

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 your employees 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 rental properties don't come with 'white goods' i.e. fridge, washer and dryer. So, you will need to purchase or rent these items. There are also plenty of affordable second-hand stores and online marketplaces where you can find good quality appliances at lower prices.
3. In Australia, most rental properties are owned by individual investors—not companies. As a result, one real estate agent often manages many different landlords. This can mean there's limited time to communicate 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 a 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 | Up to 2 weeks rent paid in advance | Is not allowed |
| Brisbane | Maximum 4 weeks rent | Either 1 month or 2 weeks rent paid in advance (depending on the type of tenancy agreement. (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. Up to 6 weeks rent if weekly rent is more than \$800 | 2 weeks rent paid in advance. Then as per agreement i.e. weekly, fortnightly, 4 weekly or calendar monthly | Is not allowed |
| Tasmania | Maximum 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 advertised. 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 as 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., 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.

