden Café, or visitors can bring a picnic lunch or make use of the free gas BBQs. There is an indoor exhibition and gift shop selling reasonably priced Souvenirs, Gifts & Plants.

Disabled Access & Facilities are available. Open 7 days a week (Closed Christmas Day & Boxing Day) however the display may be closed in event of extreme weather. Open 9.30am with last entry time 4.15pm and viewing available until 5.00pm. Café Hours: 10.00am – 3.30pm Daily.

For more information visit www.cockingtongreen.com.au.