



# Before We Begin

Moving home is hard. It doesn't start when the packing starts. It doesn't end when you touch down.

Aussie Expats Coming Home was founded on the idea that we can help each other move home from pre-planning, relocating, moving in and life beyond. We have the practical tips to help you and your families navigate what your family needs most - a smooth transition.

“Home” looked very different to me nineteen years ago. I found that moving home was harder than moving to another country in some respects because of the expectations you and others put on you to know how things work.

When you move home, there are daily reminders that you are out of your comfort zone. Before you know it you are standing on the wrong side of the escalator or wondering where to find a family GP. You may find that friends and family who have never lived overseas may not be able to help with basic advice about day to day life here. That's where we come in.

During all our events I have seen expats do what others can't do. We have this amazing ability to relax and chat together in record time. We know we can rely on each other for help and advice from others that have done this before. So don't worry too much. The trick is a bit of planning and finding the answers that you need and I hope we can help you with that.

A special thanks to the amazing moderating team we have in our Facebook groups too.

Come home soon x

LJ Ferrara | Founder

**Aussie Expats Coming Home**

[Contact me](#) | [Join us](#) | [Website](#)





# Let's talk renting property - Melbourne

## Renting in Victoria - Preparing the basics

Nearly all Tenant Applications are done online with most agents using the following portals:

- [Ignite](#) (previously 1form.com.au)
- [2Apply](#) for their Tenancy Applications

These online platforms allow you to fill out a tenant profile and upload all your necessary documentation. It is then stored conveniently for 12 months and you can simply email the link to the property manager.

Being ready to register your Tenancy Applications can put you in the lead by being the first application the agents receive. Everyone over the age of 18 years, who is earning an income and residing at the property, needs to apply and be on the Lease.

Supporting documents, you should attach to your applications are:

- Identification – usually 100 points of ID are required including at least one photo document. This can include a driver's licence or passport, birth certificate, Medicare card, health care card, car registration or a bill addressed to you.
- Proof of employment by either a letter from your new employer and / or pay slips from the last two months
- Bank statements from the last two months showing you have the ability to pay the rent or proof of income deposits.
- Visas (if applicable)



# Let's talk renting property - Melbourne

## A little bit about the Real Estate Industry in Victoria

Real estate in Victoria is based on Supply and Demand. Currently, demand is larger than supply.

It is incredibly competitive.

- Agents can open a property once and get five to ten applications.
- Inspections are conducted by agents and to view, you will need to go at the time they dictate, when they open a property of interest. These can be random times.
- It is very common for people to offer more than the asking price. But references and landlords preference will always be the decider.
- The Minimum Lease term is 12 months.
- agents require deposit payment within twelve to twenty four hours.
- If you are not in a position to pay these amounts when applying for a property, they will move on to the next in line.



# Let's talk renting property - Sydney

## Renting in New South Wales - Preparing the basics

Competition is fierce in Sydney so be prepared for it. There has been a shortage of 3-4 bedroom homes, and prices have been very good for landlords.

On the flip side, there is a lot of stock of 1-3 bedroom apartments and they are staying on the market longer, with vacancy periods, and you can generally negotiate a good deal for a new lease of an apartment.

Some tips for Aussie Expats Coming Home:

- Keep looking at [Domain](#) and [RealEstate.com](#) for new properties in the areas you prefer.
- Look at how many days the property has been on the market, if it is a 3 bedroom house and has been online for several weeks it might be over-priced. Ask how long it has been on the market for, then make an offer.
- A well priced house will be snapped up quickly. Move fast if it's right for you.
- If you are overseas or interstate, check if a family member or friend can inspect for you, just to make sure the property is right for you, agents prefer this as well as we don't want complications or unhappy tenants.
- A pet CV is essential if you are applying with pets. Tell your pet's story and emphasise any training or references that may help.

*"A pet CV is so important to showcase what an angel your pet will be in a rented home. We had already been refused because of our dog, so the CV sold her to the landlord that said yes!"*

LJ Ferrara  
Aussie Expats  
Coming Home



# Let's talk renting property - Sydney

## Renting in New South Wales - Preparing the basics

- Have your application documents ready! Online platforms such as 2Apply and 1Form, now Ignite. You can start accounts and upload your ID, and supporting documents before inspecting or your virtual inspection.

Uploading everything before you relocate makes it easier for you.

- [Ignite](#) (previously 1form.com.au)
- [2Apply](#) for their Tenancy Applications



- The main docs you need are, ID, work contacts or previous work contracts or a payslip, any rental reference from your agent overseas, or if you have owned your home overseas put that down, sometimes a bank statement voiding all personal information and just show the balance is enough. This allows the agent to let the owner know you will be able to keep the rental payments for the lease.
- Consider attaching a letter about yourself / family helps, email the leasing agent you have applied and attach the letter. Agents often put these applications on the top of the list as the tenant has made an effort to write to the owner about themselves.
- Some landlords prefer 12 month leases, however in the current climate they are accepting 6 month lease terms, especially if the lease end date falls in the summer months which is the best time for a landlord to relet a property in Sydney.
- Some landlords will accept lower than asking price or a shorter term lease with the enticement of paying 2-3 months rent up front.
- Things to negotiate are Start Date, Price and length of lease. We find the start date is important, quick start dates are winners!

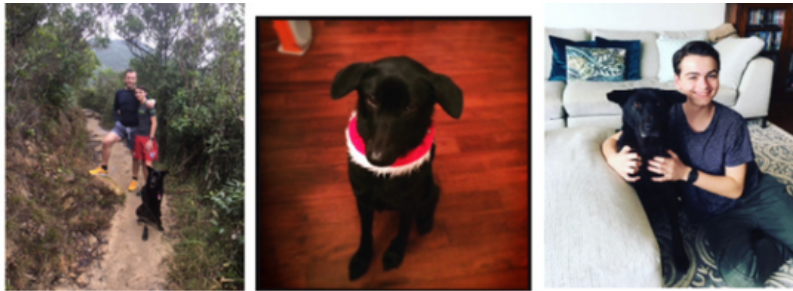


# Let's talk other resources

## Pet CV

This is a great example of a Pet CV. This is your chance to showcase why your pet will not be a problem and is well behaved. Even if your state is, technically, not allowed to discriminate against pet owners, this will only support your application.

AECH recommend everyone does one.



### Introducing Lulu

Lulu first came to our attention during a puppy adoption day with Hong Kong Dog Rescue, a charity organisation in HK. She had been abandoned, with her brothers and sisters, in a cardboard box during a severe Typhoon in 2012. Thank fully for us, she was rescued and is now nearly 7 years old!

Lulu came to live with the Ferraras, a family of 3, who had only been in Hong Kong for 9 months. She moved into a 3 bedroom apartment on the 27th floor of a large apartment complex and soon set about befriending all the security guards, staff and tenants with her gentle ways. She is the oldest, having been here six and a half years, and best known canine resident, regularly patted, climbed on and walked by the many children that live in the building. Puppy training with the RSPCA certainly taught her good manners.

Lulu has always been a regular hiker over the many hiking trails in Hong Kong's country parks. She is used to hiking with just one of us or the whole family. Sadly as the years have progressed her days of running these trails are fewer and while she still loves a good walk, she no longer has boundless energy.

Lulu has never lived in a house. She is wonderfully house trained and has never had an accident inside! Her expectation of going outside is to wait patiently until we are ready, then wait for the elevator to take her down 27 floors to a designated outdoor area.

Lulu is microchipped and treated monthly to guard against ticks and fleas. She has never sat on the furniture and prefers her bed to be in a position with a view, as can be seen in the photo below!

Lulu was desexed at six months old. This may have contributed to her calm and docile manner. She has never been a barker - she prefers bringing a toy to greet visitors, every visitor, rather than barking at the sound of the doorbell.

We needed Lulu to stay an additional three weeks in Hong Kong after our departure and have been overwhelmed with offers from friends here to look after her which is a testament to her exemplary house manner and behavior. We can't wait to welcome her to Australia!





# Let's talk other resources

## Top Tips

### Healthcare

- Apply for Form 1359 – Request for International Movement.
  - If you are over 30 this is needed when applying for Private health Insurance to avoid the Lifetime Health Cover loading. Use Form 1359 [here](#)
- Book any necessary medical appointments and notify of your leaving dates. Ask for medical records to be emailed to you.
- Have vaccination records in both email and hard copy form. they will need to be added to the Australian Immune Registry through your new GP.
- Bring a supply of necessary medication to last you until you find a GP in Australia. Get a letter to accompany them, from your doctor, to satisfy Border Security

### Do these before you move

- Checks – Some jobs or volunteer roles in Australia may need a local police check from your place of departure. Eg. Roles working with children, some public service roles, volunteering on school grounds. You may NOT be able to do this after you have left.
- Car Insurance – Request written proof of any no-claim discount from current insurer.
- Insurance – Arrange cover for you and your family until you can take out permanent cover in Australia.
- Banking – Leaving – Keep one fee free account at least in your country of departure for deposits or payments of tax. Can your existing bank open an account for you in Australia if it is global? If not, how will you transfer?

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# Let's talk other resources

## Top Tips

### Shipping & Relocations

- Get at least four quotes for shipping.
- Ask for recommendations in [Aussie Expats Coming Home group](#)
- The cheapest is not always the best idea. Look for an agent that talks about how to pack pieces that are unusual e.g. an original Eames chair, and antique mirror, paintings. Expertise is everything.
- Look for the least amount of packing and unpacking too. E.g. packing directly into the container at your house is more secure than a transit truck packed out of your sight.
- Clean all sports equipment and deflate all balls. Clean all empty plant pots, outdoor furniture, BBQ's that you are bringing with you.
- Send your pet to a friend's house before the removalists arrive. It is too stressful for them and you risk them escaping!
- Many kids get upset at this stage. Make the call early about if they should be there helping or not, and if not, make sure they are coming back to say goodbye to the house later and tell them that.

### Just don't bother with...

- Sodastream & gas cartridges -
  - These are not compatible with Australian refills.
- Printers & cartridges
  - These are not compatible with Australian refills. Only bring if you buy extra cartridges.
- If you are not bringing mattresses, don't forget that bedding sheets are different sizes in Australia.

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# Let's talk other resources

New Tribe Put yourself out there!



You will need to find your new network. And the only one that can do that is you!

We help people organise events all over Australia just so you can meet expats just like you. All free events are VOLUNTEER LED.



Put your hand up to organise drinks or a coffee! It costs you nothing but being the first one at the cafe of your choice and wait for people to arrive.



The one best way to make your new friends, is to find ones with similar stories, like other expats.



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