

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 1 Tenancy details

**Item 1** 1.1 Lessor  
Name/trading name   
Address  
 Postcode   
1.2 Phone Mobile Email

**Item 2** 2.1 Tenant/s  
Tenant 1 Full name/s   
Phone  Email   
Tenant 2 Full name/s   
Phone  Email   
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   
Address  
 Postcode   
3.2 Phone Mobile Email

**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  
 Postcode

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

5.3 Details of current repair orders for the rental premises or inclusions

**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 \$ 400 per  week  fortnight  month See clause 8(1)

**Item 8** Rent must be paid on the Monday 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)

Bank Transfer

Details for direct credit

BSB no. 1 1 2 8 7 9 Bank/building society/credit union St George Bank

Account no. 4 5 8 4 3 6 9 2 2 Account name PJG SUPERANNUATION PTY LTD

Payment reference Unit 25 Rent

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

Bank Transfer

**Item 11** Rental bond amount \$ 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  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 To supplier  
Gas NA  
Phone NA

Any other service stated in item 12.1   
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** The type and number of pets approved by the lessor to be kept at the premises See clauses 33A to 33D

Type Dog Number 2 Type  Number

**Item 18** 18.1 Name and telephone number of the lessor's nominated repairer for each of the following repairs

Electrical repairs	<u>Paul Gordon</u>	Phone	<u>0408 999 048</u>
Plumbing repairs	<u>Paul Gordon</u>	Phone	<u>0408 999 048</u>
Other repairs	<u>Paul Gordon</u>	Phone	<u>0408 999 048</u>

18.2 Are the nominated repairers the tenant's first point of contact for notifying the need for emergency repairs? See clause 31(4)

Yes  
 No – please provide lessor contact details below

Name  Phone

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

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

PJG SMSF Property Pty Ltd

Signature



Date 02/01/23

**Signature of tenant 1**

Print name

Jess Scott

Signature

Jess Scott  
Signer ID: LNUMWCSXP8...

Date 02/01/23

**Signature of tenant 2**

Print name

Signature

Date

**Signature of tenant 3**

Print name

Signature

Date