

Looking for a property

Now you are ready to rent, looking for a property is the next step. There are many ways of looking for a property, knowing where to start is often the hardest part. Housing Justice surveyed a number of real estates in Bendigo. When asked what is taken into consideration for possible tenants, 89% stated that personal presentation was of high to moderate importance. Research states people only have a window of 7 seconds to make first impression.¹ In this section there are resources and tips to help you find a property and assist you in making the best impression possible.

Where to find properties

There are many ways that you can look for a private rental property, here are some suggestions:

Internet (Real estate websites):

- www.realestate.com.au
- www.rent.com.au

Visit/call real estates:

- Go to www.housingjustice.org.au/tenancyskills for a list of Bendigo Real Estates

Local paper:

Bendigo Advertiser

- Can be purchased at any supermarkets and other outlets
- Can be previewed online at: www.bendigoadvertiser.com.au/property/

Bendigo Weekly (free)

- Only limited rentals are listed.
- Can collect at any supermarkets, corner stores and newsagencies.
- Delivered free to residential addresses.
- Can be viewed online at: <http://www.bendigoweekly.com.au/>

Internet Access and newspapers are available for free at local libraries:

- 259 Hargreaves Street
Ph 03 5449 2700
Fax 03 5441 2247
- For other libraries around Bendigo: www.ncgrl.vic.gov.au

Presentation matters

Presentation is not just about how you are dressed, although this is important. Being organised and speaking politely also contribute to making a lasting first impression.

Consider the following things before going to an inspection.

Be organised, take the following:

- Application form if available prior or pen to complete an application at inspection
- Personal Identification (ID)
- Hard copies of references/reference contacts to include in application
- Proof of income.

Dress Neatly:

- Dress like you are going to a job interview (neat casual)

Speak politely:

- Always introduce yourself
- Smile
- Ask questions, overpage are some ideas of questions.

Arrive on time:

- Arriving at inspections on time is vital. If possible arrive 5 minutes early.
- This is great opportunity to introduce yourself to the real estate/landlord.

TIP Don't take too many people with you to an inspection if possible

Preparing for an inspection checklist

Checklist	Tick
Register for inspection (if required)	
Plan how to get there	
Copies of references – Letters or list of current referee contact numbers	
Inform referees they may be contacted	
Copy of income statement(s)	
Copy of Personal Identification (ID)	
Write list of questions to ask	
Pen to complete application	
Other:	

Things to check during an inspection

- Does it have gas or electricity?
- What security does the property have? (security doors, etc)
- Are there smoke detectors?
- Is there a phone line?
- Is there a television antenna?
- Is the yard secure?

Questions to ask

- Do you have to look after the garden and lawns yourself?
- If repairs need doing, will repairs be done before you move in?
- Can you have pets?

Other ideas:

https://www.tuv.org.au/articles/files/resources/Property_Inspection_Checklist_052010.pdf

Worksheets available as word template at www.housingjustice.org.au

- Preparing for an inspection checklist
- Inspection questions

¹<http://www.businessinsider.com.au/only-7-seconds-to-make-first-impression-2013-4>