

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name Dragonsegg Pty Ltd ATF Dragonsegg Superannuation		
Address		
c/- Oxley Outlook Townhouses, 1/20 Sanflex Street Darra Qld	Postcode 4075	
1.2 Phone 07 3376 4207	Mobile 0418 819 098	Email rentals@oxleyoutlook.com.au

Item 2 2.1 Tenant/s

Tenant 1	Full name/s Ebony Deanne Setefano
Phone 0481 535 886 Ebony	Email ebony.setefano@outlook.com
Tenant 2	Full name/s Maleifuamaia Damien
Phone 0436420783 Damien	Email Damien.setefano@gmail.com
Tenant 3	Full name/s
Phone	Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3 3.1 Agent If applicable. See clause 43

Full name/trading name Better Homes Management Pty Ltd T/As Oxley Outlook		
Address		
1 / 20 Sanflex Street,		
DARRA	Postcode	
3.2 Phone 07 3376 4207	Mobile 0418 819 098	Email rentals@oxleyoutlook.com.au

Item 4 Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
Email Yes No Facsimile Yes No

4.2 Tenant/s
Email Yes No ebony.setefano@outlook.com Facsimile Yes No

4.3 Agent
Email Yes No rentals@oxleyoutlook.com.au Facsimile Yes No

Item 5 5.1 Address of the rental premises

09 / 86 Jutland Street,,	
Oxley, Qld	Postcode 4075

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

Chattels-Dishwasher, remote controls & keys to property & letterbox -As per RTA Form1A Entry Condition Report

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on 6.3 Ending on

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 470.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the Due day of each Week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
 Direct to Trust Account

Details for direct credit

BSB no. 0 3 4 0 7 6 Bank/building society/credit union Westpac Banking Corporation
 Account no. 4 8 9 2 8 2 Account name Better Homes Management P/L TA Oxley Outlook
 Payment reference XXUnit Number & Surname

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
 Westpac Banking Corporation

Item 11 Rental bond amount \$ 1880.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity Yes No Any other service that a tenant must pay Yes No
 Gas Yes No Type See special terms (page 8)
 Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity Any other service stated in item 12.1
 Gas See special terms (page 8)
 Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity Direct to Supplier-Metered Energy -1300 633 637 www.meteredenergy.com.au
 Gas Not Applicable
 Phone Direct to Supplier
 Any other service stated in item 12.1 See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 4 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type CAT Number 1 Type DOG Number 1

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs Manager Phone 0418 819 098
 Plumbing repairs Manager Phone 0418 819 098
 Other Manager Phone 0418 819 098

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

REFER TO ANNEXURE "A"

REFER TO ANNEXURE "B"

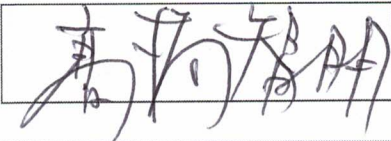
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Better Homes Management Pty Ltd T/As Oxley Outlook

Signature



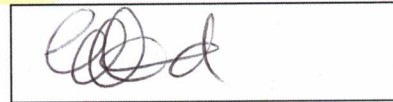
Date 16/6/22

Signature of tenant 1

Print name

Ebony Deanne Setefano

Signature



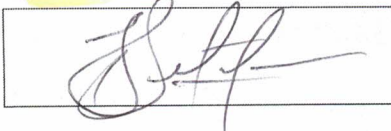
Date 12.6.22

Signature of tenant 2

Print name

Maleifuamaia Damien

Signature



Date 12/6/22

Signature of tenant 3

Print name

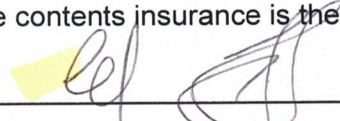
Signature

Date

ANNEXURE "A" TO TENANCY AGREEMENT

Townhouse No: XX09OXLEY

1. The tenant agrees to comply in every respect with the by-laws of the Body Corporate relevant to the townhouse and the common property of the complex. Also in signing this Annexure the tenant acknowledges receipt of a copy of the by-laws.
2. The tenant agrees to provide at least **14 days** written notice of intention to vacate the townhouse. (RTA Form 13).
3. If the carpets were professionally cleaned prior to the tenant moving in; the tenant agrees all carpets are to be cleaned at least once every 12 months or sooner if required. **Upon vacating the townhouse, the tenant/s agrees to have the premises cleaned to the same standard they were in when they moved in. The tenant/s agrees to have the carpets professionally cleaned and internal pest control done (Tradesmen with written guarantee). Upon vacating the property the tenant/s agree to have the vertical blinds professionally cleaned (if they were professionally cleaned prior to the tenant moving in). Receipts are to be provided on vacating.**
4. The tenant agrees to maintain the front garden and back yard in a clean and tidy condition by the removal of rubbish, de-cobwebbing, and watering the backyard regularly.
5. The tenant is responsible for the consumption of water usage. The tenant agrees to pay for water consumption in accordance with the Residential Tenancies Agreement, Residential Tenancies Act and local council water-rate charging.
6. The tenant is responsible for providing replacement light bulbs, batteries, fluro starters, tubes and other incidental during the tenancy. Smoke detectors are to be checked regularly by the tenant. If at any time they are not working then the tenant is to report this to the Manager as soon as possible.
7. The tenant agrees that only named occupants on the lease can reside in the unit, any extra persons must provide a completed application and photo identification to the Property/Complex Manager so that full checks can be done. They must not move in until approval has been given for them to do so. Any changes to an existing Tenancy Agreement may incur a \$55.00 administration fee.
8. The tenant agrees that if they wish to vacate the townhouse prior to the expiration of the tenancy agreement all sections of the Breach of Tenancy clause will apply, plus any other costs incurred to re-let the townhouse – these include advertising, a re-letting fee equal to one weeks rent plus GST & continuing to pay rent on a weekly basis until unit is re-let or lease expires.
9. The tenant accepts that all keys and remote controls for air-conditioners & garage doors are the tenant's responsibility, if they are lost or damaged or not returned upon vacating, then the costs to have them replaced and/or locks changed, will be born by the tenant. Also the townhouse will not be deemed vacant (rent will still be payable) until the locks, keys, remote controls are returned or replaced. Locks can only be fitted to doors with written management approval, with a duplicate key being provided to management for emergencies.
10. The lessor must keep the lawns within the premises properly mown and must keep the gardens and lawns within the premises properly maintained. For that purpose, the tenant acknowledges that the lessor's agent (Manager and delegates) may enter the premises to carry out lawn mowing or garden maintenance 1 time per 2 weeks during the months of September to March and one time per 3 weeks during the months of April to August. The lessor and the tenant acknowledge and agree that this arrangement is an agreement to allow the lessor's agent to enter the premises in accordance with sections 192(1)(f) and 195(5) of the Residential Tenancies Act 2008. The tenant agrees to give duplicate key to Management if a padlock has been placed on the side access gate to the backyard.
11. Rent is to be paid at least one week in advance at all times. Rent payment must be by one of these three methods:- (a) Bank deposit. (b) Direct payment from your bank account. (c) Internet banking payments. The rental trust account details are shown in your information folder. Cash is not accepted at the office and cash must never be left in the letter box.
12. The contents insurance is the responsibility of the tenant.

 _____

 _____

Oxley Outlook Complex Guidelines
ANNEXURE "B" TO TENANCY AGREEMENT

Townhouse No: XX09OXLEY

Common Courtesy: It is part of your tenancy agreement and the by-laws of the Body Corporate to show common courtesy to your fellow residents at all times. Please pay particular attention to what your fellow residents may consider loud and disturbing noise levels. No loud music or undue noise (even arguments and coarse language).

Do not dispose of rubbish in common areas of the complex. Council kerbside collection is not available to residents of Oxley Outlook. Keep your unit clean & tidy inside & out. The front & back area is not to be used as a storage area. The front patio is not to have gym equipment or couches.

Rubbish bins are to be emptied weekly, kept clean & deodorised. We recommend you line with a 240L bin liner. Bins are to be kept out of sight of general public.

Smoking: Smoking is only permitted at the rear of your townhouse, it is not allowed in your townhouse (including garage) nor is it allowed in any of the common areas of the complex. This includes the roadway, front of your townhouse, lawn areas, gym and undercover picnic area. Cigarette butts are to be disposed of in the proper manner, not to be thrown into the garden areas or roadway. Smokers are advised that should there be any evidence of nicotine or cigarette odour detected within the townhouse, you will be required to have your townhouse professionally cleaned by a bond cleaner and deodorised at the tenants expense and then again upon vacating. The townhouse will also be required to be painted inside not only to remove the nicotine stains from the walls but to help remove the smell of cigarette smoke that has been caused due to smoking inside your townhouse. Blinds in your townhouse will also be required to be replaced again all due to the fact you have smoked inside your unit against this agreement.

Complex Speed Limit: The complex speed limit is 5kph at all times. Please adhere to this speed limit as there are a number of children living in the complex that could at any time wander onto the roadway too quickly to be seen in time.

Parking: Your garage is to house your car. Your second car or a visitors car should be parked on your driveway. Vehicles are not to overhang the driveway at any time. Visitors are to use the visitor car parks. Please note that there is only 1 visitor space per 3 units. All other visitors must park outside the complex. Visitors car parks must be used on a rotating basis and not used for long term parking. Parking on the road or on the garden of your unit is not permitted by you or your visitors. Breach notices will be issued for this.

Garage: Garages are **not** permitted to be used as an extra living area or bedroom. The garage is for the housing of a motor vehicle only. They cannot be used for industrial work. Mechanical repairs are not to be carried out in the driveways or any other area of the complex. Residents are required to use drip trays under vehicles if it leaks, and to clean the driveway or road straight away should it be soiled. Selling of vehicles or garage sales are not permitted in the complex.

Window Coverings: Please do not fit or fix any additional window coverings to the townhouse without prior written request to management & approval given. Curtains/drapes are only permitted in your unit with the use of curtain tracks only. No sheets or the like are permitted. Curtains/drapes must not be visible from the outside of the unit, only vertical blinds are to be visible. Upon vacating remedial work must be carried out to return to original condition.

Balcony: Balconies are not to be used for hanging clothes, towels or bedding and must be kept tidy at all times. Bamboo fencing is not permitted.

Picture Hooks: Please advise Management in writing if you wish to mount pictures on walls. If approved all must be removed & repaired upon vacating. 3M picture hooks or such like are not permitted nor is the use of blu- tack, stickers or sticky tape - the removal of any of these can cause damage to the walls, doors or ceiling requiring plastering and painting. You will be charged for all repairs associated for fixing walls and doors should this happen.

Initial: 

ANNEXURE "B" -Cont.

Carpets: If using an office chair on the carpet please ensure the use of a plastic floor protector is used so as not to damage the carpet by constant rolling.

Bench tops: The bench tops in the kitchen, laundry & bathrooms are Caesarstone - DO NOT PUT HOT COOKWARE OR USE KNIVES DIRECTLY ON THE CAESARSTONE SURFACE. Please do not at any stage:- put any hot items, use sharp objects, use harsh chemicals or abrasive cleaners on any surface. Take care not to drop items onto the surface to avoid chips or cracks. Any damage caused to the bench tops during your tenancy will be repaired to original condition at your cost. For more information on how to care for your bench tops please visit website :-www.caesarstone.com.au

Cleaning: Please do not use bleach, as experience has shown us bleach damage on carpet flooring to repair or replace is very costly to you.

Toilets: Please do not use Blue block (Blue Loo) in toilet cisterns as it makes a terrible mess in the event the toilets need to be repaired

Rental Payments: It is expected that all rental payments will be paid no later than the due date and as per lease agreement will be kept at least 1 week in advance at all times. If paying by cheque, please make cheques payable to "Better Homes Management Pty Ltd-Oxley Outlook".

Children: Children are welcome, but are their parents responsibility at all times especially near roadways. There is to be **NO** playing on the roads inside the complex at any time: that includes ball games, roller blades, skateboards, scooters or bicycles and anything else that we may have forgotten to list. Bike riding is only permitted entering or exiting the complex.

Instruction Manuals: Dishwasher, Stove, Cooktop & Air-conditioner instruction Manuals are to be left in information folder & returned at the end of your tenancy - if they are not returned there will be a \$15.00 replacement cost per missing manual.

Information Folder: In the event of the tenants information folder being lost there is a \$15.00 replacement charge.

Please Remember:

Considering your fellow residents and complying with the above requests will only enhance the living comfort for all

Thanking you in advance
Tom Takahashi
Property & Complex Manager

Agreed by Tenant:

TENANTS SIGNATURE(S)

Date:

17/6/22


PROPERTY MANAGER

Oxley Outlook

Residential Townhouse Complex

86 Jutland Street, Oxley Qld 4075

Phone: 07 3376 4207 Mobile 0418 819 098

Office location: Centenary Approach Townhouses 1/20 Sanflex Street, Darra Qld 4076

Email: rentals@oxleyoutlook.com.au Web: www.oxleyoutlook.com.au

ANNEXURE 'C'

Please refer to General Tenancy Agreement Section Item 17.1, 17.2, Pets Approved and Standard Terms Explanations Section 24 -26.

In accordance with relevant Local Laws, State laws, Federal Laws Including, but not limited to, the Animal Management (Cats & Dogs) Act 2008 and the Animal Care and Protection Act 2002 where applicable.

By request of the current tenant it is now allowable to keep a small animal weighing no more than 12 Kg. namely:

Number(2)1xcat, 1xdog

Type/Breed(Tabby Cat), Beagle (Dog)

in the leased premises under the strict condition that any consequential damage of any effect or odour effect afforded to the building internal or external caused by the keeping of such shall be born at full cost to the Tenant and occupants of the residence.

The tenant must have current veterinary vaccination certificates in place for the animal

The Owner reserves the right to revoke at any time any permission to keep the animal and subsequent removal would be immediate.

I agree to aforementioned conditions:

Tenant Name: Maleifuamaia Damien & Ebony Deanne Setefano

Signature:

Date:

12/6/2022

12/6/22