



YOUTH RENTAL GUIDE:

Tips for planning a tenancy and making it work.

Colony47
people working together

STARTING A TENANCY:

COSTS

Bond (maximum of 4 x weekly rent) \$

Plus 2 weeks rent in advance \$

Power connection: \$

Contact Aurora 1300 13 2003

Telephone connection: \$

Contact Telstra 132 200

TOTAL START UP COSTS \$

ONGOING COSTS:

Rent \$

Food \$

Electricity bill \$

Travel/ transport \$

Telephone \$

Entertainment \$

Any other ongoing bills \$

TOTAL \$



LOOKING FOR A PLACE:

When looking for a rental property, you should think carefully about what you **need** in a property, and then make a list of what you **want**.

For example, being close to public transport may be necessity, while a spa bath would probably be a bit of a luxury.

Things to think about before you move in:

How much rent can I afford to pay
(look at your budget) ?

Where do I want to live
(Suburb, close to family, etc) ?

What facilities do I need
(White goods, garden, number of bedrooms, fully furnished, etc) ?

Do I want to live alone or share with other people?

How do I find a property
(newspaper, real estate, word of mouth, Uni housing, putting an ad in the local newspaper) ?



ABBREVIATIONS:

Unsure of what the meanings of some of the abbreviations are in the rental ads are, here are a few answers:

Bed Sit	- Usually has bathroom and kitchenette. The lounge room is also the bedroom.
Self-contained	- Has own kitchen, bathroom and laundry facilities.
F/furn	- Fully furnished.
P/furn	- Partly furnished.
U/furn	- Unfurnished.
Brm	- Bedroom.
Dble	- Double.
F/n	- Fortnight.
Refs req	- References required.
Osp	- Off street parking.
B/ins	- Built in wardrobes.
W/heat	- Wood heating.
H/pump	- Heat pump.
N/s	- Non smoker.
CBD	- Central business district.
W/good	- White goods.
Neg	- Negotiable.

SHARE HOUSES:

If you are sharing it's a good idea to:

Have an agreement in writing with each sharer stating the amount that each person pays for rent, food and other bills.

You can get STD and ISD bars on the phone.

If one person is paying the bills or rent, make sure everyone knows these have been paid by sighting and keeping all receipts.

If a person wants to leave, the owner/ agent should be informed and the approved replacement should sign the lease.

Have regular household meetings and have 'House Rules', which may include:

Behaviour - set up some agreed rules/ guidelines about the type of behaviour acceptable and agreeable to all members of the household.

Chores - set up a roster or make arrangements, which suit all members of the household.

Alcohol/ drug use and parties - work out how everyone feels about these issues and remember it's Ok to say 'NO'.



THE LEASE:

Read your lease carefully. If you don't understand it get advice.
Before signing a lease be aware of all terms
(i.e: length of lease, amount of rent/ bond and when rent is due).
If you are sharing, everyone in the house should sign the lease, or
be listed as approved occupants.

**The person who signs the lease will be legally responsible if things
go wrong!!!!**

A VERBAL AGREEMENT:

You can also have a verbal agreement which is legal.
In this case your tenancy is not for a definite period but matches
your rent payments (i.e: weekly, fortnightly)

You still need to give "proper notice" i.e: in writing and with notice.
The owner/ agent must give you "proper notice" when they want
you to leave. This notice must be in accordance with the Residential
Tenancy Act (RTA).

CONDITION REPORT:

The condition report is one of the most important things you need to complete when you are moving into a property.

This report is a record of what the property looked like when you moved in and this will be extremely important when it comes to getting your bond back. We suggest that you have witnesses, and take dated photos as a safeguard, if you think there could be problems (Don't take the blame for other people's damage), get some advice from the Tenants Union.

PAYMENT OF RENT:

Once you have signed the lease you need to arrange with owner/ agent the method you will use to pay rent.

Centrepay or Direct Debit should be set up quickly to make sure that they start on time.

If paying cash, mark the due dates on your calendar and make sure your owner/ agent gives you rent receipts.

Check with Centrelink to see if you are eligible for rent assistance.

Ph: 13 2490

Remember it's your place, you pay the rent, you decide who visits and who stays the night.

MOVING OUT:

Look at your lease prior to moving out as you may be responsible for paying rent until the lease ends.

Work out a date for moving out, leaving time for cleaning (including carpets, windows - keep receipts).

Give proper notice in writing to the agent/ owner if breaking lease or if you have a verbal agreement.

Clean the property (including carpets, windows - keep receipts).

Don't leave rubbish behind as you may be charged for its removal.

Check over the property and compare with the condition report (which should have been done at the beginning of the tenancy) to see if there are any repairs that need to be done.

Organise a property inspection with the owner/ agent and arrange a time to hand back the keys.

MOVING OUT (cont.):

If the owner/ agent takes money out of your bond when you move out they are legally required to provide you with documentation to show reasons why they have deducted money from your bond.

If your bond has not been returned to you within three working days, you will need to follow it up with the Landlord/ Real Estate.

Get a reference from the owner/ agent as proof of carrying out a successful tenancy.

Disconnect the power and phone so the next tenants are not adding to your bill.

EVICCTIONS:

If you receive an eviction notice from your agent/ owner then seek advice from the Tenants Union Ph: 6223 2641 or the Private Rental Tenancy Support Service (PRTSS) Ph: 6278 1660

FINANCIAL ASSISTANCE:

Check out the following. You may be able to access some extra financial assistance:

Winter Electricity Rebate

(you need to have a current Health Care Card).

Contact Aurora. Ph: 1800 150 679

No Interest Loan Scheme (NILS).

Loans are available for essential Household items, e.g. fridges, washing machines. Eligibility criteria applies. Ph: 1300 301 650.

Colony Assistance Service for Housing (CA\$H)

Bond, rent and removals assistance. Eligibility criteria applies.

Ph: 6231 2192. Website: www.colony47.com.au

Living Away From Home Allowance (LAFHA).

Assistance for New Apprentices who live away from home.

Eligibility criteria and time limits apply. Phone 1800 639 629.

Website: www.newapprenticeships.gov.au.

Transition to Independent Living Allowance (TILA).

This is a one-off support (up to \$1000) from the Government to help young people who are leaving care to meet some of the cost involved in moving to independent living. Ph: 1300 653 227.

Website: www.facs.gov.au (click on 'Youth').



USEFUL CONTACTS:

It is good to remember that when you're having a hard time and you're struggling with your tenancy and life, there are services around to help. Here are some of them:

Colony Outreach Support Service (COSS)

supports people who are homeless, or are about to become homeless, to find and maintain accommodation. Ph: 6214 1486

Staying Put Program (Anglicare)

provides assistance to young people with housing needs and tenancy issues. Ph: 6273 5855.

Email: stayingput@anglicare-tas.org.au

Private Rental Tenancy Support Service (PRTSS)

supports tenants to make private rental work.

Ph: 6278 1660

Tenant's Union

Provides legal advice and information to both public and private tenants. Ph: 6223 4769.

Welfare Rights

Do you want to appeal against a Centrelink decision?

Unable to get allowance? Benefits been reduced?

Overpayment to be repaid? Ph: 6223 2500

USEFUL CONTACTS:

Anglicare Access

Ph: 6273 5855

Lifeline, for anyone, anywhere, anytime

Ph: 131 114

Centrelink, Youth and Student Services

Ph: 132 490

CASH - Colony Assistance for Housing

446 Elizabeth St. North Hobart, 7000.

Ph: 6214 1492

Fax: 6214 1485

Email: cash@colony47.com.au

Funded by Office of Children and Youth Affairs



Tasmania