

FREQUENTLY ASKED QUESTIONS

Are houses furnished in Melbourne?

No, most are not furnished, some city apartments may be furnished but it's not the norm.

Do properties come with white goods?

Typically no, some landlords may include a fridge if it's built in, or a microwave. Many properties have dishwashers.

Can I break my lease in Victoria?

There is no fixed break-lease fee in Victoria, but if you terminate a fixed-term agreement early without grounds, you will be liable to pay compensation for losses caused as a result of you breaking the lease such as loss of rent, reasonable advertising costs and a reletting fee. Under Victorian lease legislation there is a break lease fee (the costs of advertising and reletting) that is worked out on a "pro rata" basis of the unexpired portion of the lease. For example: If you had a 12 months lease and ended your agreement after 6 months you are renting for only half of the agreement. You should only be asked to pay half the advertising costs and letting fee the rental provider paid the agent for finding and renting the property to you.

You will also have to pay the rent from the time you move out and a new renter moves in or until the end of the fixed term, whichever happens first.

What is a bond?

It's the same as a security deposit, in Victoria it is equivalent to 4 weeks' rent or one calendar month, more can be charged if the weekly rent amount is over \$900. The bond is refunded at the end of the lease if no damage has been caused to the property.

Can I lease a property before I arrive?

You can but someone has to view it on your behalf, this is something Nuss can help you with by viewing and recording the property but it is highly recommended that you inspect the property yourself.

Can I enrol my children in school before I arrive?

If you choose a private school, then in principle, yes you can but if you choose a public school then no you cannot as you need to prove that you live in the school's catchment area.

Can my child start school at any time throughout the year or do they have to wait until the start of the new year?

They can start at any time throughout the year subject to obtaining a placement.

Can I drive on my current licence?

You can for the first six months then you will need to convert it to a Victorian Drivers Licence, unless your licence is not in English (please refer to our factsheet on Transportation for further information).