



# FROM LEASE TO LIVING: **A FIRST TIME RENTER'S JOURNEY IN ADELAIDE**



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## Abstract

Renting a home for the first time can be both exciting and challenging, especially in a growing city like Adelaide. This guide explores the entire journey of first-time renters — from signing the lease to settling comfortably into their new living space. It provides insights into tenant rights, understanding rental agreements, managing finances, and maintaining a healthy relationship with landlords. The study also examines key aspects of tenancy in South Australia, such as bond payments, repairs, and property maintenance. By combining government regulations and practical advice, this work aims to help new renters make informed decisions and create a positive, secure living experience in Adelaide's evolving housing market.

## Getting Started

Before renting a property in Adelaide, it is important to understand your rights, responsibilities, and the basic procedures that ensure a smooth tenancy. Start by researching rental listings in areas that suit your budget and lifestyle. Prepare the necessary documents for your application, such as proof of income and identification, and be ready to pay a bond and initial rent as outlined by South Australian tenancy laws. Carefully review the lease agreement before signing, and clarify any doubts with your landlord or agent. Once you move in, focus on maintaining the property and keeping communication open with your landlord. Taking these steps early sets the foundation for a stress-free and rewarding renting experience.

## Rental Process



### **1. Make an enquiry about the property**

Enquire about the rental property by phoning or emailing the agency using the details provided in the listing advertisement. You may be invited to enter your details and create an account online, which the agent will use to automatically email or SMS you information about the properties you are interested in.

### **2. Set up a Rental Profile**

Most real estate agencies use a rental profile system that allows you to create an account and set up your online rental profile. Having an account means that you don't have to re-enter your details each time you register interest in renting a property. Speak to the manager of the property you're interested in to find out if their agency uses an online registration process.

There is no cost to setting up a rental profile.

### **3. Attend an open inspection**



Ensure you attend an inspection to view the property. The inspection may be a public or private inspection, or even virtual (online).



By attending an inspection you can ensure the property is as advertised, meets your requirements, and you feel comfortable about the home and neighbourhood.

You should also bring a list of your 'must-have' features to check the home meets your requirements and a tape measure if you have any concerns about items of furniture fitting (for example, refrigerator or couch).

You should also discuss timeframes at the inspection, that is, when the property will be available, so you can make plans with removalists.

Be on time for the inspection to help make a good impression with the property manager.

Note that many property managers will not lease to a tenant who has not inspected the property. If you can't physically attend an inspection and a virtual inspection is not available, the agent may accept a family member or a trusted friend to inspect it on your behalf. However, this will be on a case-by-case basis and you will need to speak to the property manager to confirm that they allow it.

#### **4. Submit an application**



After attending the inspection, submit your application to the property manager to register your interest in renting the property. An individual application must be submitted for every person whose name is to appear on the lease.

Potential tenants may choose to submit an application before viewing the property.

In most cases you will need to submit your application online and supply the following information as part of the application:

rental reference (if you have one)

rental profile

employment reference or proof of income, e.g. Centrelink statement

personal references.

The property manager will do a reference check of your application. Once all applications are assessed they property manager will submit the recommended application to the landlord for approval.

## **5. Finding out if you've got the rental property**

If your application to rent the property is successful you will be notified by the property manager.

At this point you will normally confirm rent and bond costs.

## **6. Signing the lease**

Before signing, read all terms and conditions of the lease and don't be afraid to ask the property manager to explain anything you don't fully understand.

Ensure you get a copy of the signed lease agreement.

## **7. Reviewing the property condition**

On the day that you receive the keys for the property you will be given two copies of the Property Condition Report, signed by the property manager.

You have 14 days to review the report, sign and return it to the property manager.

It is recommended that you take photos of the property before you move in, especially of any existing damage that was there before you move in.

## **8. Paying the rent and bond**

- How much is a rental bond?

If you are eligible, Housing SA can pay your bond (which means you avoid having to pay the equivalent of four to six weeks rent up front). Housing SA can also help you by paying your rent in advance or paying your rent if you fall behind on payments (up to four weeks in a two-year period).

It is standard procedure to pay rent and bond within 24 hours of accepting the property lease and receiving a confirmation email. This can normally be paid electronically.

If you are using a Housing SA bond it can take longer than 24 hours for the bond to be processed. The bond and first two weeks rent must be paid on the lease start date at the latest.

When you leave your property you can claim to have your bond refunded.

## **Repairs and maintenance in private rental properties**



Landlords and tenants share the responsibility for repairs and maintenance in rental properties. Tenants need to tell the landlord when something needs to be fixed and the landlord must carry out repairs within a reasonable time.

Landlords are usually responsible for:

- larger repairs such as the electrical wiring or gas heaters
- replacing items such as tap filters
- annual gardening work such as pruning fruit trees.

Landlords are responsible for repairs, even if a tenant knew about a problem when they moved in. Items noted in the tenancy agreement as excluded, or serious structural issues listed in a housing improvement notice, aren't required to be fixed by the landlord.

Tenants usually:

- replace items such as light globes
- clean items such as air conditioner filters
- carry out general gardening such as mowing and weeding.

### **Advising the landlord**



Urgent repairs, such as gas leak, need to be reported to the landlord as soon as possible.

For other repairs, ask the landlord to fix the problem in writing using the request for repairs (240KB PDF) form.

### **Landlord's notice to enter**

A landlord can enter the property to carry out the repair at the tenant's request, or after giving at least 48 hours' notice – written notice is best.

No notice is required to enter for urgent repairs.

A landlord could be breaking the conditions of an agreement if they are aware of a problem and don't repair it within a reasonable time.

If a landlord refuses to fix something, the tenant can:

- apply to the South Australian Civil and Administrative Tribunal (SACAT) for:
  - the repairs to be carried out
  - compensation related to losses resulting from the non-repair
  - the tenancy to end
- organise to have urgent problems fixed and give the landlord an invoice from an authorised repairer. A licensed professional must:
  - carry out the repairs
  - provide a report stating the cause of the problem and the work carried out.

### **Damage caused by the tenant**

Tenants must repair damage they caused at the property. This includes damage caused:

- intentionally or through neglect
- by visitors or other people living at the property.

A tenant should report this damage to the landlord and repair it within a reasonable time.

### **Domestic appliances**

Landlords maintain domestic appliances, such as an oven, air conditioner or gas heater.

At the start of an agreement a landlord must list the appliances on the lease and provide the tenant with manufacturers' manuals or instructions on how to use them. If this isn't done, a tenant can't be held responsible for repairing damage caused while using the appliance.

Landlords must make sure any newly installed or replaced appliances meet minimum energy and water efficiency standards.

### **Locks and keys**

Landlords need to make sure the property is secure and fix things, such as a lock that sticks.

Tenants and landlords need to agree to a lock being changed or removed. Neither can refuse the change without good reason. Exceptions to this apply for the protected person in domestic abuse situations.





Domestic abuse protections when renting.

Tenants who lose keys will need to pay for the cost of gaining access or having a new key cut.

The tenant can collect a spare key from the landlord as long as it's reasonable to do so. A fee can't be charged for the temporary use of a key.

The landlord can charge reasonable expenses if they are prepared to attend the property to provide the access. Details of any potential fee should be included as a condition in the agreement.

### **Pests and vermin**

Infestation at the start of a tenancy

Landlords are usually responsible for getting rid of the following pests:

- ants
- bees and wasps - and during the tenancy if in a wall cavity
- cockroaches, fleas and spiders
- mice and rats

- snakes - and during the tenancy only if the landlord breaches the agreement, for example by leaving piles of rubbish in the garden.

### **Pest control during the tenancy**



Tenants are usually responsible for getting rid of the pest and landlords need to seal off any entry points.

Pests that are the responsibility of the landlord:

- white ants
- possums - remove and seal entry points
- birds - remove and seal entry points.

### **Smoke alarms**

All rental properties must have a working smoke alarm installed. More than one smoke alarm could be needed to provide enough warning. Check you have the right type of smoke alarm. Landlords should check that smoke alarms are working during routine inspections.

### **South Australia's new rental laws begin**



The South Australian government's new rental laws come into effect 1 July 2024.

The biggest reforms to our state's rental laws in a generation improve security for tenants facing record low vacancy rates, while ensuring the rights of landlords are protected.

- From 1 July 2024:
- Landlords need prescribed grounds to terminate or not renew a tenancy
- The notice period to end a fixed tenancy increases from 28 days to 60 days
- Tenants are allowed to have pets in rental homes with clear guidelines
- Tenants' information is better protected
- Rental properties have to comply with minimum housing standards

Additional options are provided for people experiencing domestic abuse.

For the first time, tenants can have pets in rental homes, subject to approval and reasonable conditions that can be set by their landlord, such as keeping the animal outside or having the carpets cleaned at the end of the tenancy.

Landlords are only able to end a periodic tenancy or not renew a fixed term lease for a prescribed reason including breaches by the tenant, wanting to sell, renovate or occupy the property.



The state government has also increased the minimum notice to end a fixed tenancy from 28 days to 60 days, so tenants now have more time to secure a new home and make the necessary arrangements to move.

Other measures introduced include limiting the frequency of rent increases to once in a 12-month period, banning the soliciting of rent bidding and raising the bond threshold, which has already saved tenants more than \$40 million since being introduced in April 2023.

### **More rights for renters**

The State Government continues to implement major tenancies reforms which provide better protections for tenants including, mechanisms that will make it harder to terminate tenancy agreements and increase rent.

### **More rights to own pets**



For the first time in South Australia, tenants now have the right to own a pet under further rental reforms to address affordability and balance the needs of tenants and landlords

A tenant who applies to keep a pet in a rental property cannot have their request unreasonably refused.



Renters must still seek permission from the landlord to keep a pet, provided the tenant agrees to comply with any reasonable conditions imposed by the landlord, such as:

- requiring a pet to be kept outside of the rental property if the pet is not a type of pet ordinarily kept inside;
- requiring carpets to be professionally cleaned at the end of the tenancy, if a pet is allowed inside the premises; and
- accepting liability if the pet causes damage.

Landlords can still refuse to allow a pet if they have a justifiable reason such as the property lacking suitable space or fencing, if keeping the pet does not comply with Council requirements or if the animal presents a public safety risk.

#### More affordable residential tenancy bonds

Previously landlords were able to claim residential bonds equivalent to a maximum six-weeks' rent when the weekly rent is \$250 or greater.

The bond threshold has been raised from \$250 to \$800 to ensure that, for the majority of rental properties in South Australia, only a four-week bond will be required.

This change applies to any bond paid or payable under an agreement entered into on or after 1 April 2023, and will reduce the amount of upfront costs for tenants by between \$500 and \$1,600, depending on the amount of rent they are paying.

#### **Banning rent bidding**

The government has banned the practice of rent bidding. Landlords and their agents can no longer to advertise properties with a rent range, put properties up for rent auction, or solicit offers over the advertised rental price.

This reform brings South Australia in line with other Australian jurisdictions which have introduced restrictions on rent bidding.

Additionally, where a third party is facilitating tenancy applications, any rating or assessment of a prospective tenant must not be based on an offer of higher rent.

#### **Private Rental Assistance Program**

The eligibility criteria for Private Rental Assistance, which provides financial assistance to eligible customers who either have difficulty meeting the upfront costs associated with renting privately, or need help to maintain their accommodation, has been reviewed to enable more households to access this support. Changes include;

- increasing the household cash assets test limit to \$62,150 per household.
- Increasing the weekly rent limit from \$450 to \$600 per week.

Rent in advance payments have also been increased from one week to two weeks' rent for low-income households, as well as an increase in the availability of rent in arrears payments, provided other eligibility criteria are met. It is estimated that around 400 additional households will become eligible for the program.

### **The Cleaning FAQ: Frequently Asked Questions Answered**



Nothing is more tedious than maintaining a clean and hygienic home environment. There is always a list of specific do's and don'ts when sprucing up different surfaces and spots in the property. Most people end up damaging their delicate surfaces due to a lack of cleaning knowledge and skills.

Whether you are preparing a rental property for the final rental inspection or creating a checklist for regular household chores, make sure you seek professional assistance whenever required to clear your doubts. This can help you achieve desired results and make the most of your cleaning efforts.

So, here is the list of cleaning FAQs with relevant answers to help you create a tidy abode with clarity. These are the most frequently asked questions about cleaning that can help you ascertain successful results.

### 1. How Often Should I Clean My Residential Property?

Whether you are a working professional or a full-fledged homemaker, make sure you regularly clean your house to prevent dust buildup and germ infestation. It is good to spend 20 minutes daily on important tasks, such as dusting accessible surfaces, doing dishes, tackling grime and spills, making a bed, etc.

Create a weekly and monthly house cleaning checklist and manage your chores for window washing, appliance cleaning, disinfecting bathroom surfaces, etc. Maintaining a clean property can help you save time and money when hiring professionals for best end of lease cleaning Adelaide. This can help you get the full bond back without any conflict.

### 2. What is the Difference Between Cleaning, Disinfecting and Sanitising?



Most people interlink cleaning with disinfection or sanitisation- leading to a serious blunder. Therefore, it is important to understand the difference and achieve a spotless and hygienic indoor environment.

- **Cleaning:** It is the process of removing visible dust, dirt, and stains from surfaces. To tackle stains and grime, you can use detergent, soap, water, and white vinegar.

- **Disinfecting:** It is the process of killing lethal germs and bacteria from surfaces. It is good to use approved disinfectants or rubbing alcohol to banish germs. Make sure you do this after cleaning the surface.
- **Sanitisation:** It is the process of reducing the number of microbes on surfaces. It works by either cleaning or disinfecting surfaces to prevent germs infestation.

You should always start the cleaning process by eliminating dust and dirt. Then, spray a disinfectant to kill germs and bacteria.

### 3. Should I Vacuum or Dust Surfaces First?



This is one of the most common cleaning-related questions found on the internet. According to experts, it is always good to dust hard surfaces first. It is because the dust particles fly everywhere, and if you vacuum floors and carpets first, you will have to do it again. This can be annoying and time-consuming.

So, dust your walls, shelves, cupboards, and windows using a microfiber cloth. Then, vacuum your window blinds, door tracks, upholstery furniture, carpets, and other nooks and crannies to maximise cleaning efficiency.



Tip: Use a vacuum cleaner with a HEPA filter to remove 99.9 percent of dust particles and reduce allergens in your home.

#### **4. Are Homemade Cleaners Effective for Stain Removal?**

There is a misconception that homemade cleaning recipes are not as effective as store-bought cleaners. However, most of these products can effectively tackle stubborn stains, organic grime, grease, and mould.

- White vinegar is a great product that can help you tackle rust stains, soap scum and grime. Mix warm water, dishwashing soap and lemon essential oil to increase effectiveness.
- Baking soda is great for dislodging grease, oil stains and organic grime from surfaces
- Lemon is one of the best natural degreasers for your kitchen.
- Castile Soap can help you remove stains and grime with ease.

#### **5. How to Achieve Streak-Free Windows?**



This is also a commonly asked question on the internet. Most people end up with nasty streaks on their window glass, even after a lot of elbow grease. This can be an overwhelming situation.

According to professional cleaners, you can use a rubber squeegee to remove excess liquid and soap residue from window glass. Run it from top to bottom and gently clean the surface to achieve shiny results.

Tip: Avoid washing windows on a sunny day, as water or cleaning solution dries quickly in the heat and leaves streaks behind.

## **6. How to Remove Carpet Stains Without Causing any Damage?**



Professionals always follow the blotting technique to clean dirty carpets and upholstery furniture. They use proven methods during an expert end of lease cleaning Adelaide and help you secure full bond money.

Remember that the longer a stain sits, the harder it is to tackle. So, it is good to pre-treat the stains using a homemade carpet cleaner. Now, take a damp cloth and gently blot the area. Do not scrub or rub abrasively; otherwise, it can infiltrate the stain deeper and cause discolouration or damage. Be patient and keep blotting the surface. Next, pour half a cup of baking soda and leave it overnight or until you vacuum clean. This will prevent residue on your carpets. You can also book experts for carpet steam cleaning and retrieve the lost shine before the rental inspection.

## **7. What is the Quickest Way to Clean Dirt-Laden Microwave?**

Add water, white vinegar, and lemon juice to a microwave-safe bowl. Next, put the bowl inside your appliance and run it for 2-3 minutes. Keep the door closed for another 10 minutes, and allow the steam to dislodge caked-on grime, buildup grease, grime, and

burnt food particles. Next, take a damp cloth or sponge and clean inside and outside your microwave in no time.

## **8. What is the Best Way to Prevent and Eliminate Mould From My Bathroom?**

Mould spores breed in dark, humid, and moist areas, and bathroom surfaces are the perfect place for infestation. To prevent infestation, ensure proper ventilation and look for water leakage and damage around your shower area.

It is always good to open the doors and windows after taking a shower to prevent moisture buildup. For an effective mould remover, use vinegar or hydrogen peroxide and gently brush the surfaces with the right tool.

Make sure you fix the issue before calling the end of lease cleaning Adelaide professionals at the end of your lease. Mould removal is not included in the end of lease cleaning package and you will need to add it as an additional service if you seek a professional assistance.

## **2 DIY projects to spruce up your rental apartment**



Living in a rental property has a lot of pluses – got a leaky roof or a storm-flattened fence? Just call your landlord!

But, there's also the drawback of needing permission to make big changes and maybe having to cover the costs.

The solution? Style your space with portable projects that won't break the bank, and we've got a few for you to try.

### **1. Wall-panelled arches**

Style your space from the ground up. An oversized area rug covers up not-so-nice flooring, and swap boring blinds for billowing white sheers to give your room a fuss-free facelift. Instantly bring life to any space with plants and blooms, and if you're starting from a base of white and neutrals for floors, walls and furniture, bring in the fun – and colour – with soft furnishings, accessories and works of art like these DIY arches and pictures. Easy!

Painted panels are a terrific way to add colour without painting your walls, and you can inject patterns into your living space with painted arches. Made from budget-friendly MDF, they are a cross between wallpaper and a feature wall.



### **How to make colourful wall arches**

#### **Materials:**

- 2440 x 1220 x 9mm MDF panels (3)
- Primer and acrylic paint in green and blue
- 89 x 19mm x 1.8m DAR pine (3)

#### **Step 1**



Cut panels to measure 800mm wide with a circular saw. Draw a line across each panel 600mm from top. Hammer a nail onto each panel, centred on this line. Attach 1 end of a 400mm length of string to nail and the other to pencil. Use pencil to scribe an arc across panel top. Apply primer to each panel using a roller, leave to dry.

### **Step 2**

Apply a coat of green paint to each panel using a roller, leave to dry. Use tape measure to mark points in pencil 80mm apart across panels. Repeat marks down length of panels. Draw vertical lines to join marked points using a straightedge. Apply 2 strips of painter's tape within marked lines of every second section. TIP Using 36mm wide tape means you only have a little gap between strips.

### **Step 3**

Using a small roller, apply blue paint to first masked off section, then third and so on across the panel. Leave to dry. Pull off painter's tape on an angle while paint is still tacky, taking care not to smudge paint. Leave to dry. Attach battens to back of panels flush with base and 200mm from the top using PVA glue. Leave glue to set. Use hanging strips on battens to secure arches to wall, evenly spaced.

## **2. Modular banquette seating**

Get the best of both worlds with this modular storage-on-wheels DIY project which doubles as banquette seating. You can hide your linen, gym bag, beach towels or kids toys under the life-off tops and roll it out as seating when you have guests.

It's simple to make, all you need is a flatpack of kitchen wall cabinets to create the seats, and moulding as a feature (and also hide the screws). A timber top turns the cabinets into benches and castors make them mobile, so they're perfect for any get togethers!

Here's how you can create it yourself.



## **How to make banquette seating**

### **Materials:**

- 600mm flatpack slimline wall cabinets (2)
- 900mm flatpack slimline cabinets (2)
- 66 x 11mm x 5.4m white primed pine moulding (4)
- Acrylic paint in white
- Castors (16)
- 1800 x 405 x 18mm timber panel (2)

### **Step 1**

Assemble all flatpack cabinets following manufacturer's instructions and using supplied screws. Mark moulding, then use a saw to cut four 622mm long sides, four 922mm long sides, eight 300mm short sides, and 32 uprights 234mm long. Apply PVA glue to long sides and attach to cabinets, then glue and attach short sides in between long sides. Use painter's tape to hold in place until glue sets.

### **Step 2**

Apply glue to uprights and position flush with ends of long sides, then add uprights to sides to form a butt joint. Use painter's tape to hold in place until glue sets. Apply 2 coats of

paint to trim using a roller, leaving to dry after each coat. Turn cabinets over and secure castors to each corner using supplied screws. Put 2 brake castors on the same side.

### **Step 3**

Cut timber panels into four 650mm and four 950mm lengths for the benchtops. Sand cut edges smooth. Apply 2-3 coats of polyurethane, if desired, to seal the timber. Cut 8 lid stoppers to 30mm long from moulding. Test fit to check stoppers fit inside cabinet, trimming if needed. Secure stoppers to underside of lid using PVA glue. Let glue set.



## **Buy to live or buy to rent out? What to consider when investing in property in 2025**

Property prices in Australia are easing, according to CoreLogic data, yet rent rates remain at an all-time high. Could this be the right time to finally move out of the rental trap and into home ownership? Here's what you need to know.

In the current property market, interest rates are high, real estate buyers are hesitant to commit, and the prices of homes in some markets are no longer escalating at the rate they were.

“Australian home prices are likely to see further near-term softness as high interest rates constrain demand,” advises AMP chief economist Dr Shane Oliver. That scenario may be short-lived, however.

“Lower rates should help [property prices] from mid-year, and we see home prices rising around 3% in 2025.”

### Escaping the rent trap

If you’re paying rent and in a position to purchase a home, subdued competition in the real estate market may make this an opportune time to make the leap into home ownership. But what makes the most sense – buying a place to live in, or, buying property to rent out as an investment?



Personal finance expert Jessica Irvine says there are benefits to both scenarios. If you own the home you live in you don’t have to pay capital gains tax when it increases in value. However, if you buy property and rent it out, you can benefit from negative gearing and reduce your tax bill.

The Australian Housing and Urban Research Institute (AHURI) says ‘rentvesting’ – renting out the home you own to someone else, while you rent a different home – can mean owners have a more convenient lifestyle. “They often rent a better property in a better neighbourhood than they can afford to buy,” states AHURI.



The downside to negative gearing, according to NAB, is not reaping the tax advantage for some time. “You’ll need to have enough cash flow to cover your losses until tax time comes around each year,” advises NAB.

On the other hand, buying a place to live in ties up capital, and as AHURI suggested, may mean living further away from work.

“Renters can [instead] choose to live in more central areas with better access to jobs in the city and surrounds,” property developer Mirvac states on its website.



**Prices in Adelaide, Brisbane and Perth are up, whereas ACT, Melbourne and Hobart are down**

According to research released in November 2024 from the University of South Australia, the University of Adelaide, Swinburne University of Technology and McMaster University, only one in five renters is happy with the status quo.

“Most people want to be homeowners; four out of five (78 per cent) renters aspired to owning their home,” the report states.

Sky-high prices put those aspirations out of reach for many Australians, however.

In Q4 2024, Adelaide was considered the strongest real estate market in the country, according to CoreLogic. Brisbane and Perth also experienced peaks in home values. But capital cities south of Sydney are not experiencing the same resilience.

#### Index results as at 31 December 2024

	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
<b>Sydney</b>	-0.6%	-1.4%	2.3%	5.5%	\$1,191,955
<b>Melbourne</b>	-0.7%	-1.8%	-3.0%	0.7%	\$774,093
<b>Brisbane</b>	0.5%	1.3%	11.2%	15.6%	\$890,746
<b>Adelaide</b>	0.6%	2.1%	13.1%	17.3%	\$814,430
<b>Perth</b>	0.7%	1.9%	19.1%	24.5%	\$813,016
<b>Hobart</b>	-0.5%	0.0%	-0.6%	3.7%	\$651,043
<b>Darwin</b>	0.4%	0.6%	0.8%	7.4%	\$496,871
<b>Canberra</b>	-0.5%	-0.3%	-0.4%	3.8%	\$844,277
<b>Combined capitals</b>	<b>-0.2%</b>	<b>-0.5%</b>	<b>4.5%</b>	<b>8.3%</b>	<b>\$896,372</b>
<b>Combined regional</b>	<b>0.2%</b>	<b>1.0%</b>	<b>6.0%</b>	<b>10.6%</b>	<b>\$657,652</b>
<b>National</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>4.9%</b>	<b>8.9%</b>	<b>\$814,837</b>

“Three capitals recorded a decline in values over the year; Melbourne (-3.0%), Hobart (-0.6%) and the ACT (-0.4%),” a CoreLogic report released in the first week of January states.

“This result represents the housing market catching up with the reality of market dynamics,” says Tim Lawless, CoreLogic’s research director. “Growth in housing values has been consistently weakening through the second half of the year, as affordability constraints weighed on buyer demand.”

### A buyer’s market

That low demand, particularly in Australia’s southeastern states, can present an opportunity for well-capitalised renters looking to become homeowners this year. Buying during a market lull presents an opportunity for property values to rise over time.

“Mortgage serviceability and rental affordability should show an improvement in 2025, as income growth outpaces growth in housing values, interest rates reduce, and rents stabilise or even fall,” the CoreLogic report states.

Escaping the rental trap in this window of relative affordability – whether living in the property, or using it as a vehicle for investment – may be the key to building wealth in 2025 and beyond.

### Conclusion

Stepping into Adelaide’s rental market for the first time marks the beginning of a new chapter filled with both opportunities and responsibilities. Understanding each stage —

from signing the lease to managing repairs, maintaining the property, and personalizing your space — empowers renters to build a positive living experience. Government initiatives, such as South Australia’s new rental laws and housing roadmap, continue to strengthen tenant rights and create a fairer housing environment. With guidance from trusted local and national sources, first-time renters can navigate the process confidently, maintain open communication with landlords, and protect their bond through responsible upkeep. Whether you plan to rent short term or aspire to own a home in the future, embracing knowledge and preparedness will ensure your journey from lease to living in Adelaide is smooth, secure, and rewarding.

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