

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name **Nerida Phillips**

Address
Avalon Apartment Postcode **4217**

1.2 Phone Mobile Email

Item 2 2.1 Tenant/s

Tenant 1 Full name/s **David Bone**
Phone **0433 468 803** Email **david@artstudios.com.au**

Tenant 2 Full name/s **Marie-Louise Bone**
Phone **0433 468 802** Email **marie@artstudios.com.au**

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 **Avalon T/as Double Win Chen Pty Ltd**

Address
4 Wahroonga Place
Surfers Paradise QLD Postcode **4217**

3.2 Phone Mobile Email
(07) 5527 5355 **manager@avalonapartments.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 ☐ Facsimile Yes ☒ No ☐

4.3 Agent
Email Yes ☒ No ☐ Facsimile Yes ☒ No ☐

Item 5 5.1 Address of the rental premises
Unit 1901 Avalon Apartments, 4 Wahroonga Place, Surfers Paradise Postcode **4217**

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary
As per inventory & entry condition report

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

6.2 Starting on **15/07/2019** 6.3 Ending on **12/01/2020**

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



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Item 7 Rent \$ 610.0 per ☒ week ☐ fortnight ☐ month See clause 8(1)

Item 8 Rent must be paid on the Friday day of each weekly
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 9(3)

Direct Debit

Details for direct credit

BSB no. 0 8 4 4 0 2 Bank/building society/credit union NAB Bank

Account no. 2 4 8 3 9 5 1 3 0 Account name Double Win Chen Pty Ltd Trust Account

Payment reference 1901

Item 10 Place of rent payment Insert where the rent must be paid. See clause 9(4) to 9(6)

National Bank

Item 11 Rental bond amount \$ 2440.0 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 13

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

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

Electricity N/A
 Gas N/A
 Phone N/A

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

N/A

Item 15 Number of persons allowed to reside at the premises 2 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? ☒ Yes ☐ No
 See clause 22

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 N/A Number 0 Type N/A Number 0

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

Electrical repairs Owner Phone (07)5527 5355
 Plumbing repairs Owner Phone (07)5527 5355
 Other Owner Phone (07)5527 5355

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(4) to 2(6)

1. Tenants acknowledge & agree "Annexure A" forms part of this agreement.

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

Avalon T/as Double Win Chen Pty Ltd

Signature



Date 8/7/19

in the presence of (witness)

Print name

Witness signature

Date / /

Signature of tenant 1

Print name

David Bone

Signature



Date 1/7/19

in the presence of (witness)

Print name

Witness signature

Date / /

Signature of tenant 2

Print name

Marie-Louise Bone

Signature



Date 1/7/19

in the presence of (witness)

Print name

Witness signature

Date / /

Signature of tenant 3

Print name

Signature

in the presence of (witness)

Print name

Witness signature

Date / /