

GUIDE TO GETTING SETTLED INTO A NEWLY BUILT HOUSE



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Abstract

Owning a house is always a dream for most of the people who are living in a rented apartment or house in Brisbane. We do a lot of hard work to achieve this goal and start saving money years before we make the final decision to own a house. When you own a house in Brisbane, one of the most challenging part is to get settled into it successfully. So, here in this guide, we are sharing some great tips to help people get settled in a new house after a move. So, read the entire guide carefully and learn more about the process.



1. Introduction

It takes weeks and sometimes a couple of months to get settled into a new house. You have to know about your locality and get connected with your new neighbors. So, the best thing that you can do is join the local community groups and be a part of local activities around you. You have to be very organised when you are moving into a newly build house and you must be aware of the challenges that you may face during the process. So, read the entire guide carefully and get settled into your new house by following this guide.

2. Change Your Address Before You Move

Your new home is everything you want, from the convenient location and friendly neighborhood to the wooded backyard and Cape Cod dormers. But before you can start enjoying your new residence, there's a lot of work to do.

Whether you're relocating across town or across the country, moving can be stressful. There are utilities to cancel and reinstate. You'll need to choose a moving company or recruit some friends to help out. It's time to return the things you borrowed from your neighbors and retrieve those they borrowed from you. And then there's the packing.

With all of the chaos that comes with setting up new digs, you might think that changing your address is an insignificant item on your checklist. Although it may seem minor, it's an important step for keeping at least part of your life running smoothly, while you hunt through boxes for your black shoes.



Read on for some helpful tips to make changing your address a little easier.

Verify Your Address

No one can blow this one, right? Don't be too sure. With the stress of moving, the number of potential properties considered and how busy people are when moving, mistakes occur more often than you might think.

Start by verifying your new address with your landlord or realtor. Double-check the house or apartment number in Brisbane and the spellings of the street and city. If moving into new construction, make sure the developer didn't change the street name from what was originally filed.

Find out how the post office codes your mail. Check street and city names against what you have. This will also give you the opportunity to obtain your zip + 4code if you don't already have it. By using zip + 4, your mail will be delivered faster and more accurately.

The basic step of verifying your address will reduce errors and save you time. It will also save you the embarrassment of having to make your address changes twice.

Choose Temporary or Permanent



Assuming you live in the Australia, you'll want to change your address with the Postal Service, but before you do, you'll have to decide whether to file a temporary or permanent change of address (COA).

A permanent COA is just that; it allows your mail to be forwarded to your new permanent address for a specified period of time. It covers first-class mail and periodicals, but generally doesn't forward standard mail, such as circulars and catalogs. With a permanent COA your new address is made available to companies who subscribe to the National Change of Address Service and provided to business mailers upon request.

If you plan on spending winter in a warmer spot or summer somewhere cool, a temporary COA might be for you. This service allows you to have first-class mail and periodicals forwarded piece by piece to a different address for your specified period of time, from 15 days to 6 months. If you just aren't ready to come home

yet, you can extend the service up to 12 months.

Premium forwarding service is an alternative to the temporary COA. However, rather than the piece-by-piece forwarding, all of your mail, including standard and package service, is packaged in a single shipment and sent to you by priority mail each Wednesday. There is a one-time enrollment fee and a nominal weekly reshipment fee for this service.

Unlike the permanent COA, with the temporary options your address will not be provided to business mailers. That's one way to avoid junk mail.

Let the Post Office Know



When you move, it's important to let the Postal Service know. You can do that in one of three ways:

Submit your address change via the Internet. You will need a valid e-mail address to receive the USPS confirmation, and a credit or debit card. To safeguard your personal information, the post office electronically verifies the information you enter with the bank that issued your credit or debit card. The card billing address must match the address you are moving from or to. A \$1 verification fee pays for a contractor to provide this verification.

Fill out Form 3575, the official mail forwarding change of address order. You can get the form from your post office or print it from the Web site. You should complete and mail it to the address on the card two weeks before your move. Mailing will save you \$1 since identity verification is not needed.

After you file the change, you can expect a move validation letter to arrive at your old address, unless you've already moved. In addition, seven to 10 days after your COA effective

date, a confirmation letter will be sent to your new address, as well as a welcome kit, which contains helpful information, a community guide, special offers and coupons.



Make Sure Entire Household Is Covered

When you change your address with the Postal Service, it's important to include the names of everyone moving with you. If you only include your name, your spouse's mail won't be forwarded. Depending on your personal situation, it could get a little more complicated.

If some members of your household with the same last name are moving with you in Brisbane, but others are staying, fill out a separate change of address form for each person moving using the "individual" option. Do likewise if members of the household with different last names are moving with you, but others are staying. However, if your entire family is moving to the same address and each member has the same last name, it's a little easier. Just fill out one form using the "family" option and everyone will get his or her mail.

Know Your Timeframe

Mail forwarding extends for different lengths of time depending on the type of mail. And each type is handled a little differently.

First-class and priority mail are forwarded for 12 months at no charge, as long as the sender did not place a non-forwarding endorsement, such as "do not forward", on the mail piece. During months 13-18, the mail is returned to sender with your new address. After 18 months, the mail is simply returned to the sender.

The same forwarding time period and return treatment applies to express mail. It also receives the same expedited treatment as before; however, the delivery guarantee is void when it is forwarded.

Your magazines and newspapers will be forwarded for 60 days at no charge. After 60 days, the computerized forwarding system will handle the periodical based on the type of change of address on file. If you filed a temporary change of address, your periodicals will be disposed of after 60 days. If you have a permanent change of address on file, they will be returned to the sender with your new address.

Make a List



Mail forwarding ensures that you continue to receive your mail and gives you time to notify everyone of your new address. This includes everyone you do business with or care to keep in touch with.

To be thorough, it's best to make a list. You'll want to include the following people:

- Bank and credit card companies
- Doctors and dentists
- Utilities such as gas, telephone and electric;
- Magazines and newspapers
- Clubs and associations

- Your employer and government offices
- Family and friends of course

To make sure you don't overlook anyone, check your list against the mail you receive every day. Save envelopes and mailing labels so you'll have the addresses handy when you send out change-of-address notifications.

After you move, you might still find that you missed a few associates. Keep the yellow address change stickers the post office uses when forwarding mail to identify those people you still need to notify.

Simplify the Process

To keep receiving mail after the post office stops forwarding it, start notifying everyone who sends you mail two weeks before you move. If you have a long list of people and businesses to tell, set aside an hour or two each day to get the job done.

To save time, before you change your address with anyone, change your phone. Most organizations will ask for your new phone number at the same time they ask for your address. If you don't have it, you'll have to contact them again.

You can use a variety of methods to share the news. Many bills and statements you receive have areas for making an address change or instructions on how to notify their company. You might want to e-mail your employer or visit your human resources department to make sure you continue to receive your W-2s and that all-important paycheck on time. Specially designed cards found in many stationery stores and card shops are a perfect, more personal way to announce your new home to family and friends in Brisbane. And for everyone else on your list, the change of address cards provided by the post office make the job easy.

Remember Uncle Sam

If you don't receive mail from government agencies on a regular basis, they might be easy to overlook when sending out change of address notifications.

You'll want to notify the Internal Revenue Service (IRS) of your address change, particularly if you are expecting a tax refund. You can do this by downloading from their Web site and mailing it to the address shown. You can also write to the IRS center where you filed your last return, providing your full name, old and new addresses, Social Security number and signature. Or simply write your new address on your tax return the next time you file. If you file jointly, the IRS will need the information and signatures of both you and your spouse. If you and your spouse have since established separate residences, you both need to notify the IRS.

Don't miss out on receiving your disability, retirement or survivor benefits. Visit the Social Security Administration Web site to provide your complete new address, including zip code, and a phone number where you can be contacted.

Whether or not you are moving out of state, be sure to change the address on your driver's license, as it is often used for identification. You'll also want to change the address on your vehicle registration and check with the state's election office to update your voter registration records. These changes can most likely be done by mail or online. Check your state's Web site for information on their process.

Consider Letting Someone Do It for You



If you just don't have the time or the desire to undergo the change of address notification process when you move, there are services that'll do it for you.

An online address change service will save you time and alleviate some of your relocation stress by notifying all of your organizations, billing companies and memberships of your change of residence. You can select the companies and organizations you want to notify from a database of thousands. The address changes service can also set up, switch and cancel magazine subscriptions and arrange disconnect/connect services for utilities. Some even provide a service to remove your name from junk mail lists.

Before signing up for any online address change service, be sure to investigate them thoroughly. Make sure they have security measures in place, such as a secure server and bonded employees. The Better Business Bureau can also provide information on an organization's service and complaint records.

Don't Forget the Less Obvious

When you think of changing your address, your mail is the first thing that comes to mind. There are also a few less obvious places where you'll need to update your address:

If you use an address stamp for your mail return, you'll want to update it. Printed return address labels should also be reprinted.

Don't lose your luggage or your dog. Be sure to put your new address on tags and collars. Also, keep in touch with your child's school by changing your address in their directory.

If you have your own home-based business in Brisbane, you won't want to miss a sale. Have your stationery, business cards, bank checks, your Web site and any professional directories updated as soon as you move.

Moving can be stressful and time-consuming. If it starts to get the best of you, just think about your new home, smile and remember it will all be over soon.

3. Prepare Your New Home for Your Arrival



Congratulations on securing a new house in Brisbane. Finding a home can be very stressful, not to mention packing to make the move. Fortunately, there are some steps to follow to save money on the move and some tried and true advice on what to do when you actually arrive at your new location.

It may seem like all of the preparation went into the set-up for the move, but it's not over just yet. Whether you found a top-tier moving company to move your things or used a cheaper service, long-distance moving can be overwhelming on its own, let alone moving

into a new house. If you're moving locally, this isn't as much of an issue. Use this guide to ensure that you're ready for not just the moving process, but the move-in process as well.

1. Do a Walkthrough

If it's available to you, walking through your new house in Brisbane while it's empty is a helpful step before moving in. If the house was staged when you previously saw it, seeing it as a blank canvas gives you the opportunity to plan how your own belongings will fit in. Bring a tape measure to plan even more accurately where items like furniture will go—it will save you hassle when unloading the moving van later if you already know where things belong.

In addition to using the walkthrough as a vision board, it's important to note that all of the terms of the sale were completed. Check on any agreed-upon repairs, appliances that were supposed to be left (or were supposed to be taken out), working order of outlets, switches and fixtures, etc. If there's an issue, the sooner you bring it up with the appropriate party, the better.

2. Take Safety Precautions for Children and Pets

If you're moving with young children or pets, you'll need to take extra steps to ensure their safety in a new environment. In addition to the standard things—like outlets, sharp edges, open doors and windows—keep an eye on temporary moving-specific hazards as well.

3. Make an Unpacking Plan



It can be tempting to just dive right in, but when you just attack the boxes randomly you end up finishing the day with plates but no silverware, shirts but no pants and a hairbrush but no toothbrush.

Labeling your boxes ahead of the move is key, but so is planning what needs to be prioritized when you arrive at the new house in Brisbane. You might need kitchen items before you need to fill out the living room—unless you're okay with takeout and would prefer to have your TV set up first. Plan what you want to have ready and then unpack in that priority order.

4. Set up Utilities and Connectivity

You probably don't want to spend your first night in your new house in the dark, so make sure that you set up your utilities (electricity, heat, gas and water) to be ready for your move-in date. You'll also want to plan for Wi-Fi, phone connection and cable.

Some companies allow you to transfer service from one location to another (this is obviously impacted by how far you're moving), but sometimes you have to completely cancel one location before starting over at another.

5. Locate Necessary Functions

As the saying goes, hope for the best but prepare for the worst. Looking for your circuit breaker in a new home after the power has unexpectedly gone out isn't the best time. As you're moving in, make note of the location of the circuit breaker, fuse box and water valve.

6. Set up a Security System



Speaking of safety, it's important that you feel safe in your new home. This means different things to different people, but some steps include changing locks so that prior residents don't have access, installing motion detectors or cameras, using a smart doorbell, or setting up a full-fledged home security system in Brisbane. There are even tools these days to help you gauge the safety of your neighborhood and help you decide on the appropriate course of action in terms of securing your new home.

4. Find Reliable Removalists To Relocate Safely

Moving house is a big task, and it takes a lot of time and energy, especially if you have heavy items to relocate. Whether you are moving next to the suburb or across the new city, make sure you prepare everything in advance to transit your much-loved possessions safely to the new place.



You can find the most reliable removalists in Brisbane for your next removals. They will come to your place and safely load all your household belongings onto the truck. You can rely on them if they are experienced and highly trained.

However, choosing the right company can be quite challenging. According to some reports, Better Business Bureau receives thousands of consumer complaints about movers in Queensland. Most complaints are of lost or damaged items, late arrivals and unprofessionalism.

If you want to transit your possessions safely, here are some great tips that will help you pick the right removalists:

1. Get Referrals

With so many options available on the market, it becomes quite daunting to find out the right moving company on the internet. You can save time and energy by asking your family, friends and co-workers who have recently hired removalists.

They can recommend you some good names because word-of-mouth recommendations are perfect these days. You can also ask the real estate agent for genuine referrals. This will help you get complete details about the company, including their professional approach, quality of work and pricing policy, before making the final decision.

2. Shortlist At Least 5 Companies



Thorough research is needed when handing over your precious possessions to the removals team. It is good to shortlist at least 5 companies before choosing the right one.

Know your requirements while moving to a new home. Do you need professionals to pack up your household belongings? Or do you need a safe storage unit for extra furniture and containers? Are you worried about your expensive items? Or, Do you need interstate removalists for a safe and sound experience?

Jot down your requirements and match those with the shortlisted options. This is an important step before comparing quotes or estimates.

3. Compare Quotes

Don't forget this step if you want a reliable company for your home transition. Ask at least 3 companies to give you an estimated quote. Usually, a good company provide the estimate after evaluating the stuff or the distance of the move.

However, they can offer you an estimated quote so that you can get an idea and pick up the most suitable one depending on your budget. Make sure you complete moving paperwork so streamline the entire process.

4. Consider Customer Reviews

Reading the trusted customer reviews is a brilliant of choosing the right moving company in Brisbane. Land on reliable comparison websites and read reviews from previous customers.

You can also ask the company to provide you with contact details of previous customers so that you can contact them and clear all your doubts.

5. Keep A Close Eye On Red Flags

This is an important aspect of the estimate. Most renowned companies won't ask for deposits before you relocate. However, a fraud company always asks for the money in advance.

A vague quote is a sign that you are hiring a spam removals team. The best thing you can do is ask relevant questions to ask your removalists about their work, service, and pricing policy. Also, notice how they offer you an estimate.

Do not hire if they are making excuses or showing up late.

6. Hire A Licensed And Insured Company



Whether you are moving locally or planning an interstate move, make sure you check the company's license and insurance before making the final decision. Ask them to show you the license. This will give you peace of mind that your precious belongings remain intact throughout the journey.

7. Know More About Additional Services

Most moving companies offer packing services, storage facilities, other supplementary services, and local and interstate removals. If you want to keep your belongings safe during the transition process, you should look for a full-service moving company.

They will help you pack, store and transit household belongings without giving you a hint of stress.

8. Discover More About Complaint Policy

It is good to prepare in advance and know everything about the complaint policy before hiring any company. A good moving company strives to offer a robust customer care support team to resolve queries and issues of existing customers.

So, make sure you ask about the complaint policy and collect the necessary documents as proof.

5. Unpack Efficiently After Moving



When it comes to moving to a new home in Brisbane, everyone's different. For some people, packing up is sheer labor but unpacking at the new home fills them with feelings of energy and opportunity. Many other people love the anticipation that comes with packing up the household, but they hate the drudgery of unpacking once the moving vans have dumped furniture and boxes at the new house in Brisbane. Whichever camp you're in, following a basic process makes the home stretch of your move as smooth as possible.

Unpack With a System

Before jumping in and randomly opening boxes, know what it is you are unpacking. Make sure you have a copy of the inventory list—either the one that the moving company provided or an inventory you created to track your belongings before you moved. Ideally, packing up involved boxing up items according to usage or by room, so make sure to examine box labels or open them up and peer inside before you start emptying them out.

Start With the Necessities



Next, unpack the essentials box (or boxes). This should be one of the first boxes off the truck or the boxes that came with you in the car. These are the essential items you need to keep your home running in the short term. If you didn't designate a box or two for the essentials, quickly search for boxes that contain whatever you need to get by for at least a couple of nights. These essentials will normally include basic toiletries, medications, books, necessary paperwork, phone and computer chargers, and some basic food preparation items.

Get the Kitchen Done First

Now, unpack the kitchen items and put them away. If you've properly labeled the boxes, you should be able to locate what you need fairly easily. If you have time, it's a good idea to line the kitchen cupboards and cabinets first. If you don't have time to completely finish the kitchen, unpack only what you need, including pots and pans. Get the major appliances

hooked up, and plug in any small appliances that will make your life a little easier—such as the coffee pot and toaster. You can return to concentrate on completely organizing the kitchen after the rest of the house is unpacked.

Do the Bedrooms Next

After the kitchen, put the beds together and unpack the linens for each bedroom. Ideally, you may have set aside a single set of linens for each bed when you packed; if so, getting your beds ready for the first night should be fairly easy. Decide on furniture placement and closet organization before you unpack boxed items, if at all possible. Installing shelving and closet organizing units first will make unpacking more productive and save you future work.

Move on to the Bathrooms

Bathroom fixtures are pretty functional already when you move in, provided the water is turned on, but you will quickly need to unpack towels, toiletries, and other bathroom items. Nothing makes a house feel like a home more than having a comfortable, fully stocked bathroom. Again, start by unpacking the most important items—medications, body care products, the shower curtain, and towels. But complete bathroom unpacking should be among the first things you do.

Assemble and Arrange the Furniture



If you were fortunate enough to have floorplan sketches of your new home before you moved in Brisbane, then arranging furniture should be fairly straightforward. If you need to rearrange the furniture in the bedrooms, living room, and dining room, make a systematic plan so you only have to do it once. Large pieces that need mechanical assembly, such as bookcases or entertainment centers, should be put together only after you know where all the furniture will be placed. It is a waste of time to assemble large items that may need to be disassembled and moved.

Deal With Utility Areas Last

One of the last spaces to unpack is the garage, basement, and other utility rooms. Since most garage items aren't essential, try to organize the space before you start to unpack. Make sure to unpack any tools and materials you'll need to keep your home functional. This can include utility shelving units and storage containers.

Items for the patio, deck, or landscape can be unpacked last and set up at your leisure. However, if you are moving in summer, it can be a good idea to set up the barbecue grill fairly early, so that you can cook while the kitchen is still being set up.

Tips for Efficient Unpacking

- Get the essentials unpacked first, then take your time with the rest of the house in Brisbane.
- Plan each room before you unpack too many boxes.
- Anticipate future needs. Rather than putting off work—such as lining cabinet shelves or installing closet organizers—do it now, when it is most efficient.
- Make the space your own. Hang pictures and place family photos around the house early in your unpacking. It will help to make the home feel familiar and comfortable and will boost your family's enthusiasm.
- Let each member of the family unpack their own bedroom, as applicable. This allows kids to participate in the event.
- Try to take some time to enjoy your new space once you have the main essential unpacking completed. Perhaps schedule some fun family events. In the next weeks, set a few hours aside each day or on the weekends to ensure you'll gradually get the job completed.

6. Introduce Yourself to Your New Neighbors

One of the challenges that can come along with moving is that you can feel like the "new kid on the block." If you are ready to reach out and connect with your new neighbors, it's easier than you might think. By finding good opportunities to meet your neighbors, knowing how to talk to them, and making good connections in your community, you will be well on your way to getting acquainted and making friends.



Finding a Good Opportunity to Meet Your Neighbors

Spend time outside. Spending time outside your home is a great way to run into your neighbors. It also gives the impression that you're enjoying the neighborhood and that you're open to meeting others who live there.

Have a party. A small get-together to celebrate a housewarming is a perfect time to throw a party for yourself. If you're still working on unpacking and decorating the inside of your home, a casual backyard picnic or barbecue is a great way to get to know your new neighbors.

Say hello if the opportunity arises. If you happen to see one of your new neighbors in a neighborhood store or restaurant, go over and say hello. If you bank at the same financial institution or pick up your mail at the same post office, these are great opportunities to connect with your neighbors. You'd be surprised how much a simple hello and introduction can be appreciated.

Talking to Your Neighbors

Start a conversation. Rest assured that your new neighbors are at least as curious about you as you are about them! The best way to make a good first impression is to introduce yourself and start a conversation. By making the first move, you will reassure them that you want to be a good neighbor to them, so head on over and introduce yourself!

Be friendly. Be open and speak in a pleasant tone of voice. To break the ice, give your neighbors a compliment on the flowers in their yard, the color of their window shutters, or the kind of car in their driveway. When all else fails, comment on the weather!

Ask them some questions. A great way to encourage conversation is to ask simple questions. Without being invasive, ask your neighbors how they like the neighborhood, how long they've been in their home, what kind of work they do, etc.

Keep your visit short and low pressure. A short introduction just to exchange names and perhaps arrange a time later to meet for coffee or drinks would be a good idea. You don't want to go overboard and spend too much time during your first interaction.

Introduce your kids to the new neighbors. If you have kids, you know that they can be a great conversation starter! Take them along when you introduce yourself to your neighbors. You may find that they have children as well and you could set up a play date. This is a great way to make new friends both for yourself and for your kids. You can also use this as an opportunity to ask about community schools, play groups, parks, etc.

Bring sweets! Take over a plate of freshly baked chocolate chip cookies or brownies when you first approach your neighbors. Everyone loves dessert, don't they? This will show your new neighbors that you are both friendly and thoughtful. If you aren't selling anything and you're bringing delicious treats with you, your new neighbors won't turn you away!

Making Community Connections



Attend block parties. When you first move into a new neighborhood, it's a great time to establish your willingness to participate in local activities. If you're asked, let people know what you might be willing to do. Attending an occasional block party or neighborhood meeting will help you meet people and show them that you care about what's going on in the neighborhood.

Join Neighborhood Watch. A Neighborhood Watch program is a great opportunity to get to know others and show them that you want to be supportive of your community. It's also a way to prevent crime, reduce fear of criminal activity, and build pride in your neighborhood.

Join your local Community Clubhouse. If you have a Community Clubhouse in your area, it probably offers a variety of activities throughout the week. Social events and classes are a great way to connect with others in your neighborhood.

Join a community website. Check online for a community website or Facebook page to find out about local news and events. If your neighborhood doesn't have one, think about starting one yourself. You might be just the one to bring the neighborhood together!

7. Host A Housewarming Party



Compile a guest list.

Include only the number of guests you can realistically handle.

Extend invitations.

Whether you choose Evites, snail-mail, or phone calls, invites should go out three weeks ahead of time and should indicate what type of food will be served (dinner, hors d'oeuvres) so people can plan meals accordingly.

Create the menu and a shopping list.

It's perfectly acceptable to order from a restaurant, set out pre-made party platters, or do desserts only. (After all, you did just move.)

Plan the drinks.



Remember that a full bar—mixers and all—can be costly. A less expensive—and more fun—alternative is to offer beer and wine and a signature party punch. Make a list of what you'll need.

Determine your food presentation method.

Will you have a buffet or place dishes in various rooms? Make a list of everything you will need: glasses or paper cups, plates, serving utensils, platters, ice buckets, napkins, and so on.

Shop for party supplies, food, and beverages using the lists you've made.

Create a music playlist.

It should be about as long as you think the event will last. (To save time, combine a bunch of your preexisting playlists into a new one and set the iPod to shuffle during the party.)

Clean bathrooms and stock them with extra toilet paper and hand towels.

Run and empty the dishwasher.

Set out several small trash cans.

Stock extra hangers in the coat closet.

Set up a bar.

Self-service is the easiest way to go, and it keeps you circulating rather than playing bartender.

Spruce up your decor.

It doesn't take much: Arrange containers of fresh flowers around the house and light some candles (unscented, if they're in rooms where food will be served). For an added festive touch, hang paper lanterns from the ceiling in various shapes and sizes.

Assemble food and set it out.



Enjoy!

You finally get to spend some well-deserved time collecting compliments—and hopefully a few houseplants and loaves of banana bread.

Conclusion

Getting settled into a new property is always a challenging task for everyone and it need patience to manage the process. There are a lot of things to do when you are relocating into a new house. By reading this guide, you will have a better idea about the process and you will know about the key things that you have to do when you are trying to get settled into a new house in Brisbane. So, stay organised and follow this guide to successfully get settled into a new house.

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