



Housing



Your caseworker or proposer will find a place for you to stay when you arrive in Australia.



It might only be your home for a short time.



You will need to find a place to live that is long-term or permanent – somewhere you will live for a long time.

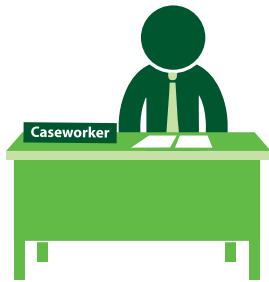


You need to do this in your first 6 months in Australia.



You can find a place to live through:

- real estate agencies



- your caseworker



- your proposer



- your friends

Types of housing



In Australia there are different types of housing.

In cities people might live in:

- tall apartment buildings



- large groups of townhouses



In the suburbs people might live in:

- small houses



- large houses



- groups of units that are close together





In country towns people might live in:

- farm houses



- cottages

Houses in Australia usually have:



- a kitchen



- a lounge room



- a laundry



- some bedrooms



- a bathroom



Most bathrooms have a shower.
Some bathrooms have a bathtub.



The toilet might be:

- in the bathroom



- in a small room away from the bathroom

Renting



Paying to live in a house owned by somebody else is called renting.



You will need to rent the place you want to live in.



You can pay your rent with:

- your income – money you earn from your job



- money you may get through Centrelink



It can cost a lot to rent in Australian cities.

The type and size of house you live in will be different depending on:



- the city you live in



- the part of the city you want to live in



- how much you can afford to pay



It costs less to live in:

- suburbs – outer areas of the city
- regional towns

The houses can also be bigger.

To rent a place to live you must:



- sign a lease



- pay a rental bond



- pay 1 month's rent

Signing a lease



A lease is a legal document or contract between:

- you – the tenant
- the property owner – the landlord



The lease protects you and the landlord.



It explains:

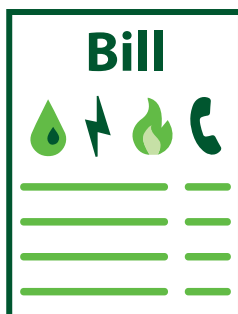
- how much rent you need to pay



- how often you must pay the rent



- how long you will live there

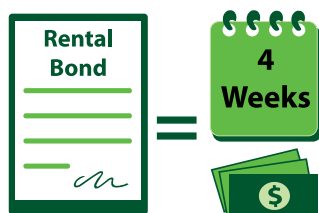


- who pays the bills for services such as
 - water
 - electricity
 - gas
 - telephone

Paying a rental bond



When you sign a lease, you also need to pay a rental bond.



A rental bond is a one-time payment.
It equals 4 week's rent.



It covers you if you:

- damage or break something



- move out before the date in the lease



You will get the rental bond back if:

- everything is ok when you move out
- you have not damaged or broken anything
- you have not broken the rules of the lease



You might be able to get help to pay the rental bond.

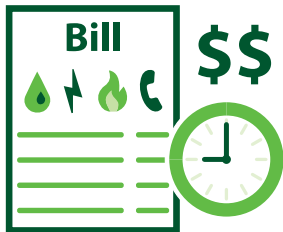


You can get advice from:

- your caseworker



- accommodation services



You need to pay your rent and bills for the services you use on time.



If you do not pay your rent on time, you might be evicted – told to move out.



If you do not pay your bills on time, the services you use might be cut off.

Living in your home



The landlord has the right to visit and inspect the property you are renting.



The landlord should tell you when this is going to happen.



The landlord will be inspecting to see if:

- you are keeping the house and the garden clean and tidy



- there is no damage



If you do not look after the place you are renting and keep it neat and clean:

- your neighbours might complain



- you could be evicted by the landlord

Things you need to do as a tenant



Pay your rent on time.



Take care of your home.



Tell the landlord if you damage or break something.



If you want to make changes to your home you need to ask the landlord first.

They need to tell you it is ok.



If you plan to move out, you need to tell the landlord 4 weeks before.



Your lease will tell you how many tenants can live in the home.

Do not rent out rooms to more people or have visitors who stay for a very long time.



Think about your neighbours and how things you do might affect them.



Keep records – receipts and other documents – related to the home you are renting in case there is a problem.



Pay any extra money that is due if you move out before the lease ends.

Things the landlord needs to do



Give you plenty of warning if they are going to change how much rent they want you to pay.



Give you plenty of warning if they are going to evict you – make you move out.



Fix things that are not working properly without making you wait too long.



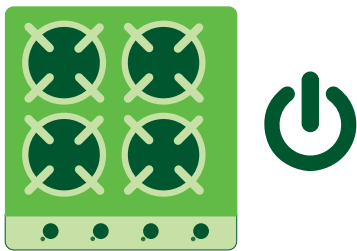
Pay your rental bond back if you did everything right according to the lease.

Safety

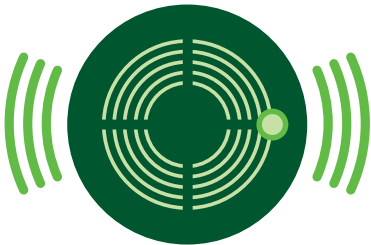


Always lock your:

- doors
- windows



Always turn your stove off when you are not cooking.



Make sure your smoke alarms are working.
Put new batteries in regularly – every 6 months.

Housing checklist



Use this checklist to make sure you have a good rental experience.

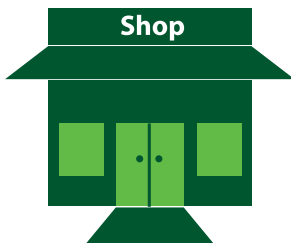


Know the area you live in and what you can find near your home, including:

- schools



- transport



- shops

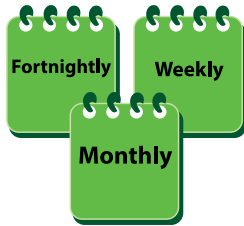


Know how long your lease is and when it will end.



Know everything about paying your rent:

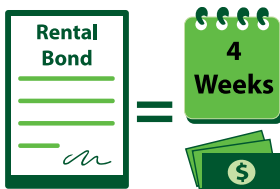
- how much



- how often



- when it is due



Know how much your rental bond will cost.

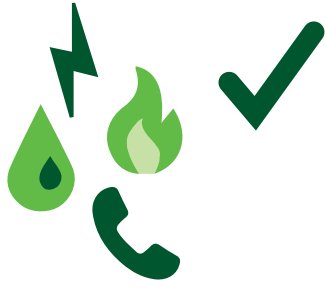
The rental bond usually equals 4 week's rent.



Know if you will need to pay any extra money if you want to move out before the lease ends.



Know what the tenant and the landlord need to do.



Get the services you will need connected:

- water
- electricity
- gas
- telephone



Pay attention and watch what your children are doing.



Look after any animals you own.



Keep your home and garden neat and clean.



Keep the noise at a level that will not disturb your neighbours.



Put rubbish into rubbish bins.

Put items that can be recycled into recycling bins:

- paper and cardboard
- glass
- plastic

