



# Finding accommodation in Australia

## Finding suitable short-term accommodation

Planning your move ahead of time can help ensure a successful transition to your new country. Finding short-term accommodation where you can stay after you first arrive in Australia is a great starting point. There are plenty of options such as hostels, share houses and AirBnBs available depending on your budget and personal preferences.

Hostels, where you will be sharing a room with other travellers, are a great cost-efficient option. Staying at a hostel can be a good way to meet new people, explore the city and have flexibility around the length of your stay. Hostels often also provide you with the option to stay in a private room and still engage with other people in the shared areas of the hostel. You can find more information on each hostel's website or you could search [booking.com](https://www.booking.com) which is an online platform dedicated to hotel bookings, where you will also find multiple results for affordable hostels.



[AirBnB](#) is a popular platform and offers a variety of accommodation options from private owners. You can rent either a private room or an entire apartment which might be a great solution if you are travelling with family. While this option might be more expensive, it does give you a unique experience, more privacy than shared accommodations and hosts are often open to provided you with some insights into local attractions and culture.

Another option might be a private room in a share house where you will be renting a private room while sharing other areas, such as bathroom and kitchen, with other people. This is a very popular way of living for younger Australians and is a great opportunity to meet new people and to be introduced to the local community. There are many platforms offering share house matching, such as [flatmatefinders.com.au](https://flatmatefinders.com.au), or [flatmates.com.au](https://flatmates.com.au), as well as social platform groups on Facebook, for example [Melbourne Flatmates and Sharehouse Search](#).

**Tip:** Applying for a short-term accommodation through a well-established platform gives you more protection than contracting private owners directly. Practice common-sense and caution when providing personal details or transferring money to strangers.

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## Looking for long-term stay

Once you have settled in and explored the city enough to know which town or suburb you would like to settle in on a long-term basis, it's time to look for a permanent accommodation. With the high number of migrants arriving in Australia each year, many rental agencies have well-established processes in place. As part of the process to secure a rental property you will be required to pass identity verification process, prove your financial eligibility and often provide your rental history or a cover letter.

- **Identity Document (ID)** – in order to verify your identity, multiple identity documents will have to be provided. In Australia, there is a points-based system, with each document having points value assigned. As a holder of an overseas passport, you might need a couple of additional documents, such as birth certificate or driver's licence. If your national ID is in a language other than English, you must provide certified translation together with the original document. Documents can be officially certified for a small fee at an Australia Post outlet.
- **Proof of income** – landlords and real estate agents will need a proof of your ability to pay rent on time. You might be required to provide bank statements, payslips and/or employment contract. In some states, however, a new law has been introduced where real estate agents cannot request that you provide bank statement showing daily transactions.
- **Rental history** – landlords often require a rental history to ensure positive renting records. However, if you are renting in Australia for the first time, you might have to provide a cover letter instead. The cover letter should include your personal information, such as working background, renting experience and hobbies. You should also make sure that you present an understanding of your obligations as a tenant and why you believe you will be a great fit for that property. Cover letters are becoming more common, and the majority of applicants provide one as part of their application, regardless of their rental history being available or not.
- **References** – it is standard for property managers to conduct reference checks prior approving your application. As part of the rental application, you will need to provide referee details for your employer and previous property manager if available. Make sure their details are completed correctly and consider informing your referees that they might be contacted.

Some of the most popular platforms for looking for rental properties in Australia are [Real Estate](#), [Domain](#) and [Rent](#). The platforms allow you access to a variety of properties in different locations, contact with real estate agents and the ability to register for inspections.

**Tip:** Make sure you have a digital copy of your certified documents ready when you attend an inspection. Rental markets in major cities in Australia are now facing a significant shortage of available rentals. Renters often submit their applications immediately after viewing the place they like.

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## Rental protection Law in Australia

In Australia, both tenants and landlords are protected by Tenancies Acts in each state and territory. These documents provide important information about your rights as a tenant, including bond, rental increase, and ending the lease arrangements. It is important to know your rights as a tenant. The links below provide the relevant acts for each state and territory.

Australian Capital Territory – [Renting and Occupancy Laws](#)

New South Wales – [Starting a residential tenancy](#)

Northern Territory – [Renting in the NT](#)

Queensland – [Tenancy Agreements](#)

South Australia – [Lease Agreements](#)

Tasmania – [Tenancy Agreements](#)

Victoria – [Residential Rental Agreements](#)

Western Australia – [Renting a home or unit](#)

You may be asked to pay a rental bond. Find out more about [rental bonds and leases](#) on the Moneysmart website.

**Tip:** Make sure you read the tenancy agreement carefully. Consider reviewing the Tenancy Act relevant to your state and contact your real estate agent if you have any concerns in regard to your lease agreement.

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