

Section 48 Notice

This notice is to be retained by the Tenant




Information to be provided by landlords to tenants

Section 48 of the *Residential Tenancies Act 1995* requires that a landlord must ensure that a tenant is given, before or at the time the landlord and tenant enter into a residential tenancy agreement certain information.

1. **AGENT:** Company Name/Legal Entity: UniLodge South Australia Pty Ltd

Company Representative: _____

ABN (if applicable): 90 111 718 140 RLA No: 214036

Street 1: 30 Victoria Street

Street 2: _____

Suburb: Adelaide State: SA Postcode: 5000

Telephone: W: / M: /

Email: reception.onwaymouth@unilodge.com.au

Address for service of documents if different to above:

304 Waymouth Street, Adelaide SA 5000
Phone: 08 8211 9999

2. **LANDLORD 1:** Full Name: _____

Address for service of documents for Landlord 1 (cannot be Agent's address for service):

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

ABN (if applicable): _____

LANDLORD 2: Full Name: _____

Address for service of documents for Landlord 2 if different from Landlord 1 (cannot be Agent's address for service):

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

ABN (if applicable): _____

If landlord is a company, address of registered office of the company if different to above:

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

Are there additional landlords? Yes If yes, refer to Annexure - Additional Landlords

3. **PERSON(S) WITH SUPERIOR TITLE TO LANDLORD** (if applicable)

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

ABN (if applicable): _____

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Initials not required if using electronic signature



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4. EMBEDDED ELECTRICITY NETWORK (if applicable)

An embedded network is when the electrical wiring is configured in such a way as to allow the owner of the site to sell energy to all the tenants and residents based there. This can be found in apartment blocks, retirement villages, shopping centres and caravan parks.

The owner of the site that has an embedded network will usually buy energy from a energy retailer and then 'onsell' the energy to the different consumers at the site.

In many cases, the electricity will be cheaper than what is available from an authorised retailer. In addition, you have the following consumer protections:

- Flexible payment options if you are experiencing financial difficulty
- Clear and set time frames for receiving and paying bills
- Complaints handling arrangements
- Energy charges that are no higher than the standing offer prices that a local area retailer can charge contracted consumers
- Clear and reasonable disconnection procedures.

You may also have the option to buy your electricity from an authorised energy retailer if you so wish.

RETAILER FOR THE EMBEDDED NETWORK

Name: / ABN: /

Website address: /

Phone: / Email: /

Applicable electricity tariffs: /

METERING ARRANGEMENTS AND POTENTIAL COSTS

/

COST APPORTIONMENT PER KILOWATT HOUR FOR BUNDLED UTILITIES

/

INITIALS

Initials not required if using electronic signature

Residential Tenancy Agreement: Schedule




This is a residential tenancy agreement and the parties to the agreement should consider obtaining legal advice about their rights and obligations under the agreement.

1. AGENT: Company Name/Legal Entity: UniLodge South Australia Pty Ltd

Company Representative: _____

ABN (if applicable): 90 111 718 140 RLA No: 214036

Street 1: 30 Victoria Street

Street 2: _____

Suburb: Adelaide State: SA Postcode: 5000

Telephone: W: / _____ M: / _____

Email: reception.onwaymouth@unilodge.com.au

The Agent consents to the above email address being used for the purposes of service under the *Residential Tenancies Act 1995*.

2. LANDLORD 1: Full Name: _____

Address for service of documents for Landlord 1 (cannot be Agent's address for service):

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

ABN (if applicable): _____

LANDLORD 2: Full Name: _____

Address for service of documents for Landlord 2 if different from above (cannot be Agent's address for service):

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

ABN (if applicable): _____

Are there additional landlords? Yes If yes, refer to Annexure - Additional Landlords

3. TENANT 1: Full Name: _____ Telephone: _____

Email address for service of documents: _____

TENANT 2: Full Name: _____ Telephone: _____

Email address for service of documents: _____

TENANT 3: Full Name: _____ Telephone: _____

Email address for service of documents: _____

TENANT 4: Full Name: _____ Telephone: _____

Email address for service of documents: _____

Are there additional Tenants? Yes If yes, refer to Annexure - Additional Tenants

4. PREMISES

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

5. TERM

Fixed: Commencement Date: ____/____/____ End Date: ____/____/____

Periodic: Commencement Date: ____/____/____ and continues until terminated in accordance with this Agreement

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Residential Tenancy Agreement: Schedule



6. RENT

Amount: Words: \$


Per (period):

Payable in advance: Weekly Fortnightly Calendar monthly

Payments: First Payment of \$ on / / with the

next payment of \$ on / /

and thereafter: \$ on the of each

Payment Method: Internet Transfer  Other

Note: Payment of rent will be taken to have been made when it is credited to the bank account. The Tenant must take into consideration any delays in crediting the bank account caused by the method of rent payment.

7. BOND

Words: \$

8. OUTGOINGS (Clause 3.1.3)

- All water usage costs adjusted for the period of tenancy
- All water usage costs in excess of kL per annum, with such allowance to be adjusted for the period of tenancy
- All water supply charges adjusted for the period of tenancy
- No charge for water
- Other (specify)

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

Service	Apportionment
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

9. INSURANCE (Clause 3.1.13)

Responsibility for insurance of the premises Landlord

Responsibility for insurance of contents of the premises (for property other than that of the Landlord) Tenant

10. EXCLUSION OF ANY PART OF PROPERTY

Parts of property not included in this agreement:

Residential Tenancy Agreement: Schedule



11. REPAIR INSTRUCTIONS

✓ Always contact Agent

Nominated contact

Contact 1:

Name:

Telephone:

Contact 2:

Name:

Telephone:

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Residential Tenancy Agreement: Schedule



12. PETS APPROVED PRIOR TO COMMENCEMENT OF TENANCY

Yes N/A

If yes, refer to Annexure - Pet Agreement

13. ADDITIONAL CONDITIONS

N/A As detailed below See annexure

SPECIAL CONDITIONS ANNEXURE A

SPECIAL CONDITIONS

Rent is due every 2 weeks (fortnightly) from when your lease begins. Your rent must ALWAYS remain two weeks in advance. When you leave, you must call our office on 8211 9999 to determine how much you need to pay up to your vacating date. The system calculates rent on a daily basis.

Rent due and payable to: UniLodge South Australia Pty Ltd

BSB: 105 900 Account Number: 173 536 540

Reference code:

Content Insurance/Insurance - If parties want to insure the property; the landlord is responsible to insure the dwelling, fixtures and fittings. The tenant is responsible to insure their personal belongings and furnishings. Content insurance up to value of AUD\$5000.00 is included in the rent.

Residential Life Program Member - All tenants are Residential Life Program Member. The membership fee is included in the rent.

Internet - Internet with unlimited data allowance per month is included in the rent.

ALL MAINTENANCE MUST BE IN WRITING TO YOUR PROPERTY MANAGER. We cannot act on any repairs until we have your written instructions and authorisation. This can be emailed to onwaymouth@unilodge.com.au, or submit maintenance request form via QR code that had given to you at the start of your tenancy.

Tradesman Access - The tenant agrees to permit access to all tradesmen when required. Should the tenant not be home when the tradesmen have arranged to be at the property, the tenant agrees that they may be liable for the call out fee if access is not possible with our master key.

Cleanliness - Upon acceptance of your lease you are bound to take the premises in the condition as seen at the time of your inspection. It is a term of the Residential Tenancy Agreement that at the end of the tenancy the tenant(s) must give back the premises to the landlord in a reasonable condition and in a reasonable state of cleanliness. If the carpets in our opinion are not in a reasonable state of cleanliness at the end of your tenancy, you will be required to steam clean them as they were done at the commencement of your tenancy.

Hooks In Walls - No additional hooks or nails of any type are to be placed in walls, doors or ceilings for the purpose of hanging pictures, plants or anything similar.

Please note: The use of Blu Tack, tape or adhesive stars (glow in the dark) to walls or ceilings result in marks and paint being stripped from walls/ceilings and is therefore strictly prohibited.

Should the tenant(s) not comply with the above instructions, the landlord reserves the right to have the walls or ceiling professionally restored at the tenant(s) expense.

Smoking - ALL Unilodge managed properties are NON SMOKING.

This includes all apartments, indoor common areas and fire stairs.

This rule applies to every person entering the building including tenants, management, staff and visitors. This rule will be strictly enforced.

Smoke Detectors - All apartments have been fitted with fire and smoke detection.

Please do not touch the smoke detectors, as this will register on the computer in the fire control room and alarms will be activated. Vacuum your smoke alarms regularly to ensure spiders and dust do not accumulate in the fittings, which can cause them to activate.

Costs associated or incurred with false alarms will be charged to the tenant responsible so be cautious when using aerosols or cooking the exhaust fan must be used. If there are any maintenance faults, notify the office immediately. If your smoke alarm is activated, you may be liable for the call out fee which is upward of \$1,000.00.

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Residential Tenancy Agreement: Terms and Conditions



1. AGREEMENT

The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement.

2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless a contrary intention appears:

- 2.1 "Act" means the *Residential Tenancies Act 1995*;
- 2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;
- 2.4 "Bond" means the amount specified in Item 7 of the Schedule;
- 2.5 "Landlord" means the person or organisation specified in Item 2 of the Schedule;
- 2.6 "Members" are the individuals and entities which hold current subscription and membership with REISA including but not limited to real estate agents;
- 2.7 "Personal information" is information as defined by the *Privacy Act 1988*;
- 2.8 "Premises" means the premises the subject of this Agreement specified in Item 4 of the Schedule;
- 2.9 "REISA" or "We" or "Us" means the Real Estate Institute of South Australia Limited;
- 2.10 "Property" means the Premises and the Ancillary Property (if any);
- 2.11 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;
- 2.12 "Tenancy" means the duration of the occupancy or possession of the Property by this Agreement;
- 2.13 "Tenant" means the person or organisation specified in Item 3 of the Schedule;
- 2.14 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

3. TENANT'S RIGHTS AND OBLIGATIONS

3.1 Subject to the provisions of the Act the Tenant must:

- 3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant a notice in writing setting out an alternative method;
- 3.1.2 pay the Bond to the Agent;
- 3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;
- 3.1.4 keep the Property clean and secure, immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Property;
- 3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;
- 3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been emptied;
- 3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard as applied at the commencement of the Term;
- 3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing or drainage system on the Property;
- 3.1.9 use the Premises solely as a place of residence;
- 3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;
- 3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;
- 3.1.12 where the Property includes a swimming pool or spa:
 - 3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;
 - 3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;
 - 3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;
 - 3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required;
- 3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;

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Residential Tenancy Agreement: Terms and Conditions



- 3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property:
- 3.1.14.1 this indemnity includes, without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to property;
- 3.1.14.2 this indemnity survives the expiration or termination of this Agreement.
- 3.2 The Tenant must not without the prior written consent of the Landlord:
- 3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;
- 3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);
- 3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;
- 3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;
- 3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;
- 3.2.6 remove or alter any fixture or device on the Property;
- 3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;
- 3.2.8 assign this tenancy or sublet the Property. The Landlord may charge their reasonable expenses to the Tenant in giving consent to or considering an application for consent from the Tenant to sublet the Property or assign their interest in the tenancy;
- 3.2.9 affix any television antenna, cable TV or satellite dish to the Property;
- 3.2.9.1 it is acknowledged by the tenant that the landlord and/or the agent do not represent or guarantee that a telephone line or a television aerial is connected to the Premises, even if one or more telephone / aerial plug/s is located in the Premises;
- 3.2.10 install any air-conditioning unit on or in the Premises;
- 3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;
- 3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;
- 3.2.13 place any advertisement, notice or sign on or in the Property;
- 3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with the Landlord's or the manufacturer's instructions;
- 3.2.15 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;
- 3.2.16 cause or permit smoking within the Premises.
- 3.3 Where the Premises are a unit or lot under the *Strata Titles Act 1988* or the *Community Titles Act 1996* or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:
- 3.3.1 park any motor vehicle or motor cycle in any place other than an allotted parking space;
- 3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;
- 3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;
- 3.3.4 hang washing anywhere other than in areas provided for that purpose;
- 3.3.5 use any communal laundry outside the times set by the Corporation.

4. LANDLORD'S RIGHTS AND OBLIGATIONS

- 4.1 Subject to the Act, the Landlord must:
- 4.1.1 provide the Property in a reasonable state of cleanliness;
- 4.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;
- 4.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;
- 4.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;
- 4.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.
- 4.2 The Landlord must not:
- 4.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;

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Residential Tenancy Agreement: Terms and Conditions




4.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 4.1.3 without the Tenant's written or verbal consent.

4.3 Subject to the Act, the Landlord may increase the Rent and Bond during the Term, even if this Agreement is for a fixed term. If the Agreement is for a fixed term, any rent increase during the Term must be either by mutual agreement or in accordance with clause 4.4.

4.4 By completing this clause, the parties agree that the rent will be increased during the fixed term of the agreement as follows:

4.4.1 the rent will be increased to \$ per on / / ;
and to \$ per on / / ; or

4.4.2 the rent increase can be calculated by the following method (set out details):

5. TERMINATION AND HOLDING OVER

The Landlord and Tenant agree:

- 5.1 this Agreement may only be terminated in accordance with the Act;
- 5.2 subject to clause 5.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever;
- 5.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;
- 5.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;
- 5.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;

6. COPYRIGHT AND INTELLECTUAL PROPERTY

The material in this Agreement is protected by copyright under the laws of Australia and through international treaties. Unless otherwise indicated, all rights (including copyright) in the content, compilation and/or data inserted into the Agreement are owned or controlled for these purposes, and are reserved, by Us.

7. PRIVACY

- 7.1 We respect your right to privacy and are committed to safeguarding your privacy. We adhere to the Australian Privacy Principles contained in the Privacy Act 1988.
- 7.2 The Personal Information the Tenant provides in this Agreement, on other documents or collected from other sources including by being entered into forms generation software and /or on websites is necessary for the Agent to manage the Tenant's performance of its obligations under the Agreement and the Tenancy in general.
- 7.3 Personal information collected and stored about the Tenant prior to, during the course of the Tenancy and immediately following its termination or expiry or information already held on residential tenancy databases may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases. If the Tenant fails to comply with its obligations under this Agreement, this fact and other relevant Personal Information collected about the Tenant may also be disclosed to the Landlord, third party operators of residential tenancy databases and/or other agents.
- 7.4 The Agent collects, stores and manages your Personal Information in accordance with its own privacy policy and/or practices.
- 7.5 By signing this Application, You expressly consent to the collection and use of the Personal Information as provided for in this Clause 7.
- 7.6 You authorise Us to collect, use and disclose Personal Information about you for the primary purpose of the supply or proposed supply to you of services and in accordance with our privacy policy available at www.reisa.com.au.

8. ELECTRONIC COMMUNICATION

The parties to this agreement each consent to either of them or their representatives signing this agreement or any Notices under the Act by electronic signature pursuant to the *Electronic Communications Act 2000* and delivering this Agreement or any Notices under the Act by email pursuant to the Act and the *Electronic Communications Act 2000*.

9. ADDITIONAL CONDITIONS

This Agreement includes such Additional Terms and Conditions as specified in Item 13 of the Schedule.

10. GENERAL

- 10.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.
- 10.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

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Initials not required if using electronic signature

Residential Tenancy Agreement: Execution Page



EXECUTED AS AN AGREEMENT

The Tenant(s) acknowledge receipt of:

- Section 48 Notice
- A copy of this Agreement
- Information Brochure (*Residential Tenancies Act 1995*)
- Property Condition Report (2 copies)
- Manufacturers' Manuals - refer Annexure
- Additional fees and charges - refer Annexure
- Additional Conditions Annexure
- Number of Keys
- Number of Remote control devices
- Strata Articles
- Community Title By-laws
- Statutory Notice for Short Term Tenancy
- Other Resident Handbook
- Other

Signed by Tenant 1 _____ Date: _____
 Tenant Name

Signed by Tenant 2 _____ Date: _____
 Tenant Name

Signed by Tenant 3 _____ Date: _____
 Tenant Name

Signed by Tenant 4 _____ Date: _____
 Tenant Name

Signed by or on behalf of Landlord _____ Date: _____
 Agent as authorised Landlord

Note:

1. REISA recommends that you should not sign any contractual document unless you are satisfied that you understand its terms.
2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES

ANNEXURE A - RESIDENTIAL PROPERTY TENANCY AGREEMENT

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*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
	<p>Absence from your apartment - If you intend to be away from your apartment on holidays or for any length of time, please inform the office, in case we have to contact you in an emergency. You should also give contact numbers and/or an address of where you will be staying to a reliable friend. Rental fees must be paid in accordance with the Tenancy Agreement. If possible, rent is to be paid far enough in advance to cover any period of absence.</p> <p>No other persons are permitted to reside in the premises without the prior agent's written consent. No assignment or subletting in the whole or part without the prior written consent of the agent, which maybe withheld or conditioned at its sole discretion, this includes sharing or renting out the premises through such services as Airbnb or other similar internet sites.</p> <p>Reference Number - Each UniLodge lease will be allocated an Reference Number. The Reference Number is to be used at all times when depositing rents, fees or any other charges in the UniLodges Trust Account, to enable all payments to be identified. If you do not use this reference, we may not be able to allocate your rent, and you could fall behind in your rent resulting in possible eviction proceedings.</p> <p>By Laws - The Community Corporation By Laws (if applicable) form part of your lease agreement and must be abided by to avoid possible fines. Please ensure you have read and understand all the contents of this document. If you need any clarification of this or any other document you have been requested to read and/or sign please do not hesitate to ask UniLodge management for help.</p>
Candles/Incense and Open Flames	<p>Due to risk to life and property, candles, incense and other open flame devices are strictly prohibited anywhere inside or around your apartment or bedroom. Burning of the above devices may set off the smoke detectors in your room or floor common areas and general recreational areas. Residents may be required to pay the cost of the fire brigade attending.</p>
Condensation	<p>The tenant agrees to take the following steps to minimise the build-up of moisture inside the property: a) Avoid excessively hot showering and to use the exhaust fan at all times whilst showering and after showering; b) Leaving the bathroom door open or slightly ajar after showering to assist the fan to work more efficiently. c) Having a window slightly ajar when showering or cooking. d) Opening balcony sliding door and windows for a good period each day to let natural ventilation/air movement help get moisture out of the property.</p>
Cleaning	<p>Tenants are responsible for the day-to-day cleaning of their apartments including the cleaning supplies. UniLodge have housekeeping staff that, for a fee, will professionally clean your apartment on a weekly, fortnightly or monthly basis. If you wish to use this service please speak to the office staff. It is a condition of your occupancy to ensure your apartment is kept in a reasonably clean and tidy condition. Room inspections will be conducted at various times throughout the year after giving appropriate notice and with your consent. You may be served a breach notice if your apartment is not kept in a reasonable condition. You may also be charged for any cleaning costs incurred.</p>
Office chairs & carpet	<p>Tenant must take all precaution to prevent damage to the carpet resulting from the use of office chairs with wheels. It is recommended that the tenant uses protective mats under office chairs, however this may not prevent all damage. The tenant takes full responsibility for any damage caused to the carpet and will pay for the cost of any necessary repairs to restore the carpet to original condition as per commencement of the tenancy.</p>
Vacuum Cleaners	<p>There is a vacuum cleaner retained by the onsite office, which is available for your use in your apartment. It is charged to your account at \$2.50 per 30minutes. Any damage caused through negligence or misuse will also be on charged to you.</p>
Electricity	<p>Electricity is NOT included in your rent. Each apartment is individually metered and invoiced by the supply company on a quarterly basis. It is the responsibility of the tenants to have the electricity connected or disconnected, and for the payment of all accounts. Unilodge do not get involved with the payment/connection or disconnection of rent, this is the tenants responsibility.</p>
Common Areas	<p>The tenant agrees that the common areas are intended for use by all residents and the quiet, safety and enjoyment must not be prohibited.</p>

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ANNEXURE B - RESIDENTIAL PROPERTY TENANCY AGREEMENT

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*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
Furniture, Fixtures & Fittings	Tenants are asked not to remove from their apartment any item of furniture or equipment provided by UniLodge and/or the owners. The furniture, equipment and items provided in the apartments are to be used for the purposes for which they are made. The tenant is liable for damage to this property. All damages will be charged to the tenant and/or deducted from the bond.
Keys/ Proximity/Access Cards and Fobs	Keys and Access Cards/Fobs to your apartment will be issued at check in time. Keys are not to be duplicated. If your key is lost or stolen, the manager will need to assess if lock needs to be replaced. If this situation occurs it will cost you between AU \$160.00 and AU \$470.00 (depending on the lock type) for a replacement lock. If keys only need to be replaced they will cost between AU \$50.00 for a standard key and AU \$180.00 for a master keyed system each. Proximity cards, used for access into the buildings needs to be treated with the same care as keys. Do not lend this out, and if lost, this may cost between AU\$50.00 and AU\$100 to replace. Do not, under any circumstances, lend your keys to another person. This compromises the integrity of the security of the complex and can put the safety of all residents at risk. Your keys are to be returned, undamaged, at the expiration of your lease or the above charges may apply.
Pets	No pets of any kind (including birds, fish or reptiles) are permitted in any UniLodge managed apartment, building or room.
Security Bond and Refunds	Your security bond is refundable at the end of your tenancy agreement provided that all the furniture and equipment is accounted for, there is no damage to the property for which the resident is liable, the apartment is reasonably cleaned, carpets and floor coverings are reasonably cleaned and that rent and any sundry charges are fully paid. Your bond must not be used for any final payments of rent. If these conditions are not met a claim may be made from your bond. In the event there is a shortfall in the bond then the tenant is liable for that shortfall and an application to the Residential Tenancies Tribunal will be made to recover the monies owing.
Guide to Getting your Bond Back	Stove: Clean the grill, oven, drip trays, stove top, tiles behind the stove and side of the stove. Refrigerator: Clean inside and out, defrost, turn off, leave doors open and clean the outside of the unit. Clean all bench tops, tiles, exhaust fans and kitchen sink. Windows and windowsills to be cleaned thoroughly. All cupboards inside and out to be left clean and all personal items removed Marks to be removed from walls especially around electric switches. All floors to be washed and all skirtings to be dusted/vacuumed. All carpets to be left in a reasonable state of repair and cleanliness. UniLodge recommends you have your carpets professionally steam cleaned. Cobwebs to be removed. No rubbish to be left in the rooms. Bathrooms, toilets, bathroom cabinets and shower recess to be scrubbed and grouting to be free of all soap, residue and mildew. Sliding window and door tracks to be cleaned. All items on the furniture inventory to be accounted for and in a clean state. Any damage that is tenants responsibility to be repaired. All keys, access cards, remote controls and handbooks to be returned. RENT PAID UP TO DATE.
Terminating a Tenancy or breaking a fixed term lease Your Residential Tenancy Agreement is a legally binding contract and cannot be easily broken.	Terminating a lease or breaking a lease must be done in accordance with legislative requirements and the process as set out below. Where a tenant/student believes he/she cannot stay in the apartment or continue to pay the rental fee, he/she must notify UniLodge IN WRITING as soon as possible. You should always submit your Notice to Terminate in writing. There is no set amount of notice that a tenant needs to give, however it is in the best interest of the Tenant to give as much notice as possible. As a guide, 4 weeks notice would be considered reasonable. The tenancy may only be terminated early if both parties, i.e, the Landlord and the Student/Tenant agree to a variation or application for hardship is made to the Residential Tenancies Tribunal. (You are encouraged to seek advice from the Tenancies branch). Where the agreement is for a fixed period and the tenant, for any reason, leaves before the expiry date, the owner or the landlord may claim for loss of rent, the advertising costs to find a new tenant and other costs, including any letting fees, associated with the lease being broken.
A Student/Tenant who breaks a lease early must pay the following:	The rental fees until another student/tenant is found and commences his/her residency or until the Tenancy Agreement ends whichever occurs first. A re-letting fee (equal to 2 weeks rent plus GST). Any advertising costs associated with the re-letting of the premises. (As per the Residential Tenancies Tribunal Formula).

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ANNEXURE C - RESIDENTIAL PROPERTY TENANCY AGREEMENT

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*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
<p>COMMUNITY PARCEL BY-LAWS (selection which are applicable to all tenants) 4. Prohibited Activities</p>	<p>Any costs associated with cleaning or repairs to the premises. If the rental fees or any other costs are not paid, they will be claimed from the security bond. Should the amount of the security bond be insufficient to cover the rental fee or any other fee or costs charged, the student/tenant will be liable to pay the difference. Under these circumstances, the owner or the landlord has an obligation to re-let the premises as soon as possible so as to reduce the amount of financial stress to the person requiring the early termination. If you plan to renew, or extend your lease or tenancy agreement, you should discuss this with UniLodge at least 1 month before the expiration of your lease or tenancy agreement.</p> <p>A person bound by these by-laws must NOT on the Community Parcel:</p> <p>4.1 hang any laundry or other items out to dry or air in public view on or about any part of or in the Community Parcel;</p> <p>4.2 make or allow their visitors to make undue noise in or about the Community Parcel;</p> <p>4.3 interfere or allow their visitors to interfere with others use or enjoyment of their rights in relation to the Community Parcel;</p> <p>4.4 be inappropriately or inadequately clothed in the opinion of the Corporation when upon the Community Parcel so as to be visible from another Lot or the Common Property;</p> <p>4.5 use any language or behave in a manner likely to cause offence or embarrassment to persons in other lots or on Common Property or otherwise engage in conduct that constitutes a nuisance;</p> <p>4.6 damage or deface any building or sign or structure on the Community Parcel;</p> <p>4.7 disobey reasonable directions or requests from an officer of the Corporation;</p> <p>4.8 unless the Scheme Description or these by-laws prescribe or allow otherwise, use any portion of the Community Parcel as a Retail Lot without the consent of the Corporation;</p> <p>4.9 carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon;</p> <p>4.10 obstruct any persons lawful access to any Lot or to the Common Property;</p> <p>4.11 park or stand a motor vehicle in a parking space or elsewhere allocated for others or on a part of the Community Parcel on which the parking or standing of motor vehicles is not authorised by the Corporation and the Corporation shall in addition to any other power, authority, duty and function imposed or conferred upon the Corporation have the power to tow away any motor vehicle parked or standing in contravention of these bylaws at the expense of the person whose act or default has occasioned such contravention and such person shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions;</p> <p>4.12 permit any bicycle to be stored other than in the areas of the Common Property designated by the Corporation. E-bike and e-scooter are strictly prohibited. or the Managing Agent for such purpose and fitted with bicycle racks;</p> <p>4.13 rollerblade, rollerskate or ride a skateboard;</p> <p>4.14 ride any bicycles or drive any motorised vehicles (other than wheelchairs and like vehicles used by handicapped persons or other vehicles approved by the Corporation) except in areas specifically set aside for the purpose;</p> <p>4.15 NOT permit any bicycle/E-bike/E-scooter to be brought into a Lot or the foyer, stairwells, lifts, hallways, garden areas, balconies or other parts of the Common Property as may be designated by the Corporation or the Managing Agent from time to time PROVIDED HOWEVER this By-Law shall not prevent bicycles being wheeled to or stored on any areas of the Common Property designated for bicycle storage;</p> <p>4.16 erect or fix any sign or notice to any part of the Common Property or a Lot where it can be seen from any exterior position or erect a sandwich board, except as required by law PROVIDED THAT a Lotholder or Occupier of a Retail Lot may affix a sign or signs to or place a sign or signs on the Common Property without the consent of the Corporation provided the sign:</p> <p>4.16.1 is located on the outside wall facing the street immediately adjacent to the subject Retail Lot;</p> <p>4.16.2 comprises a well designed name of the business or its insignia only;</p> <p>4.16.3 complies with the requirements of all relevant authorities; and PROVIDED FURTHER THAT a Lotholder or Occupier of a Retail Lot may erect or affix any sign or notice on any part of its Lot notwithstanding that the sign or notice may be seen from any exterior position;</p> <p>4.17 allow any glazed portions of a Lot or the Common Property that surrounds a Lot to be tinted or otherwise treated with the intention to change the visual characteristics of the glazing;</p> <p>4.18 perform the work of repairing, washing, painting, panel beating or other work of any nature on any vehicle or other equipment (except in any area provided for such activity) provided that this by-law shall not extend to running repairs in the case of breakdown;</p> <p>4.19 paint, finish or otherwise alter the external facade of any building or improvement forming part of the Common Property or a Lot;</p> <p>4.20 store, place, display or hang any chattel or item (including without limitation any item of clothing) on or from a balcony or terrace forming part of the Common Property and a Lot without the consent of the Corporation;</p>

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ANNEXURE D - RESIDENTIAL PROPERTY TENANCY AGREEMENT

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*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
<p>PART 4 - COMMON PROPERTY 9. Corporation to Keep Common Property in Good Repair</p>	<p>4.21 subject to any lease, license or other right granted under these by-laws, install any equipment or apparatus of any kind (including, but not limited to, any blind, light fitting, awning, air conditioning unit, antenna or satellite dish) which: 4.21.1 extends outside the boundaries of a Lot; or 4.21.2 is located on any balcony; or 4.21.3 protrudes from any building or balcony forming part of a Lot, without first obtaining the written consent of the Corporation; 4.22 without limiting by-law 4.21 but subject to any lease, licence or other right granted under these by-laws, affix a satellite dish to any part of the Common Property; or 4.23 use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape;</p> <p>The Corporation must keep the Common Property tidy and free of graffiti and in a state of good and serviceable repair and shall always properly maintain all chattels, fixtures and fittings (including walkways, stairways, lifts, hand rails and intercoms) held by the Corporation or used or intended, adapted or designed for use in connection with the Common Property or the enjoyment thereof by the Lotholders or Occupiers or by their families or visitors and for this purpose may enter into an appropriate contract with a third party for such party to provide such services for the benefit of Lotholders on behalf of the Corporation.</p>
<p>10. Prohibited Activities</p>	<p>A person shall not undertake any of the following activities or do any of the following things on the Common Property: 10.1 camp or sleep overnight; 10.2 play cricket, golf or any other game in such a manner as to interfere with the safety or comfort of any other person; 10.3 carry on any business except with the consent of the Corporation; 10.4 sing, busk or play on a musical instrument so as to appear to be for the purpose of entertaining other persons except with the consent of the Corporation; 10.5 carry, use, discharge or expose any firearm, explosive fireworks, airgun or other weapon; 10.6 obstruct any corridor, hallway, passage or other access way; 10.7 obstruct the lawful use of the Common Property by any person; 10.8 use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other members of the Corporation, their customers, clients or visitors; 10.9 smoke nor allow persons under his or her control to smoke in those parts of the Common Property that the Corporation or the Managing Agent may designate as non-smoking areas from time to time; 10.10 mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of the Common Property without the consent of the Corporation; 10.11 consume nor permit persons under his or her control to consume alcohol or take glassware onto the Common Property without the consent of the Corporation or the Managing Agent; or 10.12 throw, roll or discharge any stone, substance or missile to the danger of any person or animal on the Common Property.</p>
<p>11. Security of Common Property</p>	<p>A Lotholder or Occupier of a Lot must not do anything which may prejudice the security or safety of the Common Property.</p>
<p>12. Notification of Defects</p>	<p>A Lotholder or Occupier of a Lot must promptly notify the Corporation or the Managing Agent on becoming aware of any damage to or defect in the Common Property.</p>

INITIALS

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CIVIL AGREEMENT

I/We, hereby acknowledge that I have been offered a lease with UniLodge SA Pty Ltd and a condition of that offer is that I am required to become a Residential Life Program Member, which was stated on the advertisement and in the declaration on the application form, and I agree that should I accept an offer to lease an apartment with UniLodge SA Pty Ltd.

I/We also acknowledge that upon my acceptance to lease I will be required to pay a non-refundable fee of 2 weeks rent which, upon signing of a Residential Tenancy Agreement, will be used to offset against my rental liability.

Applicant/Tenant Signature

Date

Applicant/ Tenant Print Name

CONSENT TO RELEASE IMAGE OR RECORDING

Important

- As the person signing this form, you must be given a signed copy.

Consent

I give consent to UniLodge to use and/or retain an image or recording as detailed above that may identify myself with no restriction or limitations.

Applicant/Tenant Signature

Date

Applicant/ Tenant Print Name

RESIDENT HANDBOOK DECLARATION

I/We

acknowledge that I have read, fully understand and accept the contents of the Resident Handbook.
I understand that the handbook forms part of our lease agreement.

I acknowledge my responsibilities as a resident of the building and accept the terms by which my rental payments must be paid.

I understand the penalties for early termination of the Residential Tenancy Agreement.

Signature

Signature

Date
