

McGrath

For Residential Tenancy Authority
advice or information go to
www.rta.qld.gov.au

Residential Tenancy Agreement

Landlord copy

for

**1/173 Old Burleigh Road,
Broadbeach QLD 4218**

This agreement is made on

29th January 2020 at

between **Rostron Carlyle Rojas Lawyers** and **Nerida Phillips**

McGrath Surfers Paradise

p: +61 498 000 095

e: propertymanagementgoldcoast@mcgrath.com.au

Part 1 Tenancy details

Item
1 **1.1 Lessor**

Nerida Phillips
C/o- 115 Ferry Rd, Southport QLD 4215
p: C/o- +61 498 000 095
e: C/o- propertymanagementgoldcoast@mcgrath.com.au

Item
2 **2.1 Tenant/s**

Tenant 1 - Rostron Carlyle Rojas Lawyers
p:
e:

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

Nil

Item
3 **3.1 Agent**
If applicable. See clause 43

McGrath Surfers Paradise
115 Ferry Rd, Southport QLD 4215
p: +61 498 000 095
e: propertymanagementgoldcoast@mcgrath.com.au

Item
4 **Notices may be given to**

4.1 Lessor

Email ☒ Yes ☐ No | C/o- propertymanagementgoldcoast@mcgrath.com.au
Facsimile ☐ Yes ☒ No

4.2 Tenant/s

Email ☒ Yes ☐ No
Facsimile ☐ Yes ☒ No

4.3 Agent

Email ☒ Yes ☐ No | propertymanagementgoldcoast@mcgrath.com.au
Facsimile ☐ Yes ☒ No

Item 5 **5.1 Address of the rental premises**

1/173 Old Burleigh Road, Broadbeach QLD 4218

5.2 Inclusions provided.

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

Please see ingoing list.

Item 6 **6.1 The term of the agreement is**

☒ fixed term agreement ☐ periodic agreement

6.2 Starting on
the 31st of January 2020

6.3 Ending on the 28th of January 2021
Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

Item 7 **Rent**

Rent \$ 915.00 per ☒ week ☐ fortnight ☐ month
See clause 8(1)

Item 8 **Rent must be paid on the Friday, weekly from the 31st of January 2020**

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)

Electronic Funds Transfer (EFT)

BSB no. -

Bank/building society/credit union -

Account no. -

Account name TBA

Payment reference -

BPAY

Biller code TBA

Customer Reference no. TBA

Cheque

Made Payable To McGrath Property Management (QLD)

Item 10 **Place of rent payment**

Nil

Insert where the rent must be paid. See clause 8(4) to 8(6)

General Tenancy Agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008

Item 11 **Rental bond amount**

\$3660.00
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
Gas ☒ Yes ☐ No
Phone ☒ Yes ☐ No

Any other service that a tenant must pay ☐ Yes ☒ No
See special terms (page 12)

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 Individually metered
Gas Individually metered
Phone Individually metered

Any other service stated in item 12.1
See special terms (page 12)

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

Electricity As account holder direct to the supplier
Gas As account holder direct to the supplier
Phone As account holder direct to the supplier

Any other service stated in item 12.1
See special terms (page 12)

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?

See clause 22

☒ Yes ☐ No

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

See clause 24(1)

☐ Yes ☒ No

17.2 The types and number of pets that may be kept

See clause 24(2)

Item
18

Nominated repairers

Insert name and telephone number for each. See clause 31

Locksmith		Phone	07 5588 8111
Plumber	Alex Johnston	Phone	0431 734 381
Electrician	Matt Winchester	Phone	0410 753 251