



# *Housing/Accommodation*

Getting accommodation in Australia is different to getting accommodation in India. Most of the properties available for sale, rent, sharing are advertised through Real estate organisations which can be contacted through websites, newspaper and in person. Regarding any property you can contact the Real estate agent directly.

## *YOUR FIRST HOME IN AUSTRALIA*

Unless you've managed to buy a house in Australia before you move over here or you are planning to stay with relatives in Australia, it is most likely your first home will be a rented house, apartment or even shared accommodation.

If you're planning to stay just for a year or two, it might not be worth buying a house, because of the taxes and other expenses involved. Additionally, depending on the volatility of the global economy, it might not make sense to invest in property outside your home country but better to rent it.

# *HOW TO FIND A RENTAL PROPERTY*

## **Choosing a Location**

Not least, rents depend on the region, city and neighbourhood. Rents are lower in rural than urban areas and, as a general rule, the further a property is from a large city or town, public transport or other facilities, the cheaper it is. Average rents tend to be highest in Sydney, Melbourne and Darwin.

First find a suburb that you like, that you can afford and which is convenient for University and Work. Also, if you are emigrating with a family you need to check out the local schools

## **Tools**

### **1. The Web**

The most useful resource for finding a rental property is the internet. A couple of helpful sites are:

- [www.realestate.com.au](http://www.realestate.com.au) - Largest website where nearly every property of Australia is advertised for buying, renting or sharing.

Other websites are:

- [www.domain.com.au](http://www.domain.com.au)
- [www.property.com.au](http://www.property.com.au)

These sites are user-friendly. Just enter the suburb, size of house and your price range for the weekly rent. They then bring up a selection of properties, usually sorted according to rental price.

## **2. Newspapers**

Local newspapers usually carry a rental property section on a specific weekday and a supplement at the weekend. Also, free local municipal's weekly newspapers have separate property listings magazine. Advertisements in the newspapers usually provide information on a guide weekly rental price and location.

## **3. Real Estate Agents (Realtors)**

These are to be found on almost every main street in the suburb you are interested in and they are not simply restricted to buying and selling houses. Most estate agents have rental property departments and they give over window display space for rental properties. The rental departments are normally referred to as letting agents.

Don't expect a rental agent to help you find a place. They're very good at showing you specific properties once you've expressed interest but they will not organise visits or escort you to multiple properties as happens in many countries. Be prepared to deal with several different agents as you search for a rental property.

## **4. Other methods**

Apart from these above mentioned methods, some houses available for renting and sharing are also advertised on grocery stores, university notice boards and social media. Since these methods are very informal, please verify their genuineness before proceeding further.

## *UNIVERSITY ACCOMMODATION*

Mostly all the universities offer student accommodation services at their campuses. Usually their charges are higher than other houses available in market, but they serve as a great settling platform for your initial days in Australia especially before you get to know other people or move on to other property.

Below are the links from VIC & TAS universities to know more about their accommodation services:

### **Deakin University:**

<http://www.deakin.edu.au/locations/melbourne-burwood-campus/accommodation>

### **Swinburne University:**

<http://www.swinburne.edu.au/study/life/accommodation/>

### **University of Melbourne**

<http://services.unimelb.edu.au/housing>

### **Monash University**

[https://www.study.monash/student-life/accommodation?\\_ga=1.152148409.1231777986.1487806695](https://www.study.monash/student-life/accommodation?_ga=1.152148409.1231777986.1487806695)

### **La Trobe University**

<http://www.latrobe.edu.au/accommodation>

### **RMIT University**

<http://www.rmit.edu.au/study-with-us/international-students/live-and-study-in-melbourne/accommodation>

### **Victoria University**

<https://www.vu.edu.au/about-vu/facilities-services/our-facilities/university-accommodation>

### **University of Tasmania**

<http://www.utas.edu.au/future-students/accommodation>

## *RENTAL PRICE*

Because of great demand, rental prices are high. A small apartment in a less desirable suburb of a large Australian city will cost at least \$200 per week. At the top end, the sky is the limit. In the most up-market districts, five-bedroom, three-bathroom homes with views and pools can rent for up to \$15,000 a week. Obviously, rural rental property or rentals in smaller towns are cheaper than in the capital cities.

An extremely useful site for finding where the average price of every suburb in Australia can be found

<http://www.averagerent.com.au> and [Realestateview.com.au](http://Realestateview.com.au)

## *FEE & BONDS*

You're expected to pay one month's rent in advance, depending on the type of property and the rental agreement, plus a bond which is held against damages. Tenants may also pay a fee for connecting the electricity, gas or telephone.

You will have to pay a bond (usually 4 weeks rent). The bond is lodged with a State government body called the Rental Tenancies Bond Authority (RTBA) and kept in an independent holding account.

## *RULES & REGULATIONS*

Renting is a heavily regulated process in Australia. Some things to remember:

- You will have to pay a month's rent in advance
- To succeed in applying for a rental property you will have to:
  - ✓ Sign a contract or Tenancy Agreement
  - ✓ Show employment and personal references
  - ✓ Show three months' worth of pay slips or a letter from your accountant if you are self-employed
  - ✓ Three months of bank statements
  - ✓ Provide multiple proofs of ID showing your name and address. Some of these must also include a photo. (passport, drivers licence, utilities bill)
- A letting agent will probably also run a credit check on you.
- You will have to abide by the terms of the contract.
- Some landlords object to pets while others are relaxed about it. Officially, if you wish to keep pets in a rental and the landlord agrees to it, you might need to pay an extra two weeks of bond.

# *INSPECTIONS*

Every tenant in Australia must endure numerous inspections of the property they are renting.

## **Pre-Inspection**

You will be shown an in-going report by the rental agent. This will specify the precise condition of the property at the time you take up tenancy. The letting agent may also take photographs of the condition of the property. You can also take your own photos to document the state of the property especially if something is in need of repair.

You will need to thoroughly check the in-going property report and raise any concerns before signing it. It is important to do this because this report will be the basis upon which the agent and landlord will judge how well you have treated the property during the tenancy and therefore influence the return of your bond.

## **On-going Inspections**

Australian rental properties are normally inspected by the rental agent every three to six months of occupancy. You will be expected to be available to the agent at the time of the inspection. The property should be in pristine condition as any problems found with the property will be reported to the landlord and could affect your continued tenancy. Any damage identified during the inspection will be noted and you will be expected to repair it at your own expense.

You should report any problems you're having with the property at this time or

discuss any concerns you have with the agent. Failure to do so could affect the return of your bond.

### **Final Inspections**

At the end of your tenancy, the rental agent will conduct another inspection and compare it to the pre-inspection report prepared before you move in. Any damage or degradation to the property beyond normal wear and tear will be deducted from the bond you lodged to secure the tenancy.

### **Vacating the Rental Property**

In Australia, there are strict laws protecting both landlords and tenants. The letting agent, who charges the owner of the property a percentage of the rent, is meant to act as middleman between yourself and your landlord. They are there to help both parties if there are any disputes or if any serious problems arise.

At the end of your tenancy, you'll be given an out-going report detailing the condition of the premises. You must go through this with the agent checking everything is in order. If you agree with the contents of this report, you must sign it. The owner and the agent will then compare the in-going and out-going condition reports and decide if you are entitled to your bond in full.

This is often a matter of contention between the tenant and the landlord. A good agent will smooth things over and help reach an amicable agreement about any differences of opinion. If this fails, the tenant may take up the matter with the Consumer affairs of your state, which is the dealing government agency to resolve disputes between landlords and tenants.

Websites which can tell you anything you wish to know about renting in Australia

<https://www.consumer.vic.gov.au/housing-and-accommodation/renting> - Victoria

<http://www.consumer.tas.gov.au/renting> - Tasmania

For International students: More information regarding renting in Victoria can be viewed at:

<https://www.youtube.com/watch?v=IVyiOhVi6ok&t=4s>

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<sup>1</sup> This guide has been made possible by following information from these websites:

- <http://www.averagerent.com.au>
- [www.Realestateview.com.au](http://www.Realestateview.com.au)
- <https://www.consumer.vic.gov.au/housing-and-accommodation/renting>
- <http://www.consumer.tas.gov.au/renting>
- <http://www.miningoilgasjobs.com.au/life-in-australia/coming-to-australia-/relocating-to-australia/relocating-moving-to-australia--renting-a-property.aspx>