

50 things you MUST know about moving to Australia.

This guide highlights 50 must-know tips for anyone moving to Australia, covering everything from how renting in Australia works, what to expect at inspections and the common pitfalls to avoid. You'll also discover practical advice on getting around your new city, lifestyle insights and settling-in tips to make your move smoother and easier.

Finding and Applying for a Rental

1. Properties are often leased within days of being listed online, so review real estate websites as often as possible.
2. In most cities, rental inspections are short. Typically, its only 10–15 minutes and realestate agents rarely allow for a second viewing, because if the property is good it will be leased within days.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

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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

10. 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.

11. 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.

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

13. While rent across Australia is advertised as a weekly amount, it is usually paid on a calendar month basis. Make sure you know what that means for your budget.

14. 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 your first payment, until you set up your Australian bank accounts.

15. A standard rental lease in Australia is 12 months. Shorter leases are not as common.

16. 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!

17. 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.

18. 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.

19. 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.

Moving and Settling in

20. 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.
21. Friday and Saturday are the busiest days to move and it generally costs more to move on the weekend.
22. Summers can be extremely hot, particularly in Brisbane, Perth and Adelaide. Check whether the property has air conditioning as this will make a big difference to your comfort.
23. Most utilities (electricity, gas, internet) are not automatically connected. You will need to arrange them to start on your move-in date.
24. Internet speeds vary by location. Check NBN availability if high-speed internet is important if you work from home. Check your speed here <https://www.speedtest.net/>
25. Mobile coverage is generally good in cities but patchy in rural areas. Telstra often offers the widest coverage, however you should check this prior to signing a contract.
26. Be prepared for strict recycling and rubbish collection rules. These vary by council and details can be found on your local council website.
27. When moving in, take timestamped photos of every room and fixture, especially if anything is damaged. This will assist when you go to claim your bond back.
28. Electricity in Australia runs at 230V with Type I plugs. If you're bringing appliances from overseas, you may need adaptors or a voltage converter.
29. When setting up internet or utilities, ask about "no contract" options if you're on a short-term lease.
30. In many neighbourhoods, garbage and recycling bins are collected early in the morning. So put them out the night before to avoid missing the designated pickup time.
31. Many leases require professional carpet cleaning at the end of your tenancy. So, you may need to organise this and allow for this additional expense.
32. Australia's emergency number for police, fire and ambulance is 000.



Getting Around

33. Public transport options vary by city and include:

- Melbourne – trams, trains, buses (Myki card)
- Sydney – trains, ferries, buses, light rail (Opal card)
- Brisbane – buses, trains, ferries (Go Card)
- Perth – trains, buses, ferries (SmartRider)
- Adelaide – buses, trains, trams (MetroCard)

34. Public transport fines are expensive so always tap on and tap off with your card.

35. Many cities have “free tram” or “free bus” zones in their CBD. This is handy for exploring without paying a fare (e.g., Melbourne’s Free Tram Zone).

36. If you own a car, check parking rules. Some areas require you to have a resident parking permit in order to park in specific streets for longer than a few hours.

Lifestyle and Everyday Living

37. If you’re moving with kids, join local playgroups, sports clubs or library activities to help them make friends quickly.

38. If you have school-aged children, check school zoning before signing a lease. Many top schools only take students in their catchment area.

39. Public libraries are free to join and offer more than books. Many have free Wi-Fi, workshops, community events and even toy or tool lending.

40. Tipping isn’t common, but rounding up or tipping for exceptional service at a restaurant is appreciated.

41. Tap-and-go payments are widely accepted, so you will rarely need cash.

42. Public holidays differ between states, so check the local calendar.

43. Daylight saving applies in NSW, VIC, SA, ACT and TAS, but not QLD, WA or NT.

44. Australians love sport. Attending an AFL, cricket, rugby or soccer game is a great way to connect with locals.

45. Outdoor socialising is popular year-round in many parts of Australia. Parks, BBQs and beach picnics are common weekend activities.

46. Australians are big on coffee culture and local cafes are often better than chain stores. Exploring your local coffee spots is a great way to discover the area.

47. Many suburbs have weekend farmers’ markets where you can buy fresh produce, baked goods and artisan products. They’re also a great place to meet locals.

48. Joining local Facebook community groups is a great way to meet people, find second-hand furniture and get recommendations for services.

49. If you feel homesick, look for cultural associations, expat meetups and events that connect you with people from your home country.

50. Watch out for sunburn. The UV levels in Australia can be extreme even on cloudy days. Sunscreen, hat and sunglasses are highly recommended.

