

Victoria (Vic)

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

a) Holding deposit

A landlord or agent may ask a tenant for a holding deposit before a lease is signed, and refund it once both parties sign the lease.

If there is no tenancy agreement within 14 days, the holding deposit money must be refunded to the prospective tenant by the next business day.

b) Rent in advance

If the rent is to be paid weekly, the landlord or agent cannot ask for more than 14 days' rent at the beginning of a tenancy.

In any other case, provided the rent is \$350 a week or less, the landlord or agent cannot ask for more than one month's rent in advance.

The landlord or agent may be fined, if they do not follow the above.

If the rent is more than \$350 a week, the landlord can charge rent in advance for the full term of the lease (unless the lease term is more than five years).

c) Bond (security deposit)

If your rent is \$350 or less per week, you can be asked for a maximum of one month's rent as bond. If your rent is more than \$350 per week, there is no maximum limit on the amount of bond or rent in advance.

If your tenancy agreement states that the premises are the landlord's principal place of residence (and that they intend to move back in when the lease expires), there is no maximum bond limit.

d) Pet bond

The Residential Tenancies Act (the main law governing renting in Victoria) does not stipulate pet bonds. If the landlord/agent requires a pet bond and the original weekly rental amount is less than \$350 per week, they must apply to the Victorian Civil Administrative Tribunal (VCAT) to seek approval to take more than four weeks' rent as a bond.

2. Vic Government Tenancy Regulation

Rules and regulations – Residential Tenancies Act 1997

<https://www.consumer.vic.gov.au/housing-and-accommodation/renting/types-of-rental-agreements>

3. Local councils

<https://www.localgovernment.vic.gov.au/>

4. Real estate websites

<https://www.domain.com.au/rent/vic/>

<https://www.realestate.com.au/rent/property-unit+apartment-in-vic/list-1>

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.study.vic.gov.au/en/Pages/default.aspx>

7. Driver's licence

<https://www.vicroads.vic.gov.au/>