

## Housing FAQ

### What is the average cost of renting a 3/4 bed house?

Have a look on either of these websites to get an idea of the cost of renting in your preferred area <http://www.domain.com.au> <http://www.realestate.com.au>

### Can I buy a house whilst on a 457 visa?

Yes you can buy a house on a 457 visa. As a general rule, temporary residents on 457 Visas are limited to an 80% LVR home loan so a 20% deposit (plus your costs like stamp duty) will be required. It is important to do your research though as insurance costs can be very high.

### Are utility bills more or less expensive than in the UK?

Houses here are not built for the cold so in the winter heating costs can be high and depending on where you live air conditioning may be necessary in the summer. On average for a 3 bed apartment the cost tends to be around \$200 per month

### Can we organize viewings before we leave the UK?

You can usually see the date and time of the viewing wherever the property is advertised so there is no reason why you cannot go along to the viewing when you arrive. At that point the agent will take your details.

### What is the application process?

Basically you find a property you like and put in an application with all the necessary documentation and then the agent will go through all the applications with the property owner and make a decision. It is worth noting that there is often room for negotiation on rental amount being advertised.

NSW Fair Trading website has some very useful information and is definitely worth a read.

[http://www.fairtrading.nsw.gov.au/Tenants\\_and\\_home\\_owners/Renting\\_a\\_home.html](http://www.fairtrading.nsw.gov.au/Tenants_and_home_owners/Renting_a_home.html)

### What is the average length of a lease agreement?

A 12 month lease is the maximum offered. As the charges for breaking a lease can be very steep it may be worth taking a 6 months lease with a view to extend to a year.

### Is it easy to connect phones and broadband?

As soon as you secure a property and before you even move in find an internet/phone provider and get your service in place as it can take weeks to get sorted. You can find a broadband selector on this website: <http://bc.whirlpool.net.au/>.

### How do I find short term accommodation for when we first arrive?

If you are moving with children then a short term serviced apartment is a good choice as far as accommodation is concerned. If a recce trip is possible before the big move then great as this will give you the opportunity to figure out where to live in the short term. There are literally hundreds of websites to look at however this one seems to give a good range of apartments and the website is pretty easy to find your way around

<http://www.rent-a-home.com.au>.

When searching it is also worth using one of the location review websites like

<http://www.cityhobo.com/>

### What do I do before my furniture arrives?

If you find something you like but your furniture hasn't arrived you can rent furniture which means you don't lose out on your 'dream home'

[www.livingedgerental.com](http://www.livingedgerental.com)

[www.valiant.com.au](http://www.valiant.com.au)

[www.guesthire.com.au](http://www.guesthire.com.au)

## **Useful Information**

Don't expect the estate agent to want your business or even return your call.

Open house viewings usually mean 15 mins and lots of people viewing at the same time it is preferable to view in the week rather than at the weekend.

January to March is a very busy time for rentals there is not so much property available and therefore lots of competition. If you have the option try to avoid moving during this period.

If you see something you like put in an application as it doesn't cost anything and that way you are in with a chance.