Renters relocation information pack

A practical guide to finding and settling into a rental home in Australia

Moving to a new city is easier when you know what to prepare, what to ask and where to find reliable advice. This Relo Rentals pack helps you plan your accommodation budget, inspect homes, prepare an application, organise your move and manage the tenancy from arrival to departure.

It is designed for interstate and overseas relocations, including furnished stays of three months or longer. Start with the home and stay you need, then check the rules for the state or territory where the property is located.

How to use this pack

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Information reviewed: 13 October 2026. This pack provides general planning information. Rental law, application requirements and notice periods vary by location and accommodation type. Use the official guides on pages 13–14 for current local rules and tailored advice.

The rental market and your budget

What to expect

Australian rental conditions vary by city, suburb, property type and season. The National Housing Supply and Affordability Council's 2026 report highlights continuing affordability pressures: its national measure of the median household income needed for a new lease reached 33%. This is a national indicator, not an affordability rule for an individual application. [S1]

Prepare early, compare several suitable areas and keep a backup accommodation plan. A complete application helps an agent assess you, but selection and timing remain with the property manager or landlord. Avoid committing to travel arrangements that depend on an unconfirmed tenancy.

Compare like with like

Match the number of bedrooms, furnishing, lease length, move-in date and transport access. Government rent datasets provide useful context, but may describe new bonds or broader areas rather than furnished relocation homes. Queensland's RTA median-rent tool and NSW's rent-and-sales data are linked on page 15. [S2,S3]

Weekly rent is not four weeks per month

For planning, multiply weekly rent by 52 and divide by 12 to estimate the monthly equivalent. For example, $650 a week is about $2,816.67 a month, not $2,600. This is an illustrative calculation, not a current market price; use the agreement's actual payment schedule.

Cost	What to confirm
Upfront	Bond, permitted rent in advance, moving costs, temporary accommodation and utility connections.
Ongoing	Rent, electricity, gas where relevant, internet, permitted water charges, transport and insurance.
Furnished extras	Linen, cleaning, parking, usage limits, replacement items and any disclosed charges.
Contingency	A buffer for delayed arrival, an extended search, overlapping accommodation or early departure.

Your working budget: weekly accommodation $_____; other weekly costs $_____; upfront funds $_____; contingency $_____.

Searching and inspecting a home

Build a realistic shortlist

Choose the exact workplace, school or campus first. Test the commute at your real start and finish times, including transfers, parking and walking. Set must-have requirements for beds, workspace, accessibility, pets and cooling or heating before comparing listings.

Check whether the offer is for the entire home, a room, a residential tenancy, serviced accommodation or another arrangement. Furnishing and a three-month stay do not, by themselves, determine which laws apply. Ask which agreement will be used and refer to the local guide. [G1–G8]

Questions for the inspection

[ ] Is the property available for my dates and intended stay length?

[ ] Do the layout, beds, storage and workspace meet our household needs?

[ ] Are there signs of damp, leaks, pests or damage? Do locks and windows work?

[ ] What heating, cooling, ventilation and safety equipment are installed?

[ ] Which furniture, appliances, kitchen items and linen are included?

[ ] Is internet already connected? What service and usage limits apply?

[ ] Is the advertised parking space included and suitable for our vehicle?

[ ] What is the process for pets, occupants and accessibility requests?

[ ] Are there building move-in rules, lift bookings or access restrictions?

[ ] Who manages repairs and after-hours problems?

If you cannot inspect in person

Ask for a live video inspection or arrange a trusted representative with the agent's agreement. Check all rooms, access, surroundings and the actual address. Images alone may not show the condition or location accurately. Queensland's official scam guidance includes virtual and representative inspections. [S4]

Verify before sending money

Confirm the advertiser's identity and authority to let the property. Contact an agency through an independently found number to verify payment details, especially after a bank-account change. Pressure to pay quickly, an unexplained bargain or refusal to arrange access are reasons to investigate further. [S4]

The rental application process

1 Confirm the application method

Ask for the approved application form, submission method and required documents. Some jurisdictions prescribe forms and limit the information that can be requested. Use the form required for that property; this pack's planning templates do not replace it. [G2,G3,G5]

2 Prepare the requested information

Give accurate details about the proposed applicants and occupants, preferred start date, term, employment or income, and rental or residential history where permitted. Obtain referees' consent before supplying their contact details. Prepare only documents allowed and needed for the application.

3 Inspect and resolve questions

Check the property and clarify inclusions, access, pets, utility charges and any conditions before submitting. Ask how an overseas or representative inspection is handled. Retain the listing and written answers.

4 Submit and keep a record

Check names, dates and attachments before sending. Follow the signature and separate-applicant instructions. Save a copy and request confirmation of receipt. Keep a tracker of properties, submission dates, missing items and outcomes.

5 Respond to the assessment

The agent or landlord may verify permitted information and contact referees. Let overseas referees know about time-zone differences. Answer follow-up requests promptly through the verified channel. Ask whether a missing local document can be replaced by a permitted alternative.

6 Review an approval before accepting

Confirm the final rent, start date, term, agreement type, inclusions and any conditions. Read the proposed agreement and local tenancy guide before signing. Approval of an application and signing a tenancy agreement are separate steps.

7 Sign and organise the handover

Once you understand and accept the terms, complete the signing and permitted payment steps, retain receipts and confirm key collection. Follow the official bond process for the location. Do not assume a cooling-off period: NSW's tenant statement expressly warns that there is none. [G1]

Avoid offering extra rent or excessive advance payments to secure priority. Rent-bidding and advance-payment rules differ; check the local rules rather than treating either as an application strategy. [G1–G8]

Documents and applications from overseas

Build a secure preparation folder

Keep your documents organised, but do not send the whole folder automatically. The required form and local rules determine what can be requested. There is no single national “100-point” rental-document checklist. [G2,G3,G5,G8]

Information category	Possible evidence to discuss with the agent
Identity	Permitted identity documents such as a passport or driver licence; check the form’s accepted options.
Ability to pay	Permitted payslips, an employment letter, contract or proof of savings as appropriate to your circumstances.
Rental or residential history	Previous addresses, landlord or agent contacts, rental records or an explanation of home ownership.
References	Contact details for referees who have agreed to respond, where the form allows them.
Employer-funded relocation	A permitted letter explaining the payer, funding period and arrangements; confirm who will sign the lease.

If you have no Australian rental history

Explain your situation accurately. Ask whether overseas rental references, previous payment records or evidence of home ownership are acceptable. Do not invent a rental history or describe an employer’s funding as guaranteed unless it is confirmed in writing.

If your Australian employment has not started

Ask which permitted evidence can show your ability to pay, such as a signed contract or employer letter stating the start date and income. Confirm how savings, overseas income or company payments will be considered. Approval remains a decision for the provider.

Translations and time zones

Ask whether documents need English translations and whether certification is required before paying for translation services. Include international dialling codes for overseas referees and agree suitable contact times.

Protect personal information

Use verified submission channels. Never share account passwords, one-time codes or myGov access. Check the permitted information before providing bank transaction details or sensitive documents. Victoria’s official application rules, for example, limit document requests and prohibit application fees, including third-party verification charges. [G2]

Understanding the agreement and upfront costs

Read the agreement as a whole

A fixed-term agreement runs for an agreed period; a periodic agreement continues without a fixed end date under the applicable rules. Check the consequences of extending, ending or leaving early. A relocation delay or a changed work assignment does not automatically remove your obligations. [G1–G8]

[ ] Correct address, landlord or provider, agent, tenants and permitted occupants.

[ ] Start and end dates, rent amount, frequency and permitted payment methods.

[ ] Bond amount, lodgement process and how confirmation will be provided.

[ ] Furniture inventory, condition report and all promised inclusions.

[ ] Utility responsibility, metering, usage caps and how extra charges are calculated.

[ ] Pets, parking, storage, access devices and any building rules.

[ ] Repairs contacts, emergency process, cleaning and maintenance responsibilities.

[ ] Extension arrangements, notice requirements and potential early-ending costs.

Bond and rent in advance are different

A bond is security for the tenancy and is handled through the applicable local process. Rent in advance pays for an upcoming rental period. Limits, exemptions, lodgement deadlines and refund procedures differ between jurisdictions; confirm the rules before paying. [G1–G8]

Keep receipts and the bond acknowledgement or reference. Verify that names and the property address are correct. Do not sign a blank bond-release form or treat a bond as your final rent payment without proper advice and agreement.

Furnished rentals need a clear inventory

Record furniture, beds, appliances, utensils, linen and access devices. Clarify what happens if an item fails, is damaged or is missing. “Fully furnished” does not guarantee every item your household needs, internet, utilities or cleaning.

Check the arrangement when a company pays

Confirm whether the tenant is an individual or a company, who pays rent and who holds the bond. Ask how invoices, occupants, employee changes and early departure are handled. Company and accommodation arrangements may need separate advice about their legal coverage.

If a term or fee is unclear, obtain the explanation in writing and ask the local tenancy service before signing. Keep the completed agreement and all attachments together.

Moving in and recording the condition

Before arrival

[ ] Confirm key collection, late-arrival access and the managing contact.

[ ] Arrange electricity, gas if relevant and internet where not included.

[ ] Book movers, building access or a lift where required.

[ ] Keep passports, medication, chargers and essential documents with you.

[ ] Confirm the inventory, beds and first-night essentials.

At the handover

Count keys, fobs and remotes. Locate the water shut-off, switchboard, safety equipment and the property's emergency instructions. Ask how to operate heating, cooling, appliances and any pool equipment. Keep provider instructions for faults and after-hours repairs.

Complete the condition report

Inspect every room and compare the report with what you find. Note damage, stains, cleanliness, missing items and appliance faults. Photograph overall rooms and close-up details, including the inventory. Return your comments through the required process within the local deadline and keep a copy. [G1–G8]

Photographs support the written report; they do not replace it. Report a serious safety issue promptly rather than leaving it only in the condition report. Confirm in writing any promised cleaning or repairs and the expected next step.

Record the starting position

Record	Details to keep
Property	Address, tenancy start date and actual handover date.
Utilities	Meter readings where accessible and relevant; connection references.
Access	Number of keys, remotes and fobs, plus any existing defects.
Contents	Inventory differences, appliance condition and supplied linen.
Paperwork	Signed agreement, condition report, receipts, bond reference and repair emails.

Your first week

Check the actual commute, grocery options, rubbish collection and building access. Test internet and cooling or heating. Update your contact address where needed and schedule any agreed follow-up with the property manager.

Managing the tenancy and moving out

During your stay

Pay rent on the agreed schedule and retain payment records. Report damage and maintenance issues in writing, with photographs and dates where useful. Follow the local urgent-repair process and seek advice before arranging work at the landlord's expense or withholding rent. [G1–G8]

Check local rules for entry, inspections, rent increases, pets and modifications. Keep notices and correspondence. Household changes, subletting or a replacement tenant may need approval; do not assume an informal arrangement changes the lease.

If something goes wrong

Describe the issue clearly to the manager, state the outcome you seek and retain their response. Contact the local government tenancy service or a tenant advice service if it is unresolved. Formal notices and dispute applications can have deadlines, so seek advice promptly. [G1–G8]

Before deciding to leave

Check the notice period, required form and method of serving notice for your location and agreement. Ask about the consequences of leaving a fixed term early and obtain any agreed change in writing. Do not assume that the final day of a fixed term removes all notice requirements. [G1–G8]

Departure checklist

[ ] Confirm the lawful notice process and agreed vacate date.

[ ] Book movers and building access; remove belongings and rubbish.

[ ] Clean to the required standard and account for furnished inventory items.

[ ] Photograph the final condition and record meter readings where relevant.

[ ] Arrange the final inspection and return every key and access device.

[ ] Close or transfer utility accounts and update your forwarding address.

[ ] Keep the final inspection record, receipts and written agreements.

[ ] Follow the local bond-refund process; seek advice about disputed deductions.

Allow for fair wear and tear under the applicable rules. If a deduction is proposed, ask for the basis and supporting evidence. Check deadlines before responding to a bond claim or dispute notification. [G1–G8]

Your moving checklist

Use this as a planning timetable. Change the dates to suit your relocation and add the legal deadlines for your particular tenancy.

Six to eight weeks before the move

[ ] Set arrival date, stay length, household requirements and total budget.

[ ] Compare suburbs around work, schools and transport.

[ ] Check the official local tenancy guide and prepare permitted application evidence.

[ ] Plan temporary accommodation and a backup if the rental search takes longer.

[ ] Request mover quotes and check shipment, storage and insurance arrangements.

[ ] If moving internationally, check visa, customs and biosecurity requirements.

Two to four weeks before the move

[ ] Inspect shortlisted homes and submit accurate applications.

[ ] Review the agreement, inventory, costs and payment instructions.

[ ] Confirm school or childcare arrangements directly with providers.

[ ] Organise utilities, internet, movers and building access.

[ ] Arrange pet transport and check accommodation approval requirements.

[ ] Give any required notice for your existing home through the correct process.

The week before the move

[ ] Confirm keys, arrival contact, travel details and late-arrival access.

[ ] Label boxes and prepare an essentials bag and secure document folder.

[ ] Confirm medicines, health cover and important prescriptions.

[ ] Back up documents and share moving details with the relevant contacts.

Move-in day and the first month

[ ] Complete and return the condition report within the local deadline.

[ ] Keep photographs, receipts, inventory and the bond reference.

[ ] Test services and report faults promptly.

[ ] Update addresses and establish transport, school and work routines.

[ ] Record rent dates, any notice deadlines and the date to discuss an extension.

Practical arrival information

Money and essential accounts

Arrange an Australian phone number if needed and check mobile coverage around your home and workplace. Compare bank account fees and identity requirements directly with the bank. Keep access to funds for arrival costs and check international transfer charges before sending money.

For employment and tax administration, use the Australian Taxation Office to check the tax-file-number application route that fits your circumstances. Keep your TFN secure and separate from a general rental-document folder. [S6]

Health and insurance

Check Medicare eligibility with Services Australia; not every overseas newcomer is eligible. Eligibility and required documents depend on your circumstances, and you need to be in Australia to enrol. Check any private health cover required for your visa or needs. [S5]

Investigate contents and personal liability cover suitable for your household. A landlord's building insurance should not be assumed to cover your possessions. Confirm what cover applies to furnished contents and accidental damage with the insurer.

Utilities and internet

Confirm who holds each account and what the rent includes. Check electricity and gas connection timing, internet availability at the exact address, setup costs and contract cancellation terms. Where bills are included, request any usage cap and overage calculation in writing.

Transport and driving

Use the local transport authority's journey planner for your regular routes. If driving on an overseas or interstate licence, check the destination state's transport department for recognition, translation, conversion and deadline requirements. These are not the same across Australia.

Schools and childcare

Check school eligibility or catchments against the actual address and contact the school before relying on a place. Ask about documents, term dates and any fees applicable to your circumstances. Check childcare vacancies and opening hours separately.

International shipments and pets

Check Australian Border Force and Department of Agriculture requirements before shipping goods. Australia's biosecurity rules also affect food, plant material and animals. Pet entry and import arrangements need their own planning, separate from tenancy approval. [S7,S8]

Local routine

Locate groceries, a pharmacy, medical services and council facilities. Check rubbish collection, parking restrictions and seasonal weather or emergency advice. Save the manager's maintenance and after-hours contacts in your phone.

Application assistance and templates

Request support with your relocation

Contact Relo Rentals through the website to explain where you are moving, your dates and the help you need. Ask about available support with furnished-property enquiries, preparing permitted application information, inspection arrangements and coordinating arrival details. Confirm the agreed service scope, any fees and who will communicate with providers before work starts.

The landlord or property manager decides whether to approve an application. Property availability, tenancy approval and a particular move-in date cannot be guaranteed. Tenancy disputes or legal questions should go to the official local service or a qualified adviser.

Your support request

Destination and preferred areas: _____

Arrival date and intended stay: _____

Adults and children; beds required: _____

Weekly budget and required inclusions: _____

Workplace or commute destination: _____

Pets, accessibility or other requirements: _____

Help needed and best contact time: _____

Send the initial request without passports, bank statements or other sensitive attachments. Agree a verified document channel if supporting information is needed.

Application enquiry template

Hello [agent name], I am relocating to [city] and am interested in [property address/reference] from [date] for [term]. Please confirm the available dates, approved application form, permitted supporting documents and inspection options. I [am applying from overseas / have not yet started Australian employment / have overseas rental history]. Please let me know which acceptable evidence I can provide. Thank you, [name and contact details].

A simple application tracker

Property or reference	Submitted	Next action or outcome
_____	_____	_____
_____	_____	_____
_____	_____	_____

Prepare your rental introduction

Prepare a short, reusable summary for your own planning so your enquiries stay consistent. Update it for each property and transfer only the permitted information into the required application form. A personal summary is not a replacement for a prescribed form, and extra attachments should only be provided where allowed and accepted. [G2,G3,G5]

Keep the essentials ready

Applicant names and preferred contact: _____

Destination and intended move-in date: _____

Preferred agreement length: _____

Household size and required bedrooms: _____

Permitted employment or funding information to prepare: _____

_____

Rental or residential history to prepare where requested: _____

_____

Referees who have agreed to be contacted: _____

_____

A short relocation explanation

I am moving to [city] for [brief relevant reason] and am looking for a home from [date] for approximately [term]. I can provide the permitted application evidence requested for this property. My previous rental or residential history is [brief accurate explanation]. Please confirm the accepted documents and next steps.

Keep it factual. Do not include unrelated personal details, a photograph or extra financial records simply to make the application larger. Check the local form and document rules first.

Planning a move with a pet

Check the destination's pet rules and approval process before arranging the move. For your own planning, note the animal's type, number and needs, any relevant previous rental reference, and travel arrangements. Provide information through the lawful pet-request process; a pet description does not replace approval or any prescribed notice. [G1–G8]

Pet and accommodation needs: _____

Approval or notice step to confirm: _____

Transport and arrival arrangements: _____

Before every submission

Recheck the property reference, dates, permitted documents and recipient. Update changed details and retain the version you sent. A reusable preparation summary can save time, but each application still needs its own final review.

Official tenancy guides for your location

Open the government landing pages below to download the current guide and forms. These links provide original official material; this Relo Rentals pack does not reproduce the full guides. Check updates alongside a downloaded PDF.

G1 New South Wales

NSW Fair Trading's Tenant Information Statement explains the essentials before signing. Use NSW's renting pages for bonds, repairs, entry, pets, rent increases and ending a tenancy. The statement download was updated on 8 October 2026.

Read the NSW Tenant Information Statement

NSW rules and guidance for renting

G2 Victoria

Consumer Affairs Victoria's Renters Guide covers the tenancy lifecycle. Its application page explains the prescribed form, permitted information, prohibited questions and fees. Use this before uploading documents or paying an application-related charge.

Read the Victorian Renters Guide

Victoria application rules and form

G3 Queensland

The Residential Tenancies Authority's Pocket guide for tenants houses and units is Form 17a. Its application guidance and Form 22 cover general tenancies; separate forms apply to other accommodation types. Check the required submission options and permitted evidence directly with the RTA.

Download the Queensland pocket guide

Queensland application process

Queensland rental application Form 22

G4 Western Australia

Consumer Protection provides four tenant guides: looking for a home, living in it, leaving and getting help. The guide page notes that PDFs are being updated for March 2026 bond changes; check current web guidance as well as the downloaded guide.

Read the four WA tenant guides

WA current renting guidance

More official tenancy guides

G5 South Australia

SA.GOV.AU links to the Tenant Information Guide, an easy-read rights guide, the condition inspection sheet, bonds and forms. Form A1 has been required for prospective residential tenancy applications from 1 January 2026. Check the current form rather than reusing an old application.

South Australia tenancy guides and forms

SA application and tenancy reforms

G6 Tasmania

Consumer Affairs Tasmania hosts the Guide to renting in Tasmania, with rights and responsibilities for renters, owners and agents. Read the guide alongside current renting pages, including bond and dispute information.

Read the Tasmanian rental guide

G7 Australian Capital Territory

The ACT Government's Renting Book explains rental law and the tenancy lifecycle. The official rental-laws page also links to the ACT Civil and Administrative Tribunal and free tenancy advice services, including Legal Aid ACT's Tenancy Advice Service.

Read the ACT Renting Book and rental guidance

G8 Northern Territory

NT Consumer Affairs provides A guide to renting in the Northern Territory, rental-application information, forms and current reforms. Check current web guidance as well as the PDF when preparing an application or responding to a notice.

Read the NT rental guide and current resources

Where to get help

Start with the authority for the property's location and ask which tenant advice or dispute service fits the issue. A government information service, independent tenant advocate and tribunal have different roles. Check jurisdiction and any response deadline before lodging a dispute.

For bond or rent assistance, use your state housing department or Services Australia to check eligibility. Residence, income, visa and other criteria may apply; support is not automatic for every newcomer.

Further resources and your planning notes

The references below support the national planning sections. The G1–G8 government sources on pages 13–14 support local tenancy information. Links reviewed on 13 October 2026.

S1 National Housing Supply and Affordability Council 2026 report overview

S2 Queensland RTA median rents quick finder

S3 NSW Communities and Justice rent and sales data

S4 Queensland RTA rental scam guidance

S5 Services Australia Medicare enrolment

S6 Australian Taxation Office

S7 Australian Border Force moving to Australia

S8 Department of Agriculture Fisheries and Forestry biosecurity

Keep your key details together

Property address: _____

Agent or provider and phone: _____

After-hours maintenance contact: _____

Bond reference: _____

Condition report return deadline: _____

Rent payment date and method: _____

Date to discuss extension or departure: _____

Local tenancy advice contact: _____

Your next step

Decide your dates, budget and essential requirements. Explore Relo Rentals furnished accommodation and use the relevant official tenancy guide before applying or signing.

Visit Relo Rentals