

A First-Time Renter's Guide To Renting In Adelaide



By: Isla Jones

Abstract

Adelaide is one of the top cities in South Australia and this city has everything to live and to build a career. Most of the people in South Australia prefer this city for better education and for great job opportunities. So, if you are considering this city as your new home, then this guide can help you in renting a house here. Here we have discussed everything that you should know about the renting a house in Adelaide. So, read the entire guide carefully and know more about this beautiful city in Australia.



1. Introduction

You will find top education centers, top companies and a variety of business opportunities in Adelaide. The city is known for world class facilities and great living. So, it will be a great decision to live here with a family. Whether you want to know about the best suburbs to live or want to know about the tenant's rights and responsibilities in Adelaide, you will get everything here. We have collected reliable information for you to offer you the best information about the city and help you find the best house to rent here.

2. Decide Where to Live

Deciding where to live is a big decision. Do not make it lightly – but also remember that your choice does not need to be final. Take some time to think about what's most important to

you. Weigh your ideals against your realities. When the time comes: make the choice that feels the most right, and take the leap!



Exploring Your Options

Make a list. Write down the cities, states, nations, or regions that float to the top of your mind when you think about where you might want to live. Your list may be very short or very long. If you don't already have a few places in mind, then you will need to do more research in order to better understand what you're looking for.

Research. Run a web search, talk to people, and read guidebooks in order to learn more about each place that finds its way onto your list. Read about the history, the culture, the scenery, the economy. Try to pin down what it is, exactly, that draws you to this place.

Notice the trends. Look for the common factors between the places that you are considering living. Then, use these patterns to help yourself understand what sort of place, generally, you are looking for: urban, rural, or suburban; mountainous or seaside; east coast or west coast.

Visit. If you are intrigued by the idea of a place, try to check it out in person before you make any serious decisions. Take any opportunity that you get to visit the area, speak with the people, and imagine yourself living there. Try staying there on holiday if you can, renting temporary accommodation to get a real feel of life in your desired location.

Evaluating Aesthetics

Consider the culture. Learn about the music scene, the party scene, the food scene – anything that you think would enhance your quality of life. Try to grasp the cultural idiosyncrasies that make each place unique. Read about the ratio of younger people to older people, and try to see the trends in why people are moving to a particular place.

See the romance in a place. It is important to make an informed and practical decision, but you should also find a reason to be enthused about the place you're going to live. Create a mental image of what life would be like here, and then evaluate whether that life is something you want.

Understand what the climate is like. Determine whether you want to live somewhere hot, cold, wet, dry – near the coast or in the mountains. Basic research on a city or region should give you a good idea of the weather patterns. Consider the effects that a different climate (say, a very rainy place, or somewhere that freezes over in the winter) will have upon your lifestyle and your goals.

Learn about the risk of natural disasters. This can also help swing your decision, although it may not be the most weighty concern. Some areas face a high risk of hurricanes and tornadoes, while other areas get a lot of earthquakes. Some areas are prone to drought, and others to mighty storms.

Getting Practical



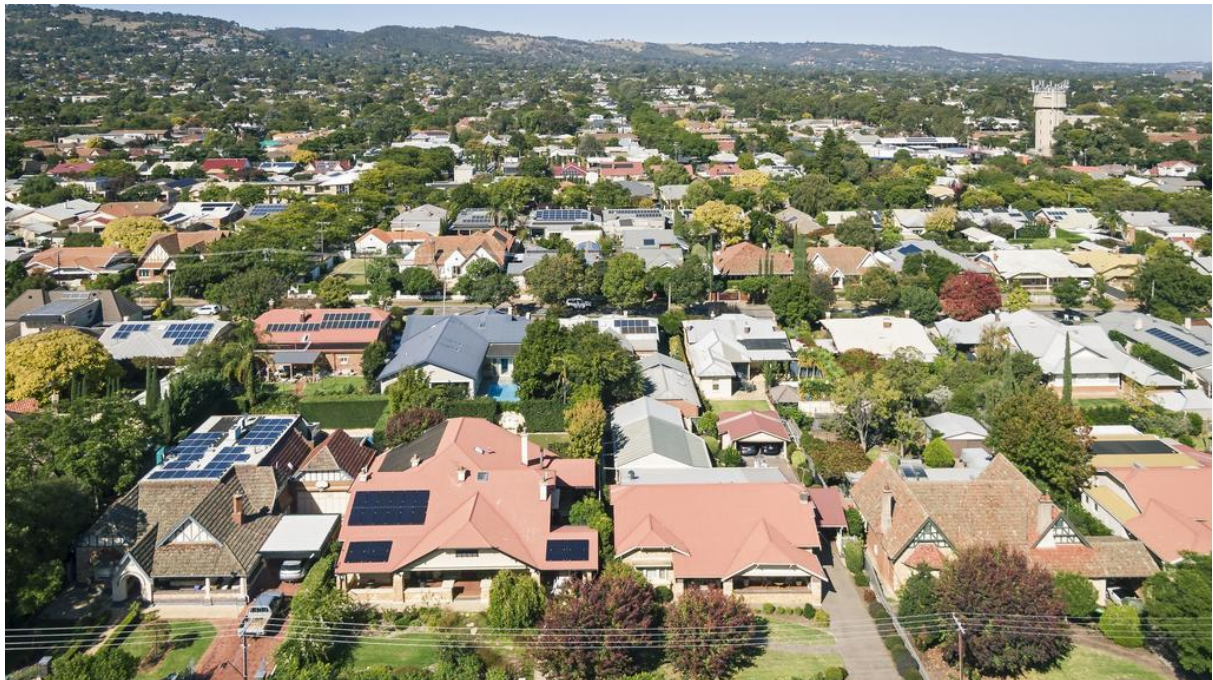
Take money into account. Move to a place that you can afford, but that also provides you with the opportunities you want. Your money will go much further in some regions than it

will in others. On the other hand, the jobs that you'll find in a more expensive area will also typically pay you more.

Think about work. Factor your current and future career into the equation. Consider searching for jobs in potential new cities just to get an idea for what's out there.

Make the right choice for your children. If you will be moving with children or expecting children, then research which areas have the best opportunities for education. Imagine how the culture and opportunities of a given area will impact the way that a child is raised.

3. Best Suburbs To Live In Adelaide



During the search for our first home, I endlessly trawled the internet looking for advice on what were the most affordable and liveable suburbs in Adelaide for first home buyers, however information was pretty scarce.

So, I took it upon myself to find the answers – and share them with you!

Through my own research, it's clear the outer north suburbs of Elizabeth and its surrounds, Davoren Park, Smithfield, Smithfield Plains, Munno Para, Brahma Lodge, Salisbury North, Evanston Gardens, Andrews Farm, Gawler West and Hackham are among the lowest priced houses in Adelaide.

However, if you're looking to spend a little bit more, there are a range of other localities that may suit your needs.

I've spent hours doing a comprehensive assessment of the suburbs in Adelaide – based on the latest median house price data – and broken down the pros and cons of each to help you decide where you want to buy.

If you're only looking to rent in Adelaide, you should check out our comprehensive guide about the best and most affordable suburbs to rent [HERE](#).

We've also crunched the data to determine which are the safest and least safe suburbs to live in Adelaide. You can check out that guide [HERE](#).

But if you're ready to put down your roots in Adelaide and buy a home, keep reading! You'll find everything you need to know about the city's most affordable and liveable areas as you scroll through this article.

NORTH



Suburbs under \$350,000

Elizabeth, Davoren Park, Smithfield, Munno Para, Smithfield Plains, Brahma Lodge, Salisbury North, Evanston Gardens, Andrews Farm, Hackham, Parafield Gardens, Blakeview, Salisbury, Craigmore, Evanston, Willaston, Gawler South, Gawler West, Ingle Farm

If you're looking to spend under \$350,000 on your first home in Adelaide (and I stress home, as unit prices will differ) then the only place you'll find houses at these prices are in the city's outer north suburbs.

These suburbs often get a bad wrap from city dwellers – many people in Adelaide, most who have probably never ventured north of Prospect, are quick to stereotype them in a negative way.

Having lived, worked and shopped in and around these suburbs, I can tell you it's not all as doom and gloom as what some people may suggest.

Of course, it's not going to be like living in your blue-chip suburbs such as Prospect or Unley, but for first home buyers desperate to get into the market they are a viable option.

PROS

Liveability

The Playford Council is currently heavily investing in creating a new CBD in the north, and is putting serious funds into new infrastructure to revitalise the area.

The Playford Alive scheme is pouring over \$250 million into these suburbs to improve schools, open space by way of new ovals, walking trails, and sporting grounds, which is a big plus for those with young families.

Similarly, if you're looking even further north – in suburbs like Gawler South or Gawler West – then the Gawler Council is also doing plenty to improve the liveability of the area.

The Gawler Aquatic Centre is inline for a multi-million-dollar upgrade, while the Barossa, Light & Gawler football and netball associations are arguably the best country leagues in South Australia.

Gawler's main street is only minutes away and boasts almost a dozen quality pubs, nice cafes and eateries, and it only takes 30 minutes on the Sturt Highway to visit the world-class Barossa Valley wine region.

Transport and infrastructure

The Gawler Railway Line from Adelaide to Gawler traverses straight through these suburbs also, meaning residents can take public transport direct to the CBD.

The State Government and Federal Governments have committed \$615 million to electricity the entire length of the line by the end of 2020, which will make for a faster, cleaner and more comfortable commute for northerners.

Similarly, the Northern Expressway runs straight from South Road and heads north – now that the \$885 million Northern Connector is complete, motorists can travel the freeway at 110km/h the entire way to Regency Road.

The overall commute from the north to Adelaide is now just over 30 minutes long.

Health care



The Lyell McEwin Hospital is located in the heart of Elizabeth, and no more than 15 minutes from each of its surrounding suburbs.

It has a variety of services including an emergency department, and services much of the region.

Playford Council has also approved the construction of a new \$12 million Playford Medical Hub that will bring much improved medical services to those living in the north.

Shopping

The Elizabeth City Shopping Centre is home to a wide range of retail outlets ranging from clothing, sporting goods, groceries – virtually everything you would find in Rundle Mall – right at your fingertips.

It also has a Reading Cinema, which boasts new TitanLuxe screens and recliners, at no more than \$11 per movie, which is perfect for family outings.

CONS

Proximity to the CBD

Should you choose to live in the any one of these suburbs, you can expect to spend around 40 minutes in the car if you wish to venture into Adelaide's CBD.

The Northern Connector is quicker, but Main North Road in peak hour traffic can be a bit of a pain.

However, in off-peak times is a pretty easy drive.

Crime

The biggest mark against these suburbs is the crime rate – however, if you look closely at the data, it's not as bad as many might think.

According to data from South Australia Police, in May 2019 Elizabeth recorded 123 offences, a large portion of that being theft or vandalism-related.

Similarly, Davoren Park (89) and Munno Para (69) didn't fare much better, while Andrews Farm (35) and Evanston Gardens (23) were on the lower end of the scale.

While that may seem high, by comparison Mawson Lakes – which is seen as one of the more up-market northern Adelaide suburbs – recorded 57 crime offences in the same month.

I've actually written a comprehensive analysis of the safest and most unsafe suburbs in Adelaide, and put them all in an easy-to-read table.

Suburbs \$350,000 – \$550,000



Pooraka, Walkley Heights, Evanston Park, Hillbank, Gawler, Gepps Cross, Devon Park, Kilburn, Northfield, Gawler East, Lightsview, Evanston South, Mawson Lakes, Clearview, Angle Vale, Brompton, Virginia, Enfield, Blair Athol, Renown Park

If you've saved hard and have a bit more money to spend, then the above suburbs are certainly worth consideration.

In fact, my partner and I explored a number of them ourselves during our house search and quite liked the areas, despite not finding a house that suited us.

PROS

Proximity to the city

If you want to find somewhere close to the city, then the likes of Mawson Lakes, Clearview, Northfield, Lightsview and Walkley Heights should be on your radar.

All are within a 30-minute drive to North Terrace, and comprise a lot of newer homes.

Lightsview, situated only 8km from the CBD, was purpose and received the Best Master Planned Development in Australia in 2014 in the Urban Development Institute of Australia's National Awards.

The development mixes townhouses with single-storey dwellings, providing a lot of options for first homebuyers for a median price of \$435,000.

Walkley Heights and Mawson Lakes are older developments, but equally cater for the needs of the first home buyer and are close to the city.

Mawson Lakes has more services within arm's reach than Walkley Heights, including its own shopping centres, hotels and golf course, and is home to one of UniSA's campuses, and its median house price is \$70,000 lower than Walkley's \$557,000 asking price.

We did put in an offer on a small three-bedroom home in Walkley Heights for \$415,000, on just 300m², but it went for even more than that due to the high demand for the area.

Similarly, places like Clearview and Northfield are only a stone's throw from Prospect Road, which is filled with cafes and eateries, and also not far from North Adelaide which has some great pubs to explore.

Liveability

During our house hunting we explored most of these areas and found them to be visually pleasing, quiet and safe.

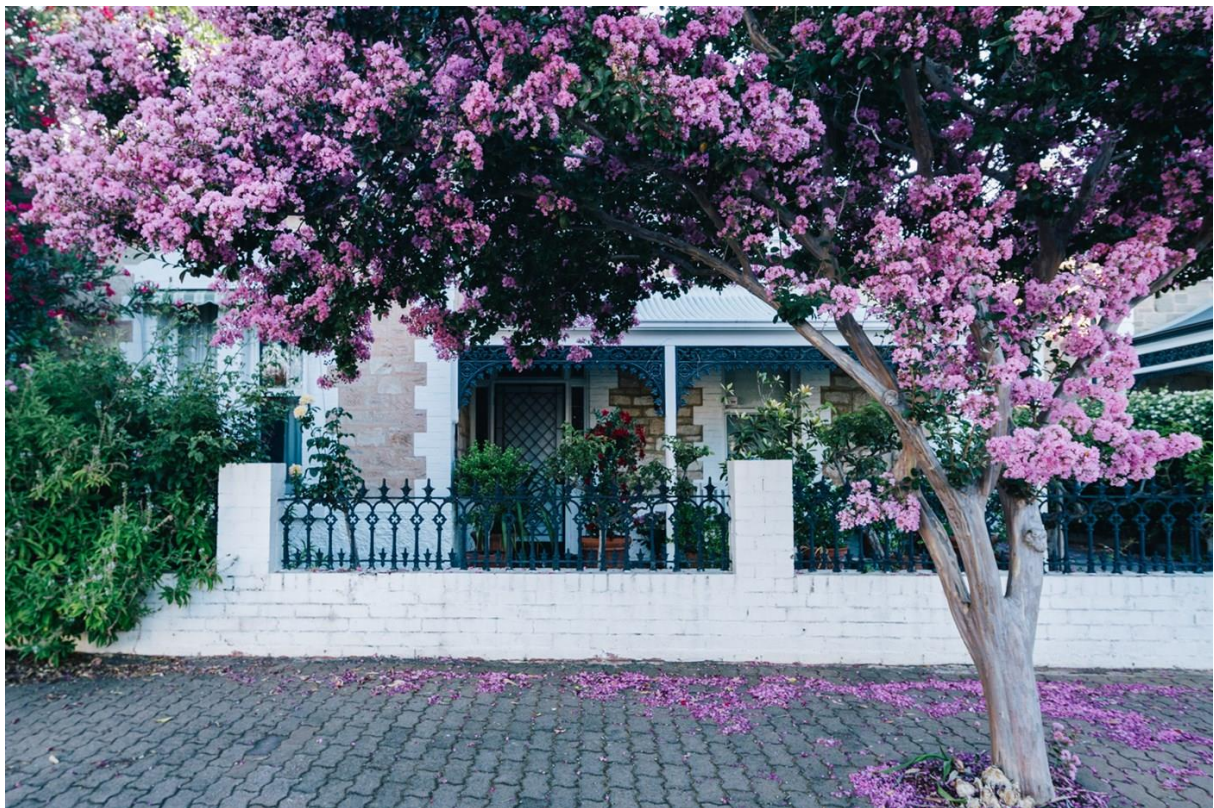
Some scored higher than others, of course.

In Clearview there were a lot of older homes being knocked down and replaced by brand-new builds, and its proximity to Grand Junction Road made it feel a little more industrial.

Lightsview is obviously still being built and has that new, unfinished feel to it, while Mawson Lakes is nice, but its homes are definitely bumper to bumper and squeeze every inch out of the land available there.

CONS

Land size versus closeness to town



Unfortunately, if you're looking within this price range you're either going to have to sacrifice on land size, or proximity to the CBD – it's that simple.

For the same money, you could buy a small, 300m² three-bedroom place in Clearview or Mawson Lakes or a four-bedroom, 1000m² property in Virginia (albeit without the transport or infrastructure services you could get in the city).

It really does depend on how close you want to live to Adelaide's CBD.

You will feel like you're living in your neighbours' pockets in places like Clearview, Lightsview and Mawson Lakes, but that's the concession you'll need to make if you want to enjoy that easy 20-minute commute into town.

Summary

Our personal preference out of all of these suburbs was definitely Walkley Heights – but purely because that suited what we were looking for (a three-bedroom place, with green, leafy surroundings).

If you're happy to live in a townhouse, Mawson Lakes and Lightsview should definitely be on your list to check out.

4. What Not To Miss When Inspecting A Rental Property



Renting your first home is exciting.

Realising you have to carry your mattress up three flights of stairs only for it to be too big for your new bedroom... is not.

Taking a tape measure to rental inspections will help avoid situations like this — but what else should you look out for if you're new to house hunting?

"Don't enter into an agreement until you're sure the property ticks the boxes you require," says Residential Tenancies Authority CEO Jennifer Smith.

Here's what you need to look out for when you're renting an apartment or a house.

Is the rental in a good spot?

Location is important so think about where the property is situated in relation to your work, amenities like shops and public transport, and loved ones (if that matters to you).

"As a renter, it's important to pick a property that will have the best mix of lifestyle, amenities and commute," says Sydney-based buyer's agent Rich Harvey. (Buyer's agents help people looking to purchase find the right home — much of their advice can apply to finding the right rental.)

If you use public transport, make sure there are stops close by. If you have time, it's worth giving the commute a test run before committing to an area.

Have a wish list

If you have renting must-haves or deal-breakers, write them down, recommends Mr Harvey.

When renting with family or housemates, make sure to combine your wish lists.

You might want lots of natural light and a balcony, or stairs and a lack of bench space in the kitchen could be a no-go, for example.

This might help you narrow your initial search online, but others you won't be able to confirm until you inspect the property.

Take the list to inspections to keep your needs front of mind.

If you're comparing a few properties it might help to take a few photos to help jog your memory. Photos online often look better than reality.

Does it fit?



Storage and space are super important when sizing up a rental.

Take along a measuring tape to make sure your dream couch will fit in the lounge room nook.

Make sure there are enough cupboards and shelves too. Don't be afraid to peek inside.

"People are making a significant investment. It's within their rights to have a full look through the property and feel they are knowing what they are signing up to," says Julie Foreman, executive officer of Tenants' Union of NSW.

For drivers, where will your car go? Is there a garage or street parking available?

Even if you ride a bike or scooter, you'll still need a safe space to store it.

Real estate agents are under obligation to tell you certain things before signing a property agreement, and that includes whether you can't get a free residential parking permit where only paid parking is available, explains Ms Foreman.

Who are your future neighbours (furry ones too)?



If you're renting an apartment, Mr Harvey recommends asking the real estate agent showing you through if many owner-occupiers live in the building.

"Owner-occupiers tend to take better care of their property, so leasing alongside them might be an advantage," he says.

Noise can be disruptive so look out for floorboards (people walking above you can be loud) and listen for road noise. If you can visit the property during peak hour, that will give you an idea of worst-case scenario.

Mr Harvey also advises checking for privacy and aspect.

"Are you looking straight into the neighbour's lounge room?"

And while a pet-friendly property might be appealing, see what kind of furry friends are over the fence or sharing a wall.

"Do you want to live next door to a Doberman who barks all night?" says Mr Harvey.

Unit blocks also tend to have common areas, so hit up the agent about those, says Ms Foreman.

"You might want to clarify things about the common area — are you able to park, what's the access, where are the bins kept? They might be minor but it's worth finding those out."

Does stuff work?

Check if there are phone and internet sockets, and TV aerial, and make sure they're working.

Ms Smith says if the property doesn't have what you need, ask.

"If broadband is a must for you ... could you get permission to have broadband installed, and who would pay for the installation?" she says.

Are there any blown bulbs? Do windows open and shut properly? These things are worth testing.

And some rentals include appliances, so feel free to ask the agent about them too.

How much and what's included in the price?

Check the rent in the area you are looking to compare prices, says Ms Foreman.

"For example, in NSW you can do that through Rent Tracker which has rents based on bond data."

This may give you power to negotiate down the price of your rental. But if you're in a competitive area, forget it.

5. Your Rights And Responsibilities As A Tenant In Adelaide



Are you planning to rent a home in the beautiful city of Adelaide in South Australia? Before you start your rental process, you should be aware of your various rights and responsibilities as a tenant in Adelaide so that you can follow all the rules.

Tenants in South Australia are governed by the Residential Tenancies Act 1995, which lays down the landlord's and tenants' obligations and rights. To help you understand this Act, here is a brief description of all your rights and duties as a tenant:

Tenant Rights

1. Lease Agreement

You and your landlord will sign a lease agreement at the beginning of your tenancy that will state all the details about your rent, how to pay it and when you have to pay it.

This lease agreement is generally fixed for a specific time period, like 12 months; thus, you have the right to occupancy as long as you do not breach any part of the lease agreement.

Your landlord is also obligated to give you a property condition report with your lease agreement to show you how the premises look.

At the end of the tenancy, you must make sure your house is as well-maintained as in the report to get your bond back.

2. Habitable Living

When renting a home in Adelaide, you must ensure it meets the minimum standards under the Housing Improvements Regulations 2017. If you find that the house is too dirty and damaged, does not have proper utilities and is not safe and secure, you can tell your landlord to fix these conditions.

Suppose your landlord does not fix these problems by hiring professional cleaners who offer cheap end of lease cleaning in Adelaide, plumbers, and locksmiths. In that case, you can report the home to the Housing Safety Authority, which will declare the property substandard.

3. Vacant Occupation

When you sign a lease agreement and move into your new home, you have the right to vacant possession of the home. This means that unless it is a shared accommodation, you should have complete access to the home, and no one else should live there.

In shared accommodation, the landlord must specify which part of the home and which rooms belong to you and which parts must be shared with others.



4. Privacy

As a tenant, you have the right to privacy in your new home and can deny entry to anyone if needed. You can even stop your landlord, agents, and employees from entering your premises without your consent.

According to section 72 of the Residential Tenancy Act, your landlord can only enter your apartment if there is a danger to the property or a person in the vicinity. Your landlord can also enter your home to inspect the premises once every four weeks, but they must give you at least seven days advance written notice.

Now that you know your rights as a tenant, you should also see what kind of responsibilities you will have.

Tenancy Responsibilities



1. Maintain The Cleanliness

As a tenant, you must keep your new home clean and free of germs and bacteria. Make sure you regularly clean and dust your home to maintain its standards so that if your landlord comes to inspect it, the premises are always in a good state.

If you need more time to clean your home, you can always hire bond cleaning experts in Adelaide who will deep clean your home and make it easy for you to maintain.

2. Stick to the Conditional Report

When you end your tenancy, you must make sure the home matches the conditional report the landlord gave you. This is important because it will help you get back the bond amount

you gave at the beginning of your tenancy. This bond is generally around four weeks' rent in Adelaide if your rent is \$250 per week and is six weeks' rent if your rent is more than \$250.

If you want to keep this bond amount, you should hire bond-cleaning experts in Adelaide at the end of your tenancy to make your home look as good as new.

3. Pay Rent On Time

One of your primary responsibilities as a tenant is to pay your rent on time and as specified in the lease agreement. If you have a fixed-term agreement, your landlord cannot raise your rent unless it is given in the agreement. If your landlord is increasing your rent, they must notify you in writing at least 60 days in advance.

If you feel the rent increase is too much, you can file a complaint with the South Australian Civil and Administrative Tribunal (SACAT). The tribunal will look at your report, and if they agree with you, they will fix the rent for up to a year.

4. Inform The Landlord About Repairs

If you find any damages in your new property, you must inform your landlord immediately so that they can start the repair work. You must inform your landlord in time, or else you will have to pay a part of the cost of repairing the premises due to the delay.

You will also have to pay for repair work in your home if you have caused the damage after moving in. You must make sure you complete all repair work before moving out to get your bond money back.

6. Read Your Lease Carefully



Someday, between the time you move out of your childhood home and when you buy your first residence, you'll probably find yourself staring at a lease. A lease is a contract between someone who owns real estate (the landlord) and another person who occupies that piece of real estate (the tenant), covering the conditions under which the tenant may possess, occupy, and use the property.

Reading a lease can be befuddling, and often the first impulse is to just go ahead and sign the thing, rather than try to wade through and decipher all the legal language. However, it's important to understand that a lease is a legally enforceable agreement, and you could find yourself in a predicament later on if you fail to abide by the terms—the very ones you agreed to by signing on the dotted line. Before you sign, take the time to read the entire document.

Here's what to look for in a lease to rent a dwelling, be it an apartment or a house.

Include Property Details

The lease should include basic facts and data about the property, including the physical address and the landlord's name and contact information. It should also state the date the lease was signed; the beginning and end dates of the rental period; and options for lease renewal, including policies for rent increases. If any appliances are in the unit (such as a range, refrigerator, or washing machine), or if the unit is furnished, that should be included, too.

Define Deposit, Rent, and Fee Amounts



People tend to pay close attention to how much rent will cost each month, but there may be other costs that should be noted as well, including various deposits and fees. Details about any deposits—such as an upfront security deposit or fees for parking or pets—should also be clearly stated, along with conditions for getting your money back.

- The lease should state particulars about the rent:
- Monthly amount due
- When it is due
- Methods of acceptable payment
- Any allowable grace period for late payment
- Amount of any late fees

Utility Inclusion

The lease should indicate policies regarding utility service and billing. Be sure to find out which, if any, utilities are included as part of your monthly rent, and whether you are expected to cover any of the costs.

Some landlords, for example, pay for electric, water, and sewer services, while the tenant pays for cable and Internet.

Repairs and Maintenance



This is something to pay close attention to since it can end up costing a lot of money, time, and headaches. In some rental arrangements, the landlord is responsible for taking care of all repairs and maintenance—whether it’s a leaky faucet or a broken air conditioner.

In other situations, the landlord might repair or replace only major appliances but leave the tenant responsible for everything else. And then there are agreements where the tenant is responsible for all the costs of repairs and maintenance. There may also be stipulations about the maintenance of the yard or outside areas.

As you can see, it’s imperative that you read the lease to determine your landlord’s responsibilities—as well as yours—when it comes to repairs and maintenance issues. Make sure you're clear on who pays for what, who arranges service calls, and the amount of time you and your landlord have to address any issues.

Pet Policy



If you have a pet, read the lease to find out if animals are allowed, and if so, whether there are any size or breed-specific restrictions (some rental properties allow most dogs, but not pit bulls, for example).

You might be required to pay a “pet deposit” that may or may not be returned once you move out (assuming no pet damage). Sometimes the “pet fee” is nonrefundable because it is used for treating the space for fleas and deodorizing and shampooing the unit’s flooring and upholstery after you move out.

In some cases, you might also pay “pet rent,” a monthly or yearly fee tacked on to your rent to cover normal wear and tear from pets.

If the lease contains a no-pets clause and you violate it by bringing a furry friend into your unit, the landlord generally has the legal right to evict you. A no-pets clause cannot be added

to a lease once it's signed, however, so your landlord can't change the pet policy in the middle of your lease.

House Rules

The lease should describe the acceptable use of the property (e.g., "The premises shall be used exclusively as a private residential dwelling for the tenant and his immediate family only"), plus any policies for things like:

- Maximum occupancy
- Quiet hours
- Overnight guests
- Parking and storage
- Smoking
- Landlord right of entry
- Granting access to maintenance workers
- Property alterations
- Long absences (on your part)
- Insurance requirements
- Eviction

Early Termination



The lease should explain what you need to do before moving out. How much advance notice is required? What type of cleaning are you responsible for? The lease should also state your options if you have to move out before the lease expires.

Conclusion

Renting a house is the best option when you are moving for a temporary time of duration. Most of the students or working professional prefers renting a house rather than investing a huge amount of money to live when they are in a new city. So, this guide will help you with the best if you want to know about the best tips that will help you in renting a house in Adelaide. We are here with the best information that you can trust. So, all the best!

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