

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 Shane Timothy Fry
	Phone 0412955334 Email shaneo_80@yahoo.com.au
	Tenant 2 Full name/s Belinda Michelle Fry
	Phone 0435013822 Email belle_inda01@yahoo.com.au
	Tenant 3 Full name/s
Phone	
Email	

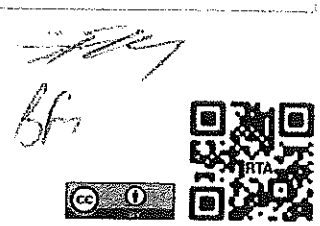
2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	4.2 Tenant/s
	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	4.3 Agent
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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 <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
	6.2 Starting on 16/01/2020 6.3 Ending on 13/01/2021
Fixed term agreements only. For continuation of tenancy agreement, see clause 6	



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

Item 8 Rent must be paid on the Thursday 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 8(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 8(4) to 8(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 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 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 N/A
See special terms (page 8)

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 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 Dog Number 1 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.

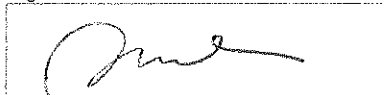
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

Avalon T/as Double Win Chen Pty Ltd

Signature



Date 22/12/19

in the presence of (witness)

Print name

Witness signature

Date / /

Signature of tenant 1

Print name

Shane Timothy Fry

Signature



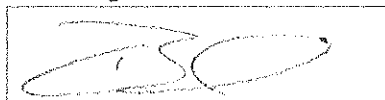
Date 21/12/19

in the presence of (witness)

Print name

Colin Butler

Witness signature



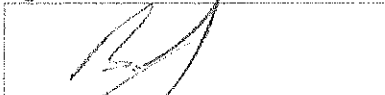
Date 21/12/19

Signature of tenant 2

Print name

Belinda Michelle Fry

Signature



Date 21/12/19

in the presence of (witness)

Print name

Colin Butler

Witness signature



Date 21/12/19

Signature of tenant 3

Print name

Signature

Date / /

in the presence of (witness)

Print name

Witness signature

Date / /