

New South Wales (NSW)

1. Cost of securing a rental property ('move in' monies)

a) Holding deposit

A landlord/agent may ask you to pay a holding fee on approval of your application for a tenancy. The maximum they can request is one week's rent.

The landlord/agent can hold only one fee at a time. On receiving a holding fee, they cannot enter into an agreement with another prospective tenant for seven days (or longer, if agreed by both parties).

Upon signing the tenancy agreement, the fee will go toward the rent from the first day of your tenancy agreement.

The landlord/agent must refund the fee if:

- they decline to enter into the tenancy agreement; or
- you refuse to enter into the tenancy agreement because the landlord/agent made any false or misleading statement, or they failed to advise of any 'material facts'.

If you decide not to enter into the tenancy agreement, the landlord/agent can retain the fee.

b) Rent in advance

At the beginning of the tenancy, the tenant can be required to pay the first two weeks' rent.

c) Bond (security deposit)

Cannot be an amount more than four weeks' rent. This is paid at the start of the tenancy and applies to all NSW rental properties, whether furnished or unfurnished. Higher bonds cannot be charged for tenants with pets, children or for any other reason. Additional bond payments cannot be requested throughout your tenancy.

d) Pet bond

No pet bond is required.

2. NSW Government Tenancies Regulator

Rules and regulations – Residential Tenancies Act 1987

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Renting_a_home.page

3. Local councils

<https://www.olg.nsw.gov.au/find-my-council>

4. Real estate websites

<https://www.realestate.com.au/rent>

<https://www.domain.com.au/Utility>

5. Utility companies

Government website to compare and list the different suppliers for gas and electricity:

<https://www.energymadeeasy.gov.au/>

6. Government schools

<http://www.dec.nsw.gov.au/home>

7. Driver's licence

You are required to obtain an Australian driver's licence within three months of your arrival.

<http://www.rms.nsw.gov.au/roads/licence/index.html>