

20 things you MUST know about renting in Australia.

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If you have done your research, you will know that there is a rental crisis in Australia. This means it's a tough, competitive market in which to secure a rental home.

Here are some tips as you approach the rental market:

1. Properties are often leased within days of being listed online, so review real estate websites as often as possible.
2. Most properties do not come with 'white goods' – fridge, washer and dryer. It's handy to have inside information on the best prices for new and second hand appliances.
3. Most properties in Australia are owned by individual investors, rather than companies. A single real estate agent can have dozens of landlords to manage, so limited time to interface with prospective renters. Knowing how to reach an agent is a valuable asset in your property search.
4. In popular areas it's not unusual to see 30+ people attending a 15 minute inspection, so ensure you arrive early to secure a place in line.
5. In most states you will not be considered for tenancy unless you or your agent (such as a relocation consultant) have viewed the property in person.
6. Applying for a rental property is like applying for a job. You only get one chance, so ensure your application is complete and lodged quickly.



CITY	BOND	RENT	PET BOND
Melbourne	If the rent is \$900 or less per week, the maximum bond amount is one calendar month's rent	Paid monthly in advance	Is not allowed
Sydney	Maximum 4 weeks rent	2 weeks rent paid in advance	Is allowed
Brisbane	Maximum 4 weeks rent	2 weeks rent paid in advance .(Rent bidding not allowed)	Is not allowed
Perth	If the rent is \$1200 or less per week, the maximum bond amount is 4 weeks rent	2 weeks rent paid in advance	\$260 max
Adelaide	If the rent is \$800 or less per week, the maximum bond amount is 4 weeks rent	2 weeks rent paid in advance. Then as per agreement i.e. weekly, fortnightly, 4 weekly or calendar monthly	Is not allowed
Tasmania	If the rent is \$800 or less per week, the maximum bond amount is 4 weeks rent	Weekly or fortnightly paid in advance	Is not allowed
ACT	Maximum 4 weeks rent	2 weeks rent paid in advance	Is not allowed

7. Every adult who will be living in a rental property needs to submit an individual application. This applies regardless of whether they will be named on the lease. So, if Mum and Dad are renting with their two adult children, then everyone needs to create a profile and apply.

8. As soon as you are offered a property, you will need to pay the first month's rent + bond. Make sure you have funds available for immediate transfer.

9. The rental industry, like any other, is subject to scams, so be on alert. The scams we see most frequently involve bond transfers for properties that have been falsely marketed. Bonds in Australia are generally managed by government authorities, so make sure you understand the payment process and protect yourself against fraud.

10. Deadlines for payment vary by state. In Sydney and Brisbane payments are required within hours of being offered the property. In Melbourne and Perth tenants have 24 to 48 hours.

11. The amount of bond payable differs according to state and price bracket of property. See table above.



12. While rent across Australia is advertised as a \$/week amount, it is usually paid on a calendar month basis. Make sure you know what that means for your budget.
13. Most real estate agencies in Australia require direct transfer of funds to their account. Credit cards are not generally an accepted form of payment. If you don't have an Australian bank account, then you may need to use an international money transfer site for those first payments.
14. A standard rental lease in Australia is 12 months. Shorter leases are not common.
15. Tenancy rules and rights are constantly being updated, so make sure you know the dos and don'ts of living in a rental. There are strict guidelines around modifications to the property (e.g., hanging pictures, etc), subletting and cleaning; and they vary by state!
16. Leases in Australia can be 30+ pages long and contain key information on notice periods to vacate, cleaning requirements and tenant obligations. Stories about tenants charged hundreds of dollars for a small infraction are common, so make sure you know what's important in the lease you're signing.
17. If you want a fully furnished property, expect to pay at least \$50 to \$200+ more per week, depending on the size of the property and quality of furnishings.
18. If you lease an apartment in a building complex, there will be rules about moving trucks, lift access, etc. Be sure to understand requirements before booking a move.
19. Friday and Saturday are the busiest days to move and it generally costs more to move on the weekend.
20. The best way to avoid expensive short term accommodation fees is to move straight into a rental property. A Relocation Consultant can inspect properties on your behalf, manage your application and assist with your move. All before you arrive! If you need some help, then contact Australian Relocation Managers.

