

Rental resources

If you are having problems with your current rental arrangement and are unsure of where to go for help:

Tenants Information and Advocacy Service

Tel: 8305 9459

Country callers Tel: 1800 060 462

Or

Tenancies Branch at OCBA

Tel: 8204 9544

If you need financial help with the Bond and/or rent in advance:

Housing SA

Tel: 131 299

For a full list of forms, tenancy legislation and free courses and information sessions:

Office of Consumer and Business Affairs (OCBA)

www.ocba.sa.gov.au/tenancies

Affordable removalists:

West Works

Tel: 8209 5701

If you have a general housing query and don't know where to go for help:

Shelter SA

Tel: 8223 4077

What is Shelter SA?

At Shelter SA, we believe everyone has the right to affordable accommodation that is appropriate to their needs. As the state's peak housing body, we work to actively promote and inform the general public, non-government and government organisations about housing and related issues.

We do this via public forums and presentations at conferences, schools and community groups on a range of topics – from mental health issues to affordability and the decrease in public housing stock, from youth homelessness to caravan park residents. And the list goes on...

We respond to government policies, produce our own monthly newsletter, facilitate the annual Homelessness, Health and Housing Expo and carry out small South Australian-specific research projects. Our latest research project focused on developing a youth housing strategy for the Southern Fleurieu region.

And finally, we actively seek to engage with and provide opportunities for vulnerable groups to raise their housing concerns. We do this via one-on-one interviews for the *Telling Stories* feature in Sheltershortz Newsletter, consultations and via our branches. If you have a housing query, then contact us. We can help!

Shelter SA

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Shelter SA

GET INFORMED ABOUT

**APPLYING FOR A
RENTAL PROPERTY**



How to compete in the private rental market

The current property market is extremely competitive and vacancy rates are low. This means that properties can be advertised in the morning and gone by the afternoon. This can be daunting if this is the first time you are looking to rent a home, you are unfamiliar with, or unaware of how to make the most of your rental application. To be competitive, you need to be quick and organised!

12 TOP TIPS

1. Know how much you can afford to pay ~ the general rule is no more than 30% of your income. If you want to live in a particular area but can't afford the rent, then consider sharing a house. Paying more than 30% of your income on rent can mean that you get behind in your bills and you won't be considered a good tenant if you don't pay the rent regularly.
2. Know what kind of property you are looking for. How many bathrooms do you need? How many bedrooms? Will you need parking? Do you have pets? Do you have adequate storage/cupboards or will you need a lot of built-in furniture? Make a list of all the things you need: know what you are prepared to compromise on and what you can't. Securing the property that is right for you (and your family) will mean less moves and is cheaper in the long run.
3. Dress to impress: the way you present yourself at an open inspection, or at a real estate agent's office could be the difference between getting a property or not. Always present yourself as if you were going to a job interview. If you are driving to the inspection, then make sure the car is clean and tidy too.
4. DON'T bring the whole family with you to an open inspection. A small child having a bad day can make a bad impression on the agent. If you bring along the whole family and aunts and uncles, the agent may assume that lots of people will be living at the property which may increase the risk of damage to the home.
5. Some real estate agents will ask for a key deposit to view a property. This will be returned when you hand back the key.
6. ALWAYS arrive a little bit before the arranged time.; this will show the real estate agent that you are keen and organised.
7. Bring along all of your relevant documentation. Put a folder together with ALL the important information you will need, such as 100 points of ID, (photocopies of your passport, drivers license, references and so on) . This way you can hand in completed applications quickly and you will impress the potential landlord/ agent with how well organised you are.
8. Wipe your feet before entering the home you are inspecting.
9. If the property is currently tenanted, DO NOT look in cupboards or open drawers.
10. Be aware of the hidden costs of renting. Does the home have a garden you are expected to maintain? Lawns require regular mowing or your neighbours may complain. Does the home have gas or electric heating/cooling? Heating and cooling can be extremely expensive, depending on the area and whether the home is insulated. You will also be required to pay utility connection fees, and all of these expenses can add up. Make sure you have some additional funds put aside for these one-off expenses.
11. Know how long you want a lease for. Some real estate agents will offer a 6 month lease initially to ensure you are a good tenant, with the option of renewing the lease. Your rights can vary depending on the type of lease you have. Ask the Agent if there is the opportunity to renew the lease after the agreed term.
12. Be aware of your rights and obligations as a tenant: courses are offered at a number of organisations, so contact Shelter SA if you want to access one that is right for you.

Once you have secured a home you will want to know how to maintain your home and be a good tenant. Go to the Shelter SA website and download *How to be a good tenant*. Or give us a call on 8223 4077 and we can post one out to you.