

APPLICATION FOR RESIDENTIAL TENANCY



This form needs to be completed in full by each individual applying. Any applications not completed in full will not be processed.

Upon receiving a fully completed application, we will endeavour to contact you within 24-48 hours to advise you of progress.

Please note: If this application is denied, the agent is not legally obliged to provide reasons as to why.

Office Address: 9/230 Shute Harbour Road, Whitsunday Business Centre CANNONVALE QLD 4802

Postal Address: PO Box 1044, CANNONVALE, QLD 4802

Ph: 07 4946 6366 Fax: 07 4946 6833

Email: info@professionalswhitsundays.com.au





RENTAL APPLICATION

Please read the below important information to help you complete your application correctly.

PROPERTY DETAILS - refer to Item 2 (Page 1/4)

- Please ensure you detail the address of the property you are applying for and the rental amount. If you are offering a lesser/more rent, please indicate this next to the amount.
- Please indicate whether you are applying for a 6 or 12-month lease and detail a preferred move in date if you were to be approved.

RENTAL HISTORY – refer to Item 7 (page 2/4)

- All applicants are required to provide 5 years' worth of rental history. If there is not enough room to complete this on your application, please refer to Annexure A on the following page.
- If you provide details of a **private rental**, please ensure you advise the contact details of the person whom you rented the property through, as we will need to contact them for a reference.
- If you list that you receive **accommodation through work**, please ensure you advise contact details for someone within your company who can confirm this.
- Please ensure you provide details into the period of occupancy, rental amount and reason for leaving.

EMPLOYMENT DETAILS - refer to Item 8 (page 2/4)

- Please ensure you provide details of your occupation and contact details of your employer ie. Address, Contact Number & Email.
- Please advise your WEEKLY NETT INCOME
- If you are new to the Whitsundays, please provide information into the employment you have secured in the area rather than your previous employment. As you may not have received payslips, please attach a copy of your Employment Contract or Letter of Offer.

PERSONAL REFERENCES & REPRESENTATIVES - refer to Item 11 & 12 (page 3/4)

PERSONAL REFERENCES:

- Please ensure personal references listed are not relatives, partners or other applicants applying with you.
- Please ensure you provide correct & eligible contact details for each reference.
- Please advise your personal references that we will be contacting them. If we are not able to contact your reference immediately, it will cause a delay in processing.

PERSONAL REPRESENTATIVES (EMERGENCY CONTACT):

- Cannot be residing at the same property
- Have to be within Australia and have an Australian contact number.
- Please ensure you detail the correct address for each representative.

PET APPLICATION

- If you have a pet that you wish to reside at the property, you are required to complete and return a **Pet Application Form** and provide a **photo of your pet.**

** If information is missing on your application form processing will be delayed until such information is provided.

PRIVACY NOTICE & CONSENT ANNEXURE TO PROPERTY OCCUPATIONS FORM 6

Con	sent
l,	
of	(Full name)
01 _	(Residential Address)
Whit direct infor Whit revo Whit	e read and understood the attached information. I authorise employees of Professionals tsundays, and independent contractors of Professionals Whitsundays including their ctors, officers and employees, to obtain relevant information from, and release relevant relevant to, the parties described on page 2 to assist with my involvement with Professionals tsundays. I understand that I can revoke my authority at any time. I acknowledge that if I like my authority, or if I decline to provide information as requested by Professionals tsundays, Professionals Whitsundays may be unable to provide the products or services I be requested.
Sign	ned
Date	
Pare	ent/Guardian Signature (if under 18 years of age)

Privacy

Warapan Pty Ltd (ACN 069009436) trading as Professionals Whitsundays is committed to protecting your privacy in compliance with the *Privacy Act 1988* (Cth) and the Australian Privacy Principles (APPs). This document sets out Professionals Whitsunday's condensed Privacy Notice. Professionals Whitsundays also has a full Privacy Policy, which contains information about how you can complain about any breach by Professionals Whitsundays of the APPs or an applicable APP Code. A full copy of our Privacy Policy can be accessed at http://www.professionalswhitsundays.com.au/policies/.

Information Collection, Use and Disclosure

During the course of your involvement with Professionals Whitsundays, we may collect, use or disclose personal information about you for the following purposes:

- · Assisting you to sell your property;
- · Assisting you to purchase a property;
- Assisting you to lease a property (either as lessor or lessee);
- Assisting you to obtain a loan;
- · Assisting you with payment or refund of a bond;
- · Assisting you with tenancy disputes;
- Coordinating repairs or maintenance of a property owned or leased by you;
- Recording or accessing information at the Titles Registry Office or other government agency;
- · Recording or accessing information at the Residential Tenancies Authority;
- Recording or accessing information on tenancy information services or databases;
- · Client and business relationship management;
- · Marketing of products and services to you;



The types of personal information we may collect, use or disclose about you includes but is not limited to:

- Your full name;
- · Your date of birth;
- · Your residential address;
- Your postal address;
- · Your email address:
- Your home telephone number;
- Your work telephone number;
- · Your mobile telephone number;
- · Your occupation and business address;
- Financial information including details of your employer, income, name of bank or financial institution;
- · Details of your spouse, de facto, dependent children, and roommates;
- · Details of properties owned by you;

In order to provide products and services to you, we may disclose your personal information to the persons/organisations described below:

- In the event that you are a seller or a lessee, we may disclose your personal information to prospective buyers of the property owned or leased by you;
- In the event that you are a buyer or a lessee, we may disclose your personal information to the sellers of the property you are purchasing or leasing;
- Your legal advisor(s) and the legal advisor(s) representing the other party(s) involved in your transaction:
- · Your financial institution and/or financial advisor;
- Insurance providers and brokers;
- Utility providers and utility connection service providers;
- Persons or organisations involved in providing, managing or administering your product or service including independent contractors engaged by us as real estate agents;
- Tradespeople engaged by us to repair or maintain a property owned or leased by you;
- Organisations involved in maintaining, reviewing and developing our business systems, procedures and infrastructure including maintaining or upgrading our computer systems;
- · Persons or organisations involved in purchasing part or all of our business;
- · Our related companies;
- Organisations involved in the payments systems including financial institutions, merchants and payment organisations;
- The Titles Registry Office or other government agencies;
- The Residential Tenancies Authority:
- · Police;
- Tenancy information services or databases;
- · Real estate websites;
- Real estate peak bodies;

Whenever it is reasonable or practicable to do so, we will collect your personal information directly from you. Sometimes it will be necessary for us to collect information from a third party or a publicly available source, such as a credit reporting agency, your legal adviser, your past or current employers, your previous lessors or property managers, and tenancy information services or databases.

In the course of providing services to you, it may be necessary for us to enter your personal information into forms generation software and real estate websites. Depending on the terms of use of such software and websites, a third party may acquire rights to use or disclose information entered into the relevant forms or websites.

We may disclose your personal information to recipients within Australia or to overseas recipients . Should information be required to be sent interstate or overseas, we will take steps to protect the privacy of your information.



We need your permission to collect, use and disclose your personal information, and we therefore ask that you sign the consent on the first page of this document to indicate your consent.

In the event that you do not consent to Professionals Whitsundays collecting and releasing your personal information as described above, we may be unable to provide the services requested by you.

Access to, and correction of personal information

You have the right to request access to your information and to request that Professionals Whitsundays update or correct your personal information. A charge may apply for providing access to your information.

Our Privacy Policy contains further information about how you may request access to, and correction of, your personal information.

Contacting Us

You may contact us by mail, telephone or email as follows:



PO Box 1044 CANNONVALE QLD 4802



07 4946 6366



info@professionalswhitsundays.com.au







Application for Residential Tenancy (One application to be completed per person) PART 1: RENTAL PROPERTY DETAILS ITEM 1: **AGENT DETAILS** AGENCY NAME: Warapan Pty Ltd T/A Professionals Whitsundays ADDRESS: 9/230 Shute Harbour Road Whitsunday Business Centre SUBURB: CANNONVALE STATE: QLD POSTCODE: 4802 EMAIL: PHONE: 07 4946 6366 0436 476 366 07 4946 6833 info@professionalswhitsundays.com.au ITEM 2: PROPERTY DETAILS ADDRESS: SUBURB: POSTCODE: ← weekly / fortnightly / monthly Rent period: Fixed term agreement Periodic agreement Tenancy Term: Starting on: Ending on: PART 2: APPLICANT DETAILS ITEM 3: CONTACT DETAILS FULL NAME: DATE OF BIRTH: Have you been known by any other name(s)? If Yes, what other name(s) have you been known by? WORK PHONE: MOBILE: HOME PHONE: EMAIL: Driver's Licence/passport number: Number of vehicles: Registration number(s): ITEM 4: **DEPENDANTS** No Do you have any dependants? Yes DEPENDANT FULL NAME(S): RELATIONSHIP TO APPLICANT: DEPENDANT DATE OF BIRTH: ITEM 5: SMOKING Are you or any of the dependants living with you a smoker? ITEM 6: Do you intend to keep pets at the property? Yes Number of pets: Yes Are your pets registered with a council? No Type of Pet/s:

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If Yes, please state which council:

	CURRENT RESIDENTIAL ADDRESS:						
		-					
	SUBURB: PERIOD OF OCCUPANCY:	TYPE OF OCCUPAN	NCV.		ļĶ.	STATE:	POSTCODE:
	TEMOD OF OCCOPANCE.	Rent	Own	er \square	Other: →		
	CURRENT AGENT/LESSOR (If renting):						
	AGENT/LESSOR PHONE: FAX	:	EI	MAIL:			
	CURRENT RENT \$ Rent period:	← wee	ekly / fortnighti	y / monthly	REASON FO	R LEAVING:	
	PREVIOUS RESIDENTIAL ADDRESS:	*			*/		
	SUBURB:					STATE:	POSTCODE:
	PERIOD OF OCCUPANCY:	TYPE OF OCCUPAN	1965310000		Othory		
	PREVIOUS AGENT/LESSOR:	Rent	∐ Own	ar 🗀	Other: →	-	
	AGENT/LESSOR PHONE: FAX:	:	EN	MAIL:			
	PREVIOUS RENT:				REASON FO	R LEAVING:	
	\$Rent period:	← wee	ekly / fortnightl	y / monthly	3		
// 8:	EMPLOYMENT DETAILS						
	Are you employed? Yes	No (if no, ple	ease provide o	etails of pre	vious employe	er, if any)	
	Employment status: Full time	Part time	Casu	al 🗆	Contract	Self employe	ed
		rartame		u	NET INCOME		
	OCCUPATION:				\$	(per week)	
	DATE COMMENCED EMPLOYMENT (approx	v)				NATED EMPLOYMENT	(if any):
	DATE COMMENCED LIMIT COTMENT (appro-	^.,			DATE ILINI	MALED CIVIL CO LINE IA	
							()
	EMPLOYER/BUSINESS NAME:				9		(3)·
	EMPLOYER/BUSINESS NAME: ADDRESS:						
					STATE:	POSTCODE:	
	ADDRESS:		ΕΛ	MAIL:	STATE:	POSTCODE:	
	ADDRESS:SUBURB:		EM	MAIL:	STATE:	POSTCODE:	PHONE:
M 9;	ADDRESS: SUBURB: PHONE: FAX:		EN	MAIL:	STATE:	POSTCODE:	
1 9:	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAME	AE:	EN	MAIL:	STATE:	POSTCODE:	
Л 9:	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS	AE:		N-FLAR	STATE:	POSTCODE:	
<i>1</i> / 9:	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS Are you receiving any regular Centrelink	AE:	Yes [N-FLAR	STATE:	POSTCODE:	
	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS Are you receiving any regular Centrelink DESCRIPTION OF PAYMENT(S): TOTAL INCOME (PER WEEK):	AE: payments?	Yes [N-FLAR	STATE:	POSTCODE:	
	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS Are you receiving any regular Centrelink DESCRIPTION OF PAYMENT(S): TOTAL INCOME (PER WEEK): \$	AE: payments?	Yes [N-FLAR	STATE:	POSTCODE:	
	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS Are you receiving any regular Centrelink DESCRIPTION OF PAYMENT(S): TOTAL INCOME (PER WEEK): \$ STUDENT DETAILS	DATE PAYMENTS C	Yes COMMENCED:] No		POSTCODE:	
M 9:	ADDRESS: SUBURB: PHONE: FAX: IF SELF EMPLOYED, ACCOUNTANT'S NAM CENTRELINK PAYMENTS Are you receiving any regular Centrelink DESCRIPTION OF PAYMENT(S): TOTAL INCOME (PER WEEK): \$ STUDENT DETAILS Are you studying full time?	DATE PAYMENTS C	Yes COMMENCED:] No		TON NUMBER:	



Annexure A -Further Rental History

PREVIOUS RESIDENTIAL ADDRESS:			
SUBURB: PERIOD OF OCCUPANCY:	TYPE OF OCCUPANCY: ☐ Rent ☐ Owner ☐ Other: →		POSTCODE:
PREVIOUS AGENT/LESSOR:			
AGENT/LESSOR PHONE:	FAX: EMAIL:		
PREVIOUS RENT: Rent period	REASON FOR LEAV	VING:	
PREVIOUS RESIDENTIAL ADDRESS:			
SUBURB:		STATE:	POSTCODE:
PERIOD OF OCCUPANCY:	TYPE OF OCCUPANCY:		<u> </u>
PREVIOUS AGENT/LESSOR:			
AGENT/LESSOR PHONE:	FAX: EMAIL:		
PREVIOUS RENT: Rent period:	REASON FOR LEAVE	'ING:	
PREVIOUS RESIDENTIAL ADDRESS:			
CURURR			
SUBURB: PERIOD OF OCCUPANCY:	TYPE OF OCCUPANCY: ☐ Rent ☐ Owner ☐ Other: →	_ STATE:	POSTCODE:
PREVIOUS AGENT/LESSOR:			
AGENT/LESSOR PHONE:	FAX: EMAIL:		
PREVIOUS RENT: Rent period:	REASON FOR LEAV	'ING:	

ITEM 11:	PERSONAL REFE	RENCES				
	Please do not list REFEREE 1:	relatives, anothe	r applicant or partners and pr	ovide business h	ours contact numbers.	RELATIONSHIP:
	ADDRESS:					PHONE/MOBILE:
	SUBURB: REFEREE 2:	TV		STATE:	POSTCODE:	RELATIONSHIP:
	ADDRESS:					PHONE/MOBILE:
	SUBURB:			STATE:	POSTCODE:	PHONE/MOBILE:
ITEM 12:	PERSONAL REPR	ESENTATIVE				
	i.e. preferred pers		cted in the event of an emerg	jency.		RELATIONSHIP:
	ADDRESS:					
	SUBURB:			STATE:	POSTCODE:	PHONE/MOBILE:
	REPRESENTATIVE	: 2:				RELATIONSHIP:
	ADDRESS:					PHONE/MOBILE:
	SUBURB:	E-112.115		STATE:	POSTCODE:	
ITEM 13:	IDENTIFICATION		DOCUMENTS	aubmission of w	our application	
			nt identification criterion upor any item and retain as part of its you have provided with yo		our application.	
	IMPORTANT: At 70 Points	least one form o	f Photo Identification MUS	Γ be provided.		
	Passport		Full birth certificate	C	itizenship certificate	
	40 Points					
	Australian Dri	ver's Licence	Student Photo ID	D	epartment of Veterans Af	fairs card
	Centrelink car	rd	Proof of age card	St	ate/Federal Government	Photo ID
	25 Points					
	Medicare card	i	Council rates notice	M	otor vehicle registration	
	Telephone bil	Ü	Electricity bill	□ G	as bill	
	Tenancy Histo	ory Ledger	Bank statement	c	redit card statement	
	Last FOUR re	ent receipts	Rent bond receipt	Pi	revious tenancy agreeme	nt
ITEM 14:	PROOF OF INCOM	English and a				
	You are also requ	ired to supply the	Agent/Lessor with proof of ye	our income upon	submission of your applic	cation.
	Employed:	Last TWO pay s	lips.			
	Self employed:	8 5	s, Group Certificate, Tax Retu	urn or Accountan	t's letter.	
	Not employed:	Centrelink state				

PART 4: DECLARATION

DI E	SE DECLARE THE FOLLOWING BY SELECTING EITHER TRUE or FALSE		V 7= 0=0
LE	I, the Applicant		
	Have never been evicted by an Agent/Lessor	True	False
	Have no known reasons that would affect my ability to pay rent	True	☐ False
	Was refunded the rental bond for my last address in full (if applicable)	☐ True	☐ False
SE	If false, please advise what deductions were made from your bond?	L] Huc	T disc
	in laise, please advise what deddelons were made north your bond.		
	Have no outstanding debt to another Agent/Lessor?	True	False
	If false, why are you in debt to your past Agent/Lessor?		
	RT 5: TENANCY DATABASES Agency may use the following tenancy databases to check the rental history of the Applicant/s:		
	A Group		
AF	RT 6: ACKNOWLEDGEMENT		,
EΑ	SE ACKNOWLEDGE THE FOLLOWING BY SELECTING EITHER YES or NO I, the Applicant		
	Acknowledge that my personal contents insurance is not covered under any Lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings.	☐ Yes	☐ No
	Understand that you as the Agent/Lessor have collected this information for the purpose of determining whether I am a suitable tenant for the property - in particular to check my identification, my ability to care for the property, my character and my creditworthiness.	Yes	☐ No
	2.1 for such purposes, I authorise you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider reasonably necessary.	Yes	☐ No
	2.2 in doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties.	Yes	☐ No
	Acknowledge and accept that if this application is denied, the Agent is not legally obliged to provide reasons as to why.	Yes	☐ No
	Consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the Agent/Lessor to pass my details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases.	Yes	☐ No
	Acknowledge that I have received and reviewed the General Tenancy Agreement (Form 18a), the Standard Terms and any special terms before completing this application.	Yes	☐ No
	Acknowledge that I have received or have available the Information Statement (Form 17a), body corporate by-laws (if applicable) before completing this application.	Yes	☐ No
	Acknowledge that I have signed the agency's Privacy Notice and Consent.	Yes	☐ No
	Acknowledge that the Lessor and Applicant (tenant) are bound by this agreement immediately upon communication of either the lessor or agent's acceptance of the application.	Yes	☐ No
	Consent to the use of email and facsimile in accordance with the provisions set out in Chapter 2 of the <i>Electronic Transactions (Queensland) Act 2001 (Qld)</i> and the <i>Electronic Transactions Act 1999 (Cth)</i> .	Yes	☐ No
0.	Declare that the above information is true & correct and that I have supplied it of my own free will.	Yes	☐ No
	Name of Applicant:		
	· · ·		

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PUBLIC ENQUIRY DEPARTMENT

P.O. BOX 120 CONCORD NSW 2137

TEL: 190 222 0346

Calls charged at \$5.45 per minute, higher from mobile and payphones

ABN: 84 087 400 379

TICA Privacy Disclosure Form

This form provides information about how your personal information is handled, as required by the Australian Privacy Principles in the Privacy Act 1988, and seeks your consent to disclosures to the TICA Group of companies (TICA) in specified circumstances. If you do not consent to the disclosure of your personal information to TICA we can not process your application. As a professional asset manager we collect personal information about you. The information we collect can be accessed by you by contacting our office.

Primary Purpose:

Before a tenancy is accepted we collect your information to assess the risk to our clients in providing you with a property you have requested to rent and if considered acceptable provide you with a tenancy for the property. In order to assess your application we disclose your personal information to: The Lessor / Owners for approval or rejection of your application, TICA Default Tenancy Control Pty Ltd and TICA Assist Pty Ltd to assess the risk to our clients and verify the details provided in your tenancy application, Referees to validate information supplied in your application and Other Real Estate Agents to assess the risk to our clients

The Agent may also take into account any information that is disclosed to us by TICA relating to attempts by Debt Collection Agencies, Credit Providers and related person to contact or locate you.

Secondary Purpose:

During and after the tenancy we may disclose your personal information to: Trades people to contact you for repairs and maintenance of the property, Tribunals or Courts having jurisdiction seeking orders or remedies, Debt Collection Agencies and affiliated industries, TICA Default Tenancy Control Pty Ltd to record details of your tenancy history, Lessors / Owners insurer in the event of an insurance claim and Future rental references to other asset managers / owners.

In the event of a successful tenancy application the applicant's personal information maybe recorded in the Agent's TICA Virtual Manager System, which will allow the Agent to be advised of any future tenancy applications you make. Information regarding our data deletion practices can be advised should you wish. The TICA Virtual Manager program will monitor your tenancy applications as part of our Risk Management procedures to protect our landlord's exposure. The monitoring of your tenancy applications is not a listing on the TICA Tenancy History database. This information is information that would be available to the Agent on a truthfully completed tenancy application form.

TICA Statement

As the TICA Group may collect personal information about you, the following information about the TICA Group is provided in accordance with the Australian Privacy Principles in the Privacy Act 1988. TICA Default Tenancy Control Pty Ltd (ABN 84 087 400 379) is a tenancy database that records tenants personal information from its members including tenancy application inquiries and tenancy history. TICA Assist Pty Ltd (ABN 28137 488 503) is a database company that records information from mercantile agents and associated industries. In accordance with the Australian Privacy Principles you are entitled to have access to any personal information that we may hold on any of our databases. To obtain your information from the TICA Group proof of identity will be required and can be made by mail to: TICA Public Inquiries PO BOX 120, CONCORD NSW 2137 a fee of \$19.80. Full details about TICA's Privacy Policies can be found on TICA's website at www.tica.com.au under Tenant Information and Privacy Policies.

TICA Primary Purpose

Signed By the Applicant/s

The TICA Group collects information from its members and provides such information to other members as a risk management system for the purpose of assessing a tenancy application. The TICA Group does not provide any information that it collects to any other individual or organization other than its own group of companies for any other purpose other than assessing a tenancy application or risk management system or locating system other than government departments and or agencies allowed by law to obtain information from the TICA Group.

The personal information that the TICA Group may hold is as follows: Name, date of birth, drivers license number, proof of age card number and or passport number (except Australian) and address at time of making a tenancy application, comments made by a TICA member in relation to your tenancy, which members you rented through and which members you applied to and which members are seeking you.

Name:	Signature:	Date:
Name:	Signature:	Date:

VM Forms - 12-11976 Copyright

General tenancy agreement (Form 18a) Residential Tenancies and Remiting Accommodation Act 2008

rta residential tenancies authority

6.2 Starting on / /	6.1 The term of the agreement is	5.2 Inclusions provided. Resource funture or one neutral dispose As per Entry Condition Report (and Inventory disposicable).		5.1 Address of the rental premises	Email Yes No info@professions	Email Yes No 🗌	42 Tenant's	Notices may be given to 4. (Indicate Time email is different from it em 1,2 or 3 above) 4.1 Lessor	07-49-46-6366	3.2 Phone Mobile	CANNONWALE	PO Box 1044	Activess	Full name/trading name	2.2 Address for service (if different from address of the premium 3.1 Agent flagscape Section 43	Phone	Tenant 3 Full name/s	Phone	Tenant 2 Full name/s	Phone	Tenant 1 Fullname/s	21 Tenant/s	366	1.2 Phone Mobile	CANNONVALE	9/230 Shate Harbour Road, Whitsunday Business Centre	Name/trading name C/- Warapan Pty Ltd T/A Professionals Whitsundays	- 11
6.3 Ending on	fixed termagreement periodic agreement	Inclusions provided. Revealing further eveneration of good little the persons Asian in Income of Entry Condition Report (and Investory & annicable)			info@professionalswhitsundays.com.au Facsimile	Facsimile	Facsmile	,2 or 3 above)	pr36 470306 mlo@professionalswhitsundays.com.au	Email		4		Warapan Pty Ltd WA Professionals Whitsundays	address of the promises in item 5.1) Alter and variety	Email		Email		Email			0436-476-366 mto@professionalswhitsundays.com.au	Email		usiness Centre	ɪd T/A Professionals Whilsundays	
	n	(T.23)	Posteode		Facsimile Yes 🗸 No 🔲 (07) 4946 0833	Facsimile Yes No 🗸	Facsmile Yes No V		/htsundays.com.au		QLD Postcode			72	His	1						1	htsundays.com.au		OLD Postcode			

Level 23, 179 Turbot Street | GPO Box 390 Brisbane Q 4001 | t 1300 366 311 | rta.pld.gov.au

Page Lot 8 VISSov16

General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008

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	Plumbing repairs Please contact Professionals Whitsundays	18 Electrical repars Please contact Professionals Whitsundays	Itom Nominated repairers inventories and septemental for each Secoupe 31	Type Number Type	17 17.2 The types and number of pets that may be kept Secure 24.7	 16.1 Are there any body corporate by -laws applicable to the occupation of the premises by a tenant; 16.2 Has the tonant been given a copy of the relevant by -laws. See case 22.	Number of persons allowed to reside at the premises	Any orthogrammer Stated in item 12.1 Set asked term (allysis)	Prone	615	204	Electricity Anyother services sheed in item 12.1	Design of the State of	If the premises is not individually metered for a service under item 12.)	12.2 Is the tenant to pay for water supplied to the premises sweamen.	Prone Cres CNo	Gas Yes No Type	services supplied to the premises for which the tenant must p	Item Rental bond amount S See daine 13	Any Westpac Branch	Place of rent payment med wearen rentinuar begand. See thread 8(4) to 8(8)	Payment reference	Account no. 115652 Account name Warapan Pty Ltd	Details for direct credit BSB no. 034-207	Bank Deposit / Direct Debit / Electronic Funds Transfer	Method of rent payment inserts wayte rentmutterpad Secause 80)	tion Rent must be paid on the transfer characteristic day of each transfer characteristic day.	Per Week fortright month so	
Phore (07) 4946 G366	Phone (07) 4946 6366	Phore (07) 4946 6366		Number		Yes I No							The secure multiply one of the story	the apportionment of the cost of the			See appeal annual factor ()	1	5				Warapan Pty Ltd T/A Professionals Whasundays Trust Acc				week lazings armonth	Sercense 8(1)	

Page 2 of 8 VISNEVI6

Part 2 Standard Terms

Division 1 Preliminary

Interpretation

In this agreement -

a reference to the premises includes a reference to any inclusions for the premises stated in this agreement for item

section in the Act with that number; and (c) a reference to the fem (b) a reference to a numbered section is a reference to the

(d) a reference to a numbered clause is a reference to the with that number in part 1; and clause of this agreement with that number

Terms of a general tenancy agreement

 This part states, under the Residential Tenances and Rooming Accommodision Act 2008 (the Act), section 55, the standard terms of a general tenancy agreement.

(2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this

(3) The lessor and tenant may agree on other terms of this agreement (special terms

(5) A standard term overrides a special term if they are inconsist (4) A duty or entitlement under the Act overrides a strandard term or special term if the term is inconsistent with the duty or entitlement

the Act for example, if of the rules of entry under sections 192 to 199, the lessor or the lessor's agent enters the premise

Abser-Some breaches of this agreement may also be an offence un

the tenunt does not sign and return the condition or the lessor's agent under section 65.

More than I lessor or terrant

(1) This clause applies if major than 1 person is named agreement for item 1 or 2. all of the leasn's obligate

unbscaspeciatem langed of this em s ales the lenants are joint tenants;

tenant's ebligations under this agreement.

Division 2 Period of tenancy

Start of

(1) The tenancy starts on the cay stated in this agreement for

(2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy stains when the report is or was given a right to occupy the premises.

Entry condition report - s 65

The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.

(2) The copyrmust be given to the tenantion or before the day the tenant occupies the premises under this agreement. (3) The tenant must musk the copy of the report to show any parts

 (a) the day the tenant is entitled to occupy the premises;
 (b) the day the tenant is given the copy of the condition report. the parties of there is a dispute about the condition of the premises when the tenancy startled. For more information about condition reports, see the information statement. Abst - A wel completed condition report can be very important to help the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -

(4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

Continuation of fixed term agreement - s 70

This clause applies if -

 a notice to leave,
 a notice of intention to leave, (iii) an abandonment termination notice.

a notice agreement or application relating to the death of a sole tenant under section 277(7);

This agreement other than a term about this of that the tenant

D)

continues to apply after the end day or is holding over under a periodic agreen Statement more micromission acoust them

(1) This clause applies if

(3) The rent must be paid -

the lessor or tenant giving the other party a notice proposing the way, and

(c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - man approved way under section 83(4).

(4) The rent must be paid at the place stated in this agreement for

the notice is in force.

If no place is stated in this agreement for sem 10 and there is no notice stating a place, the rest must be paid at an appropriate place

Examples of an appropriate place

the lesser's agent's office

The less or may require the tenant to pay rent in advance only if the payment is not more than -

(b) for a fixed term agreement - 1 month rent.

Page Lot 8 v15 Nov15

(a) this agreement is a fixed term agreement; and

(b) none of the following notices are given, or agreements or applications made before the day the term ends (the end day) -

(v) a written agreement between the lessor and tenant to end the agreement ment's term

Costs apply to early ending of fixed term

non your present

any under the letters incurred by the lessor

formaligate (avaid or reduce) the costs. Under section 362 the lessor

vision 3 Bent When how and where rent must be paid ss 83 and 85

(2) The rent must be paid at the times stated in this agreement for item 8. (1) The tenant must pay the rest stated in this agreement for item 7.

(a) in the way stated in this agreement for item 5; or(b) in the way agreed after the signing of this agreement by-

(ii) the other party agreeing to the proposal in writing or

Note - If the waysers is to be paid a another way agreed on by the lesser and tenurs under section 83(4)(j), the lesser or the lesser's agent must comply with the oblig

However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place white

Ø

(5)

the lesson's address for service

Rent in advance - s 87

(a) for a periodic agreement - 2 weeks rent; or

Active - Under section 87(2), the legacy or the legacy's agent must not require a payment of rent under this agreement in a period for which need that already been paid.

Residential Tenancies and Rooming Accommodation Act 2008 General tenancy agreement (Form 18a)

Rent increases - ss 91 and 93

If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.

(3) The day stated must rot be earlier than the later of the

(b) 6 months after the day the existing rent became payable by the tenant.

(4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly

13

This clause does not apply if -

body corporate layer, council general rater, severage charges environment lever, land tax

However, if this agreement is a fixed term agreement, the rest may be increased before the term ends only if a special term -(a) provides for a rent increase; and

(6) A rent increase is payable by the terant only if the rent is increased under this clause.

11 Application to tribunal about excessive increase

If a notice of proposed rentingueuse is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.

Rent decreases - s 94

Able - For details of the situation Under section 94, the rest may decrease in certain or SOUTHWINDERS ON THE OW

Rental bond require

nount to be paid at a stated

TO THE prof to be paid by instalments

The bond is intended to be available to financially protect the the bond or a part of the bond, payitto the authority and give the authority a notice, in the approved form, about the bond.

O

lessor if the tenant breaches this agreement.

14 Increase in bond - s 154

(1) The tenant must increase the rental bond if -(a) the rent increases and the lessor gives notice to the tenant (b) the notice is given at least 11 months after to micrease the bond, and

(ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase. (i) this agreement started; or

The notice must state the increased amount and the day by which the increase must be made.
 For subclause (2), the day must be at least 1 month after the

(2) The notice must state the amount of the increased rent and the day from when it is payable.

Division 5 Outgoings

tenant is given the notice

15 Outgoings - s 163

The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

(a) 2 months after the notice is given.

(b) states the amount of the increase or how the amount of the increase is to be worked out.

16 General service charges - ss 164

service charge for a service

this accement or item. In and not charge offer than of water (c) the tenant is an entity receiving lod from the State to supply rented accompany

(b) rent is not payable under the agreem (a) the lessor is the State; and

 (2) However, the application must be made (a) within 30 days after the notice is received, and (b) for a fixed term agreement - before the term

17 Water service charges - ss 164 and 166W

Note - Section 165(5) limits the amount the tensistmust pay

ent states for dem 14 how the tenant must pay

Division 4 Rental bond

(1) If a year all bond is stated

(c) otherwise le teriant signs this agreement.

and the information of statement and the information of receiving (2). The less or or the less ports agent must within 10 days of receiving and that may be required. See section 146

Abs - For how to apply to the pathority or a tournal for the bond at the end of the tenancy see the information statement and section s125 to 141. Delay in applying may make that payment is made on another. Example - The lessor may claim against the bond if the tenant does not leave the premiers in the required condition at the end of the tenancy.

nings are notygously midefied for the service; or soriest states for som 13 how the tenant's niment of the cool of the service is to be worked

(d) this agreer

3 The tenant must pay an amount for the water consumption

 (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and charges for the premises if -

(b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and

(c) this agreement states for item 12.2 that the terrant must pay for water supplied to the premises.

B However, the tenant does not have to pay an amount -Note: A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

(a) that is more than the amount of the wider consumption

b) that is a fixed change for the water service to the premises. Albo, the texant does not have to pay an innovition a reasonable quantity of water supplied to the premises for a period it, during the period, the premises are not water efficient for section 166. charges payable to the relevant water supplier, or

(Li

In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section Note - For details about water efficiency, see the information statement. 169(4)(a) to (c)

The tenant must pay the amount of the charge to the lessor within I month of the lessor gains the tenant copies of relevant documents about the incuring of the amount.

Ø 3

(6) Inthischuse water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note - If here is a dispute about how much water (or any other service charge) the tenant should pay, the leaser or the tenant may attempt to resolve the dispute by conclination. See the information statement

concerning the premises during tenancy Division 6 Rights and obligations

Subdivision 1 Occupation and use of premises 18 No legal impediments to occupation - s 181

The lesser must ensure there is no legal impediment to occupation of the premises by the remaint as a residence for the term of the terancy 4, when entering motifier agreement, the lesser brew about the impediment or ought reasonaby to have

CATION OF DESIGNATION OF THE PARTY OF THE PA

- a certificate might be required under the Suiting Act 1975 before the premises can inwfully be occupied if there is a mortgage over the premues. The lesser might need to obtain approval from the mortgage edition the trainey can start
- the zorung of the land thight preventuse of a building on the land as a residence

19 Vacant possession and quiet enjoyment - ss 182 and 183

- The lessor mustensure the tenant has vacant possession of the premises (ofter than a part of the premises that the tenant does not have a right to occupy occlusively on the day the remote is critical to occupy the premises under this agreement. Editor's note: Parts of the premate; where the tenunt does not have a right to occupy exclusively may be identified in a special form.
- (2) The lessor must take reasonable steps to ensure the tenant has quiet cryoyment of the premises
- (3) The lessor or the lessor's agent must not interfere with the euronable peace, comfort or privacy of the tenant investig

20 Lessor's right to enter the premises - sp 192-195

Abe-See the edomation of The lessor or the lessor's agent gray enter the premises down the tenancy only if the obligations by der sections 192 to 199 have been complied with.

grasa place of reside

21 Tenant's Use of prem

- (1) The
- (2) THE
- (b) cause a nuttiance by in illegal perpose; or the use of the premises; or
- cals on the premises that go onto or ay constitute a nussance -
- diadoning land

rige amounts of water to escape onto adjor

- (c) interfere with the reasonable peace, comfort or privacy of a reighbour of the tenant; or
- allow another person on the premises to interfere with the reasonable peace, confort or privacy of a neighbour of

22 Units and townhouses - s 69

- The lessor must give the tenant a copy of any body corporate by-laws under the Ecoly Corporate and Community Act 1980 applicable to -

(2) The tenant must comply with the by-laws.

Sanagement Act 1997 or Stading Units and Group Tiles

(b) any common area available for use by the terant with the (a) the occupation of the premises; or

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

- The lenant may keep pets on the premises only if this
 agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for tem 17.1 that pets are upproved and this agreement states for item 17.2 that only -(a) a particular type of pet may be kept, only that type may be
- a particular number of pets may be kept, only that number may be kept; or

Subdivision 2 Standard of premises

- Ξ
- (a) the premises are dean; and (b) the premises are fit for the tenant

- (2) While the Jen mature pro
- imon area included in the premises clean.
- However, the less part is not required to comply with subclause [1] (6) or (2)(a) for any non-standard items and the lesson is not reportable for their maintenance if -
- (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their
- (d) the non-standard items are not a risk to health or safely; and to make the premises a fit place in which to live; and
- (e) for factures the factures were not attached to the premices

non-standard items means the fatures attached to the premises and inclusions supplied with the premises stated in ths agreement for item 52

26 Tenant's obligations -s 188(2) and (3)

terant with the premises.

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to malipously damage, the premises.

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- The tenant may attach a fixture or make a structural change to the premises only if the lessoragrees to the fixture salt achiment or the structural change.
- Nate -Foturesare generaly items permanently attached to land or to a building that are intended to become part of the land or building An altadiment may notable, for example, something glood nailed or COMEDIDA WILL
- The lessor's agreement must be written describe the nature of the follower change and include any terms of the agreement.

- (c) a particular number of a particular type of pet may be kept only that number of that type may be kept.

25 Lessor's obligations - s 185

- At the start of the tenancy, the lessor music
- (d) the lessor is not, the health or safe (c) the premises are in good repair, and (d) the lessor is not a breach of a law d hof a law de
- HOLE
- using or entering the dealing with issues
- out the maintenance, see the information statement
- the lessor is the State; and
- (c) the non-standard terms are not necessary and reasonable
- (4) Inthis clause -

premises include any common area available for use by the

- 13

Page 5 of 8 v153age16

General tenancy agreement (Form 18a)

- that the tenant may remove the fixture
- that the tenant must repar damage coused when removing
- If the lessor does agree the terant must comply with the terms of the lessor's agreement. that the leason must pay for the facture if the farunt can not remove it
- (a) take action for a breach of a term of this agreement, or (b) waive the breach (that is, not take action for the breach) and threat the fature or change as an improvement to the premises for the lesser's benefit (that is, Ireat it as belonging to the less or, without having to pay the tenant for it).

- The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant or if there is more than I tenant

3 12

33 Emergency repairs arranged by ten

ant-ss218

(b) if there is no nominal

can not be contacted - the lessor.

(a) the nominated repairer for the repair

- (a) both agree to the change; or (b) there is a trouval cader permitting the change; (c) there is a trouval cader permitting the change; (c) there is a trouval to excluse for making the ch Example of a reasonab an emergency requiring t aing the chatge
- pa que

- Emergency repairs are works needed to repair any of the following -

- (i) a busistwater service or serious water service leak
 (b) a blocked or broken hawlory system;
 (c) a serious roof leak;
 (d) a gastleak;
 (e) a dangerous electrical fault;
 (f) booding or serious flood damage;
 (g) serious stem, life or impact damage;
 (h) a failure or broakdown of the gas, electricity or water supply
- to the premises.
- a falure or breakdown of an expential service or appliance on the premises for hot water, cooling or hasting;
 a fault or damage that makes the premises uncalle or naceure;
 a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
- a serious fault in a staircase, lift or other commonarea of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) Routine repairs are repairs other than emergency repairs

31 Nominated repairer for emergency repairs - s 216

Table Transmitted

The lessor snommated repairer for emergency repairs of a particular type may be stated either -

- (4) The lessor must not act unreasonably in failing to agree.
 (5) If the teraint attaches a fixture, or makes a structural change to the premises without the lessors agreement, the lessor may -

32 Notice of damage - s 217

The nominated repairer is the terant's first point of contact for notifying the need for emergency repairs. (a) in this agreement for term TB, or (b) in a notice given by the lessor to the tenant.

28 Supply of locks and keys - s 210

(3) If the premises need emergency repairs

notice orbizable

- OT LEANS

(2) If the premises need routine repairs, the notice must be given to the lessor. If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.

- Tof the tenants, a key for each lock that -
- (a) secures an entry to the premisest or
- (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are
- (c) is part of the premises.
 (3) If there is more than 1 tenant, the less or must give the other is tenant is a key for the looks mentioned in subclause (2)(a) and (1).

0

Te not made within a reasonable time after

Med for emp onable

noy lepars of the premises; or

restor or nominated

bury finder storon 221

Changing locks - ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (2) The lessor calgrant must re agree to the change of a loc
- other party agrees to not be rytor the changed govenako
- Subdivision 4 Damage and repairs
- 30 Meaning of emergency and routine repairs
 ss 214 and 215
 - (1) Subject to chause 35, the tenant may transfer all or a part of the tenants interest under this agreement, or sublet the premises, only if the passer agrees in willings or if the transfer or subletting is made under a tribunal order. (2) The lessor must act reasonably in failing to agree to the transfer

34 General - ss 238 and 240

subletting by tenant

Division 7 Restrictions on transfer or

e maximum amount that may be incurred for emergency object and resolved to be made by the texant is an amount equal the amount so, able to the amount so, and the amo

fore 219 2) and (3) and 220 and the information statement.

- (3) The lessor is taken to act unreasonably in failing to agree to retaliatory way the transfer or subletting if the lessor acts ma capacious or
- (4) The lessor or the lessor's agent must not require the lenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant other than an amount for the reasonable expenses incurred by the less or in agreeing to the transfer or subletting.
- 35 State assisted lessors or employees of lessor -

- This clauseapples if (i) This clauseapples if (j) the lessoristhe State or
 (h) the lessoristhe State or an only receiving assistance from the State to supply rented accommodation; or
- (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- The tenant may transfer the whole or part of the tenant's interest under this agreement, or subjet the premises, only if the lessor agrees in writing to the transfer or subjetting.

Division 8 When agreement ends

36 Ending of agreement - s 277

(1) This agreement ends only if -

(a) the tenant and the less oragree in writing; or

General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008

- Residential Tenancies and Rooming Accommodation Act 2008
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day, or (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor oner after the handover day, or
- (d) a tribunal makes an order terminating this agreement, or
 (e) the tenant abandons the premises; or
 (f) all or receiving a notice from a mort gagee under section
- Abir For when a notice to liave or a notice of adention to leave may be given and do effect and when an application for a termination order may be made to a tribunal, see the efformation statement. after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from the premises.
- Alto, if a sole tenant dies this agreement terminates in accordance with section 277(7) or (5). Note - See the information statement for details.

37 Condition premises must be left in - s 188(4)

At the end of the tenancy, the tenant must leave the premises, as for as possible in the same condition they were must the start of the tenancy, fair wear and tear excepted.

- West that happens during normal use
- charges that happonwith ageng

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keysler the promises

39 Tenant's forwarding address - s 205(2)

- When handing over possession of the premises, the tenant must if the lessor or the lessor's apont asks the tenant in w (2) However, subclause (1) does n to state the length snew residential address tell the lesson the agent the tenant's new residentia addies
- However, subclause (1) does not apply if the tenant has a course for not telling the less or a port the new address.

40 Exit condition repor

- (1) As soon os practicable after this agreement cours, in the approved form, and sign remites and give 1 copy of the report
- wio is criticallo a nace in the association report see the authority of the condition report see the authority are part and a deciding of the right bond of there as a dispute about
- (2) The lessor of the less bir's agent must ve after receiving the copy of the report bir's agent must within 3 business days
- (c) If the tenant has given a forwarding address to the lesser or agent make a copy of the report and return it to the (a) sign the copy and
 (b) if the leaser or agent does not agree with the report - show
 the parts of the report the leaser or agent disagrees with
 by marking the copy in an appropriate way, and terantal the address
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises -

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's given property, but must deal with them under sections 363 and 364. After-For details of the lessor's objections under sections 363 and 364, see the referration abtenued. They may rectude an objection to the goods and may also whetever to self goods and may the not safe proceeds (after storage and selling costs) to the public trucket.

Division 9 Miscellaneous

42 Supply of goods and services - s 171

- The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item ?
- (2) Unless a special term provides otherwise, the agent may- (a) stand in the lessor's place in any application
 by the lessor or the tenant; or patribunal

44 Notices

- (1) Anotice under this a anapprovedform ent must be ce in the app alle Hikud There is
- sor maybe

- for tem 1.2or any or agent is stated in this
- (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email by sending it electronically to the email address in accordance with the Electronic Transactions (Owensland) Act 2001.

- E rotice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- Ē address of the premises.

Signature of ten

Signature of tenant 3

- A pady or the lessor's agent may change he or her address for service. focumie number or email address only by gaing notice to each other party of a new address for service, facsimile number or email address.
- E for service facsimile number or email address stated in this agreement for item 1, 2 or 3.

מחמעפ

Date

Date

- a notice left at an address for service is taken to have been received by the party to whom the address relates when the
- a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post, and
- (c) a notice sent by facsimile is taken to have been received at facsimile machine produces a transmission report indicating the place where the facsimile was sent when the sender's
- all pages of the notice have been successfully sent and (d) a notice sent by small is taken to have been received by the recipient when the small enters the recipient's small server.

Nate-Seesecton 164 for what is a service charge

(b) do any thing elsethe lessor may do of isi under this agreement. Ed todo

agreety for term is an anament and by decimile when maybe given by facting it by decimile when facting in an accordance with the Exchance fransactions (Diversaland Act 2001; or service in this or nem 1,2 or 3 and nem 4 indicates that a prepaid post as a letter to the address; or

A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving

(5) If no address for service is stated in this agreement for item 2 for the torium, the tenant's address for service is taken to be the

On the puring of a notice of a new address for service, facsonite number or email address for a party of the Jessor's agent, the address for service, facsonite number or email address stated in the notice is taken to be the purity's or agent's address.

(B) Unless the contrary is proved -

notice was left at the address; and

in the presence of (witness)

in the presence of (witness)

Surfer Yang

Witness signature

Date

authorized

(thess signature

Date

Page Total VISNovi

Signature of lessor/agent Name/Inding name Wrappan Pty Ltd T/A Professionals Whitsundays Signature Signature Signature	Refer to attached special terms approved by the Real Estate institute of Queensland. Please see attached Special Terms and Conditions: "Annexure A" Names of Approved Occupants:
---	--



Special Terms

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

Occupation and use of premises

The Shird much not porm process other than the persons namented in the special terms streets at the premises without the winders consent of the focus of the leaser much act researches no excursing the focus of societion when determining whether or not to consent to a request by the tenant for any change to the approved manufact or occupants.

Care of the premises by the tenant

rd do anythraghtar negit looks any purchag et dracs on the premass. et pala ubbish ant les producted by the Coal authory nan area de organized by the issue et as the book author na the bin out for collection on the appropriate day by collection and return the lain to be designated place althor

dian the faunts and goddens at the premises having regard to their condition at the com implies launs, weeding the quaders and watering the fauns and quidons (subject to council w the premises fee from posts and wemer.

he walls, floor, doors and onlines of the premises free of nails, screws or actives

E E

cy, having the carpets sharrpoord or steam

excepted on the last day of the

ter's recept or other relevant evidence to demonstrate that

ises, to pay for the premises to be lumpated and deodorised by a professional carpit deanur's recept

age to the premises or inclusions. Them (it any) to a clean condocts with comea chemical levels having regard to

(to wear and have excepted): drap gardens having regard to their condition at the start of the broampy,

of property other than that belonging to the besser or on the premises at the start of the tenture); Sees that meet the tenturies obligations at the end of the tenturey the leasons of the besons agent may pay for this to be done

Locks and keys and remote controls

The fason may dam from the teneral casts ocurred by the bason as a result of the teneral borng any key, access keycard or remote control results to the present which has been provided to the teneral (by the feator, abody corporate or other present, including coasts

(a) replacing the key, access keycard or remote control, and
(b) gaining access to the premote.

(b) gaining access to the premote.

The stream account of the premote access agent may recan a duplicate action keys.

The stream must return all keys, access keycards and or any remote controls to the lesson or the lesson's agent at the end of the

Early termination by tenant

If the tendency is breached before the end of the tendings specified in firm 6 disspite other provisions of this agreement the bester may

demindratie tentra.
(a) the rot and server charges until the lease re-least the premises or the end of the tentrary as specified in Rem Gwitchever is the rot and server charges until the least re-least tentrary and re-least (Sections 178(2) and 420).
(b) the reconstruction (including adventuring costs) of re-letting and attempting to re-letting to re-letting and 420).

REIQ

Special Terms continued...

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

The street shall be lable for and shall indomnly and delend the locate or the locate signet, as directors, officials, employers, and appets, them, and appets, industry, but not female to flowers, claims, demands or flowers, considering the state female to flowers, and the state for an appet to flowers, and the state of the state of an appet to flowers, and the state of the state of an appet of compart or (a) imply, body or community or demands of properly whether next or personal, becoming the any person, encluding the limited or an (a) in the state of the state o

approved occupant; as a direct or indirectional, of the behands integloped acts or omessons or breached this agreement or obligations under the Act

Lessor's insurance If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invaid an insurance policy for the premises or increase the lessor's premium in relation to that policy.

The lesser may dam from the tenant -

(a) any notione in the premain of the besors insurance, and

any exerts on damby the baser on the lesser's insurance; and

any other cust and expenses incurred by the lessor;

to a direct or indirect result of the tenant's negligion acts or omissions or be

ichant's insurance

i is the terant sand approved occupant's responsibility to adequitely

Smoke alarm obligations

- צרוש צבועטן פעו

rest each smole alarm in the premises-(a) at least once every 12 months; or

whether the siarm is capable of detecting tenancy of 12 months or more, at least

spent in accordance with the Information Statement provided ment (RTA Form 17a) provided to the tenant's at the

Advante he had are that a smoke plann in the premares has failed or is about to

flother than be proj to a battey, the term is used to include reference to a battey which that it does not properly operate the smoke tharm.

Cean each smok spile way stand in the Information Statement provided to the terumb at the

hite gan

al lead once very 22 months or Il albed learn sample of less than 12 months denoted, but a held one under a percele entancy of 12 months of more, at least once in the 12 month percel.

The presentant has been proposed contracts that despression (as facted in tern 18) to meet the ternarch obligations fated under this

The presentant that the fraction reports a contracts that despression (as facted in tern 18) to meet the ternarch obligations fated under this

Not bengal with or otherwise a way Section 188 of the Act shall be at the tenarely own cost and expense. Se render a smole: warm inoperative. Such an act will constitute malicious damage in accordance

Portable pool obligations
 The tensor must-

(a) Obtain the lessor's content for a portable pool at the premises of a depth of 300mm or greater.
(b) Where content is to be provided by the feature to the feature for the use of a perable post at the premises of a depth of 300mm or greater, provide the heave made feature has been excludent of the proposed portable pool.
Of the premises of a depth of 300mm or greater, provided by the lessor to the terminal for the use of a portable pool of the premises of a depth of 300mm or greater.
Where content is provided by the lessor to the terminal for the use of a portable pool of the premises of a depth of 300mm or greater.

(a) Maintain and repart the particle pool of the troust's can expecte.
 (b) In accordance with the Building Act 1975 doman, maintain and renew a Pool Safety Confidents for a regulated pool, which includes the interpretation of the Pool Safety Confidence to the factor and/or agant: a regulated pool of the or and, provide a completation pool force and, provides a regulated pool, obtain the locard's consenting and up a proposed force in
 (c) Where a completit pool force is required for a regulated pool, obtain the locard's consenting and up a proposed force in

In crumdance where corsen's provided to the tenanthy the bases in accordance with clause 27 of the standard form construct and maintain the force as required by the Building Act 1975, with a mark's own experies.

on a provided by the lessor to the tenant for a portable good of a depth of Act 1975, the tenant herdry career to extend the control of the c caused or contributed to, directly or indirectly, by the partiable pool

STALLAN

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