



INFORMATION TO TENANTS

Welcome to your new home! The following information may be of assistance to you:

1. REPORTING MAINTENANCE ISSUES

Please report all maintenance calls to your Property Manager by phoning the office on 9384 0077. You are required to report any maintenance item to our office within 48 hours of the event. To neglect to do so could result in you being held liable for costs associated with the repair of the maintenance issue.

2. WATER CONSUMPTION

The water account stays in the name of the owner. We will invoice you, for your water consumption when accounts are received.

The tenant agrees to pay the applicable water corporation charge for the reading of the water at the end of the tenancy.

3. GARDENING & RETICULATION

Please remember that the grounds surrounding the home are part of the property which you are responsible for. The grounds must be maintained (weeded and adequately watered) at all times.

The reticulation (if supplied) is to be run once a week during winter months to ensure ants etc. Do not make nests in the pipes. Any faults should be reported to your property manager immediately. Replacement of sprinkler heads is a tenant responsibility.

Reticulation sprinklers at the property are the tenant's responsibility.

4. INSURANCE

Please note that whilst the owner carries building insurance, this **does not** cover your furniture and personal belongings. We therefore advise that you contact your chosen insurance provider to discuss your options.

5. TENANCY AGREEMENT

You have received a copy of your Tenancy Agreement. Would you please read this document carefully and retain it in a safe place. The Tenancy Agreement is a legally binding and enforceable document in a court of law.

6. ENDING A TENANCY AGREEMENT

If the tenancy is for a fixed period it cannot usually be brought to an end by notice before the end of that period. In the circumstance where a tenant seeks to vacate prior to the expiry date agreed to, the tenant may be required to pay expenses incurred by the owner and these will be forwarded by way of written explanation to the tenant.

7. VACATING THE PREMISES

The tenant agrees to give Airey & Associates Claremont twenty-one days written notice, prior to the expiry of this lease agreement, of their intention to vacate the premises or renew the lease agreement.

A receipt must be provided upon return of the key/s. All to the satisfaction of the owner or owner's agent. With regards to the general cleaning of the premises, we advise that you refer to the 'vacating procedure' issued to you when you give your notice to vacate.

The tenant acknowledges that upon vacating a final bond inspection will be conducted

8. ROUTINE INSPECTIONS

There will be inspections at regular intervals after the first inspection which will be approximately six weeks after the commencement of the tenancy. The tenant acknowledges that the property manager will use the office key to gain access if the tenant is not home during the inspection.

9. DISHONORED CHEQUES

The tenants will be liable for any bank charges associated with dishonored cheques. (\$30.00)

10. PETS

No pets are permitted at the property unless otherwise agreed to by the owner.

11. PROTECTING FLOORS

The tenant agrees to place felt under all furniture to be used on timber or slate floor areas

12. RULES FOR SMOKING AT A RENTED PROPERTY

The tenant is aware that no smoking is permitted inside the property tenants and their guests must smoke outside.

13. LOST KEYS

The tenant agrees that should access be required by tenant after hours due to loss of keys or keys being locked inside the premises. A fee of \$50.00 will be charged if attendance is required at the property, or should the keys be collected from the office then a fee of \$30.00 will be applicable. A \$50.00 deposit will be required for all office keys used. This is refundable once keys are returned. All charges are payable in cash on the spot.

14. PARKING

The tenant acknowledges that no parking is allowed on lawns, verges, any grassed areas, in service bays or any unmarked areas.

The tenant agrees to use drip trays in the carport, driveway, garage or any area where a vehicle will be park to ensure that no oil stains occur in these areas.

15. RESTRICTED DOG BREEDS - NOTICE TO ALL TENANTS AND PROSPECTIVE TENANTS

The State Government has introduced a set of new regulations to regulate the control of various breeds of dangerous dogs. Under section 53 (1) of the *Dog Act, 1976* the Governor is given the power to make regulations when the Minister is of the view that a specific breed or a mixed-breed of dogs is a potential danger. Previously, the *Dog Regulations, 1976* contained various provisions relating to the control of dogs. Those provisions have now been supplemented by the *Dog (Restricted Breed) Regulations, 2002*. These new regulations have applied since 22 April 2002. The new regulations, by their terms, include the following breeds of dog or any dog of a mixed breed which visibly contains any of these breeds:

- (a) Dogo Argentino
- (b) Fila Brasileiro
- (c) Japanese Tosa
- (d) American Pit Bull Terrier
- (e) Pit Bull Terrier
- (f) Any other breed of dog the importation of which is prohibited absolutely by the *Customers (Prohibited Imports) Regulations, 1956 (Commonwealth)*.

It is the policy of **Airey & Associates Claremont** that under no circumstances whatsoever, will any dog that is either a breed or cross breed of one of the dogs listed above, be permitted to be kept on the premises.

This also extends to any visitors of the tenants who will not be permitted to bring any of the above listed breeds or cross breed dogs to the premises.