

What do the real estate abbreviations stand for?

Advertisements for rental properties can be very confusing if you are not familiar with the real estate market abbreviations. Here is a list to help you understand what an advertised property actually has to offer.

ac or a/c	Air conditioning
adj	Adjacent
amen	Amenities
bds	Bedsitter
bi	Built-in
bics	Built-in cupboards
BIR	Built-in robes (wardrobes)
br	Bedroom
BV	Brick veneer
Cal Bung	Californian bungalow
cl	Close
cnr	Corner
comp	Comprises
cov	Coverings
cpbds	Cupboards
cple	Couple
crpt	Carpet
d/h	Ducted heating
d/w	Dishwasher
D.dbl	Double doors
dbl	Double
dbl gar	Double garage
dbr	Double bedroom
dec	Decorative
dep	Deposit
det	Detached
DF	Double fronted
din rm	Dining room
dlug	Double lock-up garage
drapes	Curtains
Edw	Edwardian
elf	Electric light fittings
elhws	Electric hot water service
encl	Enclosed
ens	Ensuite bathroom
Ent	Entrance, entry
estab	Established
exc	Excellent

Exc	Executive
exp	Expenses
ext	External
fam	Family
F/B	Full board
F tld	Fully tiled
feat	Features
fib	Fibro
Fitgs or fitts	Fittings
flr	Floor
fl covs	Floor coverings
furn	Furnished
F/F or f/furn	Fully furnished
gge or grge	Garage
ghws	Gas hot water service
hse	House
htg	Heating
htr	Heater

➔ Winters in Victoria are cold and home heating is a must. When you inspect a rental property, make sure it has adequate heating. Once you have signed a tenancy agreement, if the heater is not working properly the landlord must repair it, but if there is no heater in the property the landlord is not required to provide one.

HWS	Hot water service
HWU	Hot water unit (service)
insp	Inspect
int or intl	Internal
k'ette	Kitchenette
KIO	Key in office
kit	Kitchen
l'fitt	Light fittings
ldr	Lounge dining room
ldry	Laundry
liv	Living
lng	Lounge
lrg	Large

LU or lu	Lock up
lug	Lock-up garage
Lux	Luxury
mod	Modern
mstr	Master (main)
neg	Negotiable
nr	Near
OFP	Open fire place

➔ If you rent a property with an open fireplace and you intend to use it, make sure there is nothing in the tenancy agreement that states that you cannot use the fireplace. For safety reasons, find out when the chimney was last swept and always use a fire screen.

oil htr	Oil heater
ONO	Or nearest offer
OSP	Off street parking
orig	Original
p.c.m	Per calendar month
pkg or prkg	Parking
pol flrs	Polished floors
pos	Position
pw	Per week

➔ rent pw or rent p.c.m? Because most months contain more than 4 weeks (ie more than 28 days), there is a difference between rent per week (pw) and rent per calendar month (p.c.m). If the weekly rent is advertised but your rent is paid on the same date of each month, you will need to calculate the amount per calendar month using the following equation:

$$\text{rent pw} \times 52 \text{ weeks} \div 12 \text{ months} = \text{rent p.c.m}$$

$$\text{eg } \$250 \text{ rent pw} \times 52 \div 12 = \$1083 \text{ rent p.c.m}$$

qual	Quality
rc	Reverse cycle
rec	Recess

refs	References
rem	Remote control
res	Residence
rf	Roof
rms	Rooms
R/O	Room only
ROW	Right of way (laneway)
s'out	Sleep out
SB	Solid brick
SC	Self contained
sec	Secure
semi	Semi-detached
sep	Separate
SF or sgle fr	Single fronted
Sgl	Single
shr	Shower
shwr rcs	Shower recess
slug	Single lock-up garage
spac	Spacious
ss	Stainless steel
stry	Storey
tce	Terrace
tubr	Timber
t'out	Throughout
uc or u/c	Under cover
upstrs	Upstairs
ven blds	Venetian blinds
ver	Verandah
Vic	Victorian
WB	Weather board
W.C	Toilet
wi pant	Walk-in pantry
ww	Wall to wall
wwc	Wall to wall carpet
yo	Years old

Additional sources: www.latrobe.edu.au and www.services.unimelb.edu.au

For more information phone the Tenants Union Advice Line on ☎ (03) 9416 2577.