



Relocating to NSW

What you need to know before renting

Surrounding suburbs

STRATHFIELD CAMPUS



NORTH SYDNEY CAMPUS





Moving for study

Moving from interstate or overseas for university can be an overwhelming experience. That's why we want to make sure you have all the information to have a clear understanding about how to rent in New South Wales.

FINDING THE RIGHT PLACE TO STAY

The rental market in Australia is very competitive. Finding the right accommodation can take months before you are approved. So, where should you start?

Finding the right location

One of the most important things you will need to consider is the location of your accommodation. You may prefer to live closer to campus, or you might want to consider a location closer to the beach or the city. Identify what suburbs meet your criteria and focus on these as your preference.

You will also need to consider transport. If you have a car you may want to look for a place with secure parking or close to plenty of street parking. If you do not have a car, knowing where close public transport links are is very important.

What can I afford?

Before you start searching for private accommodation, you need to think about how much money you can afford to spend. Rental rates differ depending on location, proximity to public transport, age of property, and whether bills/utilities are included or not.

Unless you decide to rent out a bedroom within a shared property, you are unlikely to get a room that is furnished. In this case you will also need to take into account the cost of furniture.

Living with others

You encounter many different people throughout life, none more so than when you live with housemates. This means you should take some time to consider the person you would feel comfortable living with. Some factors which you might consider are:

- age
- background
- gender
- lifestyle eg working full-time, student
- smoking or non-smoking

If you find a property that suits you, it is important to respond to messages and attend any inspections that have been arranged. This will give you the best chance to secure the accommodation and avoid missing out on the perfect place.

Meeting potential flatmates

Be prepared with questions about the property to ensure it is right for you. Questions you might like to ask include:

- Is there parking?
 - How is rent paid? Will receipts be provided and how?
 - Is there a cleaning schedule?
 - What are the other occupants' interests?
 - Is the house social or do people keep to themselves?
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MOVING IN

Shared accommodation is generally an informal arrangement between the leaseholder/landlord and yourself. It is important to trust the person you have made the agreement with as well as having a good understanding of the circumstances around the property eg how long the lease has remaining, and will the landlord want the property back once the lease has expired. If you are in an informal arrangement you should take the necessary steps to help cover yourself. While signing a tenancy agreement helps establish conditions around your accommodation, these agreements are not enforceable by the law.

Payments required

When you move into accommodation you will most likely be asked to make a bond payment. The bond payment can be up to and equal to four weeks rent but must not exceed this amount. Landlords/agents cannot require you to pay bond to them before you sign a tenancy agreement. Ensure that you receive a receipt of your full bond amount. The landlord/agent must deposit the bond within 10 working days to NSW Fair Trading.

You will also be asked to pay rent in advance of you moving in. In NSW this amount cannot exceed one month's rent.

It is best to make payments electronically and avoid using cash where possible. If you are required to make a cash payment, obtain a receipt immediately and ensure the details and payment amount is correct.

Bills may be part of your rent or be a separate quarterly payment. If you are asked to make a payment outside of your normal rent, make sure that you view the bill to ensure you are paying the correct amount.

What to check

If you are starting a new lease you should take some time to read through the terms and conditions listed in your tenancy agreement. Not only will it list your rights as a renter, but it will also list your obligations. Obligations may include garden maintenance or other general items around the household.

As part of your agreement you will be provided an incoming condition report. This report will show any marks, scrapes, or damage to the property and the current condition of the property as you move in. The landlord/agent will ask you to sign a copy of the condition report stating that you agree with the current condition and damages present in the accommodation. It is highly recommended that you inspect the house thoroughly to ensure that the condition report is factual and correct. If damages have been missed in the condition report, take photos and send them through with the condition report.

If you fail to identify pre-existing damage to the accommodation you may be liable to pay for repairs from your bond upon moving out.

MOVING OUT

There are a number of circumstances which may require you to move to alternate accommodation. There is a minimum notice period you must give depending on your reason for leaving. If you are leaving at the end of your fixed term agreement, then you will need to give at least 14 days' notice of your intention to terminate your residential agreement. If you are on a periodic lease you will need to give 21 days' notice.

If you end your fixed-term agreement early you will be liable to pay compensation to the landlord. The amount will usually be specified in your tenancy agreement.