

# 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: Melissa Tracey  
 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: metroadelaide@unilodge.com.au

Address for service of documents if different to above:

2. **LANDLORD 1:** Full Name: AUSTRALIAN EDUCATION HOLDINGS 3 PTY LTD as trustee for METRO TRUST  
 Address for service of documents for Landlord 1 (cannot be Agent's address for service):  
 Street 1: C/O 30 Victoria Street  
 Street 2:  
 Suburb: Adelaide State: SA Postcode: 5000  
 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):

INITIALS

*Initials not required if using electronic signature*

# Section 48 Notice

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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 an 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: Melissa Tracey  
 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: metroadelaide@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: AUSTRALIAN EDUCATION HOLDINGS 3 PTY LTD as trustee for METRO TRUST  
 Address for service of documents for Landlord 1 (cannot be Agent's address for service):  
 Street 1: C/O 30 Victoria Street  
 Street 2:  
 Suburb: Adelaide State: SA Postcode: 5000  
 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: TEST TEST Telephone:  
 Email address for service of documents: csc.metroadelaide@unilodge.com.au  
**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: 30 Victoria Street  
 Street 2:  
 Suburb: Adelaide State: SA Postcode: 5000

5. **TERM**  
 Fixed: Commencement Date: 14 / 1 / 2022 End Date: 24 / 6 / 2022  
 Periodic: Commencement Date: 14 / 1 / 2022 and continues until terminated in accordance with this Agreement

INITIALS

*Initials not required if using electronic signature*

# Residential Tenancy Agreement: Schedule



## 6. RENT

Amount: Words:  \$ 383.02


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:  \$ 0.00

## 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:

## 11. REPAIR INSTRUCTIONS

- Always contact Agent
- Nominated contact

Contact 1:

Name:  Telephone:

Contact 2:

Name:  Telephone:

INITIALS  
*Initials not required if using electronic signature*

# 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

### ADDITIONAL CONDITIONS

#### 1. Residential Handbook

a. Upon signing this agreement the TENANT will be issued with a hand book of additional terms and conditions of the Residential Tenancy Agreement. The TENANT must comply with all the conditions contained in the handbook. All conditions are enforceable as if they are part of this AGREEMENT. The TENANT must not permit any visitor to breach any of the terms and conditions.

b. The LANDLORD may create or vary terms and conditions from time to time in accordance with the ACT. The TENANT will be notified in writing of any changes to the terms and conditions.

#### 2. Schedule of Contents The attached schedule of Contents from part of this agreement

3. Unless otherwise pre-arranged with the Landlord All tenants are to vacate the apartment by 11AM on the day the Tenancy Agreement expires.

#### 4. Special Conditions

#### 5. Summary of Community Corporation 25494 Inc. By Laws

### SPECIAL CONDITIONS

1. Rent - The Tenants agree and acknowledge that the payment of rent is a fundamental and essential term of this agreement and that rent must be in advance at all times. Non-payment of rent may lead to eviction.

2. Induction - Residents are required to attend compulsory inductions within the first 72 hours of moving in. Inductions cover fire safety, maintenance, the Residential Life Program, onsite support etc. to ensure Resident safety, security and wellbeing.

3. Cleaning Upon acceptance of your lease you are bound to take the premises in the condition as seen at the time of your inspection. The tenant agrees to keep the property in a reasonable clean and tidy condition throughout the tenancy. 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 may be required to steam clean them or CChem-Dry them as they were done at the commencement of your tenancy. At the end of your tenancy, we may charge you with minimum cleaning fee of \$167.00 (Excl. GST) for cleaning your apartment. If your apartment requires more than the standard cleaning, you may be charged for the additional hours required. This charge does not included carpet cleaning and removal of your personal belongings or rubbish from the apartment.

4. Electricity Usage- The Tenants agree to pay for all electricity usage during the term of the agreement as calculated according to the metered amount of electricity consumed. Meters are read monthly and tenants will receive monthly invoices, payable within 14 days.

5. Alcohol - The Tenant agrees that the consumption of alcohol is strictly prohibited in any common areas of the building. Alcohol must not be consumed immediately outside the property or any of its entrances, exits including fire doors at anytime.

6. Damages - The Landlord is entitled to reimbursement where damage has occurred other than fair wear and tear.

7. Hooks and Nails The Tenant agree not to insert any hooks or nails into the walls without written permission from the Landlord. Blu-tak should not be used as removal may damage the walls.

8. Maintenance The Tenant agrees to report all maintenance and damage in writing as soon as possible. We cannot act on any repairs until we have your written instructions and authorization. You can report it at the reception during the business hours or emailed to metroadelaide@unilodge.com.au

9. Noise - All Tenants must observe consideration for their neighbours. NO excessive noise is permitted after 10pm to 7am on a weekday and 11pm to 8am on the weekend nights. Noise disturbances can potentially lead to eviction and / or legal prosecution.

10. Pets Under no circumstances are any Pets allowed in the building. Eviction may apply.

11. Room Move - If Tenant would like to move to another room during the tenancy, the Tenant will need to inform the agent and acknowledge the additional condition for the room moving during the tenancy. There is an administration cost of \$160.00.

12. Smoking - Smoking is prohibited inside the premises at all times.

13. Community Corporation By-Laws - The Tenant agrees to abide by all Community Corporation By-Laws. A summary of the by-laws is attached and a full copy is available to view at any time from our office.

14. Common Areas - The Tenant agrees that the common areas are intended for use by all residents.

15. Inventory The Inventory forms part of the lease.

16. Student Hand Book The terms and conditions contained in the student hand book which was issued with the letter of offer form part of the lease. The TENANT must comply with all the conditions contained in the handbook. All conditions are enforceable as if they are part of this AGREEMENT.

CONTINUED IN ANNEXURE A

INITIALS

*Initials not required if using electronic signature*

# 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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*Initials not required if using electronic signature*

# 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](http://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.

INITIALS

*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
- 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
- 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

000003269635



*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>5. Summary of Community Corporation 25494 Inc. By Laws</p>	<p>By-Laws Community Corporation 25494 Inc. (Summary) 30 Victoria Street, Adelaide Common Property is the term used to describe areas that are shared by everyone here and includes the foyer, all hallways, lifts and indoor and outdoor common areas. These areas are meant to be shared and enjoyed by everybody. Please make sure that you and any guests look after these areas and let everyone else enjoy these areas also. If you find that something is broken or not working please let us know. If somebody is breaking any rules in the area again please let us know. A full copy of the By laws is available from Reception. Some important By-laws that you need to understand are: You must not 5.3 play cricket or golf or any other game in such a manner as to interfere with the safety or comfort of any other person 5.7 - use any language or behave in a manner likely to cause offence or a nuisance or embarrassment to others 5.8 cause or allow loud noise or any other nuisance or disturbance to be made 5.10 interfere with others use or enjoyment 8.5 - interfere with any fire alarms, sprinkler system, air conditioning or other machinery installed in the lot or in the building 11 - keep any animal 16.3 - interfere, or allow visitors to interfere, with others in the enjoyment of their rights in relation to lots or Common Property 16.5 throw, roll or discharge any stone substance or missile to the danger of any person on the common Property 16.6 deface, paint, write, cut names or letters or make marks on or fix bills or advertisement to any part of the Common Property 16.7 consume alcohol in ANY shared or designated area 20. The Corporation may remove any person from a part of the Community Parcel who is found committing a breach of a by-law. If you are breaking any of these rules you may be fined up to \$1,000. More serious breaches can be as high as \$15,000.</p>

INITIALS

*Initials not required if using electronic signature*

# FIRE EVACUATION

**Name:**

---

**Room Number:**

---

**I understand that:**

In the event of a fire or emergency, a siren and a voice with instructions will sound across the building. I am to follow the directions provided to me by Fire Wardens and Fire Service Personnel and I will leave all belongings behind. I am to go immediately to the closest stair way and go straight to the bottom of the stairs and exit through the fire door on the ground floor.

The meeting point is at **108 North Terrace, Adelaide SA 5000 – Service SA** (Refer to the assembly location on the map provided above) and I will not wait around with other people at any other area.

Fire stairs should be used in the event of an emergency and that I must not try and hold the door open or use anything to hold the door open at any time.

If my alarm goes off due to burning food (toast, cooking etc.) I will use a tea towel or book to fan the smoke away from the smoke detector, make sure the exhaust fan is on, open any windows and ensure that I set the air conditioner to "fan" mode to try and get rid of the smoke. If the smoke is too thick to remove and the alarm keeps ringing, then the Fire Brigade will be notified immediately. If there is no fire and it is a false alarm, I can be charged up to \$900.00!

**REMEMBER – I WILL NOT OPEN MY FRONT APARTMENT DOOR TO THE CORRIDOR** otherwise this will set other alarms off.

In the case of an evacuation I understand I am to follow the fire safety guidelines stated above and that I understand, and I will follow the fire evacuation diagram provided to me above.

**Signature:**

---

**Date:**

---

---

# Evacuation

The following basic safety guidelines should be observed in case of fire:

- **DO NOT USE THE LIFTS IN ANY FIRE EMERGENCY**
- **Stay close to the floor if smoke is encountered**
- **Remain calm**
- **Take only your room key**
- **If you cannot leave your apartment, please stay calm and do not panic**

When evacuating the building, please make your way to the assembly point, as per the diagram below:



Signature \_\_\_\_\_

Full Name \_\_\_\_\_



@ Metro Adelaide

# ACKNOWLEDGE DOCUMENTS

Tenant Name: \_\_\_\_\_  
Apartment Number: \_\_\_\_\_

The following form contains information that is essential to your stay here at UniLodge Metro Adelaide  
**Please read each section carefully and initial that you understand and agree.**  
If you have any questions/concerns, don't hesitate to ask.



### CONSENT FOR IMAGE

I give consent to UniLodge Metro and UniLodge Australia to use and/or retain an image or recording that is taken of me for advertising and company purposes.

Initial Here



### HANDBOOK

I have read, fully understand, will abide by and accept the contents of the resident handbook.

Initial Here



### EMERGENCY CONTACT

I consent that UniLodge Metro Adelaide might contact my nominated emergency contact in the event of a serious event or otherwise required/permitted by law.

Initial Here



### SMOKING

I understand and agree that smoking is strictly prohibited within the building and when smoking, I must be at least 5 meters away from any entrance.

Initial Here



### KEY & SWIPE CARD

I understand and agree that I am not to give/lend my key or swipe card to anyone under any circumstance. If a replacement key is required, there will be a cost between \$280.00- \$450.00 for a change of locks and \$80.00 for a new swipe. I also understand that if I am locked out after hours, the lockout fees will apply.

Initial Here

Signature \_\_\_\_\_

Full Name \_\_\_\_\_