

# Renting in the private market

Finding a rental property that suits your lifestyle and housing needs can be a confusing and competitive process. Being well prepared, realistic and flexible where possible will increase your chances of finding the right property.

## Where do you want to live?

For many people, affording the rent will be the biggest factor in working out where to live. It is important to find out which suburbs have suitable properties for rent at a price you can afford.

The Residential Tenancies Authority provides information on median rental prices across Queensland, and you can access this by visiting [www.rta.qld.gov.au/Median\\_rents.cfm](http://www.rta.qld.gov.au/Median_rents.cfm).

You can also find rental prices and available properties in the suburb you are interested in by searching sites such as [www.realestate.com.au](http://www.realestate.com.au), [www.domain.com.au](http://www.domain.com.au) or [www.myhome.com.au](http://www.myhome.com.au).

You may need to consider a few different locations and what services and facilities you need and want to use.

## What services will you or your family need?

Information and locations for healthcare, childcare, and education and learning centres is available for 10 major regional areas and a number of towns and communities across Queensland at [www.qld.gov.au/my-community/](http://www.qld.gov.au/my-community/).

If you need to move to a new area, the local regional council or neighbourhood centre can tell you about services in that area. To find the contact details for a local regional council, visit [www.whitepages.com.au](http://www.whitepages.com.au) or [www.dip.qld.gov.au](http://www.dip.qld.gov.au).

## Will you need public transport to travel to work or to use services?

Translink can provide you with transport information for South East Queensland. Contact Translink by calling 13 12 30 or visiting [www.translink.qld.gov.au](http://www.translink.qld.gov.au). For regional and rural transport services, please check with your local regional council or visit [www.transport.qld.gov.au](http://www.transport.qld.gov.au).



## What sort of home do you need?

- How many bedrooms do you need?
- Do you prefer a house, a unit/apartment or a townhouse?
- Do you want to rent a room only, and share facilities such as bathrooms and kitchens with others?
- Do you need to live in a ground level home with easy access to main living areas?
- Do you need a property where pets are allowed?
- What other things are you looking for — for example, a fenced garden, off-street parking, or a garage?

## How much rent can you afford?

Rent is affordable when you still have enough money left to pay your other household expenses after you have paid your rent. Other expenses include food, bills, toiletries, clothes, credit cards and transport.

### **To work out how much rent you can afford, you need to prepare a budget:**

1. Add up your income, which is how much money you receive each week.
2. List your expected expenses, which is how much you think you will spend on rent and other bills such as electricity, telephone, childcare, food, transport and insurance.
3. Check that your income is greater than your expected expenses.

If your expected expenses are more than your income, you need to find ways to reduce your expenses and/or look for a property in a more affordable area.

### **Tools and help to work out a budget are available on these websites:**

- Understanding money, Australian Government  
[www.understandingmoney.gov.au](http://www.understandingmoney.gov.au)
- The Salvation Army — Financial Counsellors  
[www.salvos.org.au/need-help/financial-troubles](http://www.salvos.org.au/need-help/financial-troubles)
- Wesley Mission Credit Line Money Plan  
[www.wesleymission.org.au/centres/creditline/Services/Tools/plan.asp](http://www.wesleymission.org.au/centres/creditline/Services/Tools/plan.asp)

## Need more help?

Visit [www.housing.qld.gov.au/contact/offices/index.htm](http://www.housing.qld.gov.au/contact/offices/index.htm) for the contact details of your nearest Housing Service Centre or call 1300 880 882.

