

Western Australia (WA)

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

a) Holding deposit (option fee)

If the rent is under \$500 per week, the option fee is \$50. If the applicant enters into the lease, then the Option Fee goes towards the rent. If the successful applicant decides not enter into the lease, then the option fee is retained by the owner.

If an application is unsuccessful, then the money paid for an Option Fee will be fully refunded.

If the rent is between \$500 and \$1,200 per week, the Option Fee is \$100.

If the rent is \$1,200 per week or more, then the Option Fee is capped at \$1,200.

The only exception to the above schedule is that: "If the property is above the 26th parallel (basically from Carnarvon, north, including the Pilbara and Kimberley), then the Option Fee cannot be more than \$50 or \$100 per week"

b) Rent in advance

Rent in advance (two weeks) to be paid prior to the commencement of the tenancy.

c) Bond (security deposit)

The bond must not be more than four times the weekly rent (unless the weekly rent is more than \$1200 per week).

d) Pet bond

\$260 pet bond is required for all pets (not per pet).

The pet bond monies held can only be used for fumigation. More can be requested/negotiated if the weekly rent is greater than \$1200 per week.

2. WA Government Tenancy Regulation

Rules and regulations – Residential Tenancies Act 1997
<http://www.commerce.wa.gov.au/consumer-protection>

3. Local councils

<https://mycouncil.wa.gov.au/>

4. Real estate website

<https://reiwa.com.au/rent/>

5. Utility companies

Electricity Suppliers:

Synergy: <https://www.synergy.net.au/>

Gas Suppliers:

Alinta Energy <https://www.alintaenergy.com.au/wa/home>

Kleenheat Gas <https://www.kleenheat.com.au/>

6. Government schools

<https://www.wa.gov.au/information-about/education-training/schools>

7. Driver's licence

<https://www.transport.wa.gov.au/index.asp>