

LANDSCAPING

- Replace water recycling pumps in 5 years	\$4,139
- Replace filters in 2 years	\$1,411
- Replace pressure vessels in 11 years	\$2,446
- Replace irrigation/water recycling control panel in 11 years	\$4,703
- Provision for landscaping improvements/upgrades	\$26,802

AMENITIES

- Replace hot water heaters in 11 years	\$14,110
- Provision to replace toilets	\$4,892

FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting	\$15,051
- Replace hydrant/sprinkler booster pumps batteries	\$3,010

ROOF

- Repaint membrane	\$162,927
- Maintain metal roof fixings/flashings	\$9,407

SWIMMING POOL

- Provision for ongoing replacement of pool pumps	\$5,080
- Maintain filter - replace sand	\$1,317
- Replace pool heaters in 11 years	\$33,865
- Replace auto chemical feeder units in 5 years	\$13,170

RECREATION AREA/KITCHEN

- Replace carpet in 11 years	\$16,932
- Replace microwave in 5 years	\$527
- Replace hot water heater in 11 years	\$4,703

Total Forecast Expenditure for year - September 2035 (Inc GST): \$410,359

Includes GST amount of : \$37,305

September 2036		Expense Inc GST
SUPERSTRUCTURE		
- Maintain balcony tiles		\$21,098
BASEMENT		
- Maintain line marking 10% of total		\$6,914
FURNITURE & FITTINGS		
- Maintain building - General		\$13,546
- Maintain building - Plumbing		\$6,205
- Maintain building - Electrical		\$4,276
- Provision to upgrade intercom systems & associated equipment		\$246,535
- Provision to replace door closers 10% of total		\$2,212
FIRE PROTECTION SYSTEMS		
- Install/replace sensors/exit signage/emergency lighting		\$15,804
ROOF		
- Provision to replace under stone membrane in 24 years (partial accrual)		\$132,394
SWIMMING POOL		
- Provision for ongoing replacement of pool pumps		\$5,334
RECREATION AREA/KITCHEN		
- Provision to replace split system air-conditioning units		\$17,779
<u>Total Forecast Expenditure for year - September 2036 (Inc GST):</u>		<u>\$472,097</u>
Includes GST amount of :		\$42,918
September 2037		Expense Inc GST
SUPERSTRUCTURE		
- Replace external door/frame 10% of total		\$4,777

- Provision to replace balustrade/handrail fixings	\$7,467
- Provision for partial balcony membrane replacement	\$110,763
BASEMENT	
- Replace stormwater pumps in 13 years	\$18,668
FENCING	
- Provision to replace powder coated baluster fencing/pedestrian gates in 37 years (partial accrual)	\$36,091
FURNITURE & FITTINGS	
- Provision for ongoing replacement of outdoor/indoor furniture	\$8,297
- Maintain signage	\$4,148
- Maintain building - General	\$14,223
- Maintain building - Electrical	\$4,490
AMENITIES	
- Replace extraction fans in 6 years	\$3,319
- Maintain tiles 5% of total	\$3,319
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	\$16,594
- Replace hydrant/sprinkler booster pumps batteries	\$3,319
ROOF	
- Provision to replace downpipes in 29 years (partial accrual)	\$27,836
SWIMMING POOL	
- Replace water chlorinator in 6 years	\$3,111
- Provision to replace pool fence in 37 years (partial accrual)	\$4,978
<u>Total Forecast Expenditure for year - September 2037 (Inc GST):</u>	<u>\$271,400</u>
Includes GST amount of :	\$24,673

September 2038	Expense Inc GST
SUPERSTRUCTURE	
- Maintain balcony tiles	\$23,260
BASEMENT	
- Provision for CO sensor replacement	\$40,248
- Replace bin room roller door motors in 4 years	\$9,801
- Maintain/repair entry gates running gear	\$9,801
DRIVEWAY	
- Maintain driveway 3% of total	\$10,454
- Repaint line marking	\$4,356
ENTRY FOYER	
- Provision to replace vinyl flooring	\$64,031
EXTERNAL WORKS	
- Ongoing partial maintenance of walkways/pathways 3% of total	\$7,658
FURNITURE & FITTINGS	
- Maintain building - General	\$14,934
- Maintain building - Electrical	\$4,714
- Provision to replace door closers 10% of total	\$2,439
- Provision to replace BBQ	\$16,334
LANDSCAPING	
- Provision to replace planter box membrane	\$217,792
- Replace filters in 2 years	\$1,633
FIRE PROTECTION SYSTEMS	
- Provision to replace fire hose reels	\$35,391
- Provision to replace portable fire extinguishers	\$64,467
- Install/replace sensors/exit signage/emergency lighting	\$17,423

ROOF

- Maintain metal roof fixings/flashings	\$10,890
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STAIRWELL

- Repaint walls	\$19,166
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SWIMMING POOL

- Maintain filter - replace sand	\$1,525
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- Replace pool filters in 14 years	\$9,583
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- Provision to refurbish pool surface in 24 years (partial accrual)	\$35,576
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- Maintain pool concourse 20% of total	\$5,445
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PLANT & EQUIPMENT

- Provision to replace bin room/waste chute exhaust fans	\$39,203
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- Replace bin tip in 14 years	\$8,712
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- Replace bin lift table in 14 years	\$5,445
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RECREATION AREA/KITCHEN

- Provision to replace vinyl flooring	\$57,933
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<u>Total Forecast Expenditure for year - September 2038 (Inc GST):</u>	<u>\$738,213</u>
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Includes GST amount of :	\$67,110
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September 2039

Expense Inc GST

SUPERSTRUCTURE

- Replace external door/frame 10% of total	\$5,267
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BASEMENT

- Provision to replace exhaust/supply fans + variable speed controllers	\$41,163
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- Maintain line marking 10% of total	\$8,004
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- Provision to replace bin room roller doors in 33 years (partial accrual)	\$11,320
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- Maintain ventilation ducting 10% of total	\$6,174
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FURNITURE & FITTINGS

- Provision to replace mail boxes in 27 years (partial accrual)	\$14,892
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- Maintain building - General	\$15,681
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- Maintain building - Plumbing	\$7,183
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- Maintain building - Electrical	\$4,950
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- Provision to upgrade swipe/card readers	\$19,209
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FIRE PROTECTION SYSTEMS

- Overhaul hydrant/sprinkler booster pumps and controllers in 24 years (partial accrual)	\$17,151
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- Provision to upgrade Fire Panel & associated detection equipment in 17 years (partial accrual)	\$134,479
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- Install/replace sensors/exit signage/emergency lighting	\$18,295
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- Replace hydrant/sprinkler booster pumps batteries	\$3,659
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ROOF

- Provision to replace under stone membrane in 24 years (partial accrual)	\$153,263
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- Provision to replace solar panels in 24 years (partial accrual)	\$74,608
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SWIMMING POOL

- Provision for ongoing replacement of pool pumps	\$6,174
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PLANT & EQUIPMENT

- Provision for mechanical upgrade/modernization - interior refurbishment of lifts in 19 years (partial accrual)	\$276,000
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- Replace lift sump pumps in 7 years	\$31,558
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RECREATION AREA/KITCHEN

- Replace dishwasher in 7 years	\$4,574
- Provision for upgrade of island bench/cabinetry in 17 years (partial accrual)	\$11,434
<u>Total Forecast Expenditure for year - September 2039 (Inc GST):</u>	<u>\$865,036</u>
Includes GST amount of :	\$78,640

ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SUPERSTRUCTURE																		
- Repaint buildings	\$742,000	2033	10									1266194						
- Repaint walkway ceilings	\$29,100	2033	10									49658						
- Scaffold/access equip allowance	\$114,268	2033	10									194994						
- Repaint door faces	\$11,844	2033	10									20211						
- Replace external door/frame 10% of total	\$2,303	2035	2											4333		4777		5267
- Provision to replace balustrade/handrail fixings	\$3,600	2034	3										6450			7467		
- Maintain balcony tiles	\$10,680	2030	2						15743		17357		19136		21098		23260	
- Provision for partial balcony membrane replacement	\$53,400	2034	3										95681			110763		
BASEMENT																		
- Provision to replace exhaust/supply fans + variable speed controllers	\$18,000	2039	0															41163
- Maintain line marking 10% of total	\$3,500	2027	3			4457			5159			5973			6914			8004
- Provision for CO sensor replacement	\$18,480	2038	15														40248	
- Provision to replace bin room roller doors in 33 years (partial accrual)	\$4,950	2039	6															11320
- Replace bin room roller door motors in 4 years	\$4,500	2028	5				6017					7679					9801	
- Repaint door faces	\$10,080	2033	10									17201						
- Maintain/repair entry gates running gear	\$4,500	2038	15														9801	
- Provision to replace entry gates motors	\$9,600	2029	6					13478						18061				

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Replace stormwater pumps in 13 years	\$9,000	2037	14													18668		
- Repaint bollards	\$4,200	2033	10									7167						
- Maintain ventilation ducting 10% of total	\$2,700	2039	3															6174
DRIVEWAY																		
- Maintain driveway 3% of total	\$4,800	2038	4														10454	
- Repaint line marking	\$2,000	2028	5				2674					3413					4356	
ENTRY FOYER																		
- Repaint walls	\$14,400	2033	10									24573						
- Repaint ceiling	\$6,300	2033	10									10751						
- Provision to replace vinyl flooring	\$29,400	2038	15														64031	
- Repaint door face	\$4,158	2033	10									7095						
EXTERNAL WORKS																		
- Ongoing partial maintenance of walkways/pathways 3% of total	\$3,516	2032	3									5714		6615			7658	
FENCING																		
- Provision to replace powder coated baluster fencing/pedestrian gates in 37 years (partial accrual)	\$17,400	2037	6														36091	
FURNITURE & FITTINGS																		
- Provision for ongoing replacement of outdoor/indoor furniture	\$4,000	2028	3				5348			6191			7167				8297	
- Maintain signage	\$2,000	2034	3										3584				4148	
- Provision to replace mail boxes in 27 years (partial accrual)	\$6,512	2039	3															14892
- Provision to replace/upgrade T.V. antenna/satellite dish	\$4,800	2035	12											9031				
- Maintain building - General	\$6,857	2025	0	7920	8316	8732	9168	9627	10108	10613	11144	11701	12286	12901	13546	14223	14934	15681

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Maintain building - Plumbing	\$3,141	2027	3			4000			4630			5360			6205			7183
- Maintain building - Electrical	\$2,164	2025	0	2500	2625	2756	2894	3039	3191	3350	3518	3694	3878	4072	4276	4490	4714	4950
- Provision to upgrade swipe/card readers	\$8,400	2027	4			10696				13002				15804				19209
- Provision to upgrade intercom systems & associated equipment	\$124,800	2036	13												246535			
- Provision to replace door closers 10% of total	\$1,120	2032	2								1820		2007		2212		2439	
- Provision to replace BBQ	\$7,500	2038	15														16334	
- Provision to replace solar inverters	\$8,000	2035	12											15051				
LANDSCAPING																		
- Provision to replace planter box membrane	\$100,000	2038	15															217792
- Replace water recycling pumps in 5 years	\$2,200	2029	6					3089						4139				
- Replace filters in 2 years	\$750	2026	3		910			1053			1219			1411			1633	
- Replace pressure vessels in 11 years	\$1,300	2035	12											2446				
- Replace irrigation/water recycling control panel in 11 years	\$2,500	2035	12											4703				
- Provision for landscaping improvements/upgrades	\$14,246	2029	6					20000						26802				
AMENITIES																		
- Replace hot water heaters in 11 years	\$7,500	2035	12											14110				
- Replace extraction fans in 6 years	\$1,600	2030	7						2359								3319	
- Repaint ceilings	\$3,000	2033	10									5119						
- Maintain tiles 5% of total	\$1,600	2034	3										2867			3319		
- Provision to replace toilets	\$2,600	2035	12											4892				
FIRE PROTECTION SYSTEMS																		
- Overhaul hydrant/sprinkler booster pumps and controllers in 24 years (partial accrual)	\$7,500	2039	3															17151

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Provision to upgrade Fire Panel & associated detection equipment in 17 years (partial accrual)	\$58,806	2039	0															134479
- Provision to replace fire hose reels	\$16,250	2038	15														35391	
- Provision to replace portable fire extinguishers	\$29,600	2028	5				39577					50511					64467	
- Provision to replace pressure vessel	\$750	2033	10									1280						
- Install/replace sensors/exit signage/emergency lighting	\$8,000	2025	0	9240	9702	10187	10696	11231	11793	12382	13002	13652	14334	15051	15804	16594	17423	18295
- Replace hydrant/sprinkler booster pumps batteries	\$1,600	2025	2	1848		2037		2246		2476		2730		3010		3319		3659
ROOF																		
- Repaint membrane	\$86,600	2035	12											162927				
- Provision to replace downpipes in 29 years (partial accrual)	\$13,420	2037	3													27836		
- Maintain metal roof fixings/flashings	\$5,000	2035	3											9407			10890	
- Provision to replace under stone membrane in 24 years (partial accrual)	\$67,020	2036	3												132394			153263
- Provision to replace solar panels in 24 years (partial accrual)	\$32,625	2039	3															74608
STAIRWELL																		
- Repaint walls	\$8,800	2038	15														19166	
- Repaint door faces	\$19,656	2033	10									33542						
SWIMMING POOL																		
- Provision for ongoing replacement of pool pumps	\$2,700	2027	4			3438	3610			4179	4388			5080	5334			6174
- Replace water chlorinator in 6 years	\$1,500	2030	7						2211							3111		
- Maintain filter - replace sand	\$700	2026	3		849			983			1138			1317			1525	
- Replace pool filters in 14 years	\$4,400	2038	15														9583	

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Provision to refurbish pool surface in 24 years (partial accrual)	\$16,335	2038	5														35576	
- Provision to replace pool fence in 37 years (partial accrual)	\$2,400	2037	6													4978		
- Replace pool heaters in 11 years	\$18,000	2035	12											33865				
- Maintain pool concourse 20% of total	\$2,500	2038	3														5445	
- Replace auto chemical feeder units in 5 years	\$7,000	2029	6					9827						13170				
PLANT & EQUIPMENT																		
- Provision for mechanical upgrade/modernization - interior refurbishment of lifts in 19 years (partial)	\$120,692	2039	0															276000
- Replace lift sump pumps in 7 years	\$13,800	2031	8							21360								31558
- Provision to replace bin room/waste chute exhaust fans	\$18,000	2038	15														39203	
- Replace bin tip in 14 years	\$4,000	2038	15														8712	
- Replace bin lift table in 14 years	\$2,500	2038	15														5445	
- Replace bin tug in 9 years	\$2,000	2033	10									3413						
- Replace traffic light system in 9 years	\$1,500	2033	10									2560						
RECREATION AREA/KITCHEN																		
- Repaint walls/ceilings	\$27,200	2033	10									46416						
- Replace carpet in 11 years	\$9,000	2035	12											16932				
- Provision to replace vinyl flooring	\$26,600	2038	15														57933	
- Replace refrigerator in 9 years	\$1,800	2033	10									3072						
- Replace dishwasher in 7 years	\$2,000	2031	8							3096								4574
- Replace oven in 9 years	\$1,300	2033	10									2218						
- Replace rangehood in 9 years	\$1,000	2033	10									1706						
- Replace microwave in 5 years	\$280	2029	6					393						527				
- Replace hot water heater in 11 years	\$2,500	2035	12											4703				

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Provision to replace split system air-conditioning units	\$9,000	2036	13												17779			
- Provision for upgrade of island bench/cabinetry in 17 years (partial accrual)	\$5,000	2039	2															11434
Total				21508	22401	46304	79985	74965	55195	76650	59300	1801884	167391	410359	472097	271400	738213	865036
Includes GST amount of				1955	2036	4209	7271	6815	5018	6968	5391	163808	15217	37305	42918	24673	67110	78640

ITEMISED ACCRUALS BY YEAR

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SUPERSTRUCTURE																		
- Repaint buildings	\$742,000	2033	10	114831	235404	362005	494937	634515	781072	934957	1096536	1266194	163978	336155	516940	706765	906081	1115363
- Repaint walkway ceilings	\$29,100	2033	10	4503	9232	14197	19411	24885	30632	36667	43004	49658	6431	13183	20273	27718	35535	43742
- Scaffold/access equip allowance	\$114,268	2033	10	17684	36252	55749	76220	97715	120285	143983	168867	194994	25253	51768	79609	108842	139536	171766
- Repaint door faces	\$11,844	2033	10	1833	3758	5778	7900	10128	12467	14924	17503	20211	2617	5366	8251	11281	14463	17803
- Replace external door/frame 10% of total	\$2,303	2035	2	305	625	961	1315	1685	2075	2483	2912	3363	3836	4333	2330	4777	2569	5267
- Provision to replace balustrade/handrail fixings	\$3,600	2034	3	513	1051	1617	2210	2834	3488	4175	4897	5654	6450	2369	4856	7467	2742	5620
- Maintain balcony tiles	\$10,680	2030	2	2314	4745	7296	9976	12789	15743	8467	17357	9335	19136	10292	21098	11346	23260	12509
- Provision for partial balcony membrane replacement	\$53,400	2034	3	7607	15595	23981	32787	42034	51743	61937	72641	83880	95681	35135	72027	110763	40673	83380
BASEMENT																		
- Replace traffic mirrors in 19 years	\$3,430	2043	20	312	640	984	1346	1725	2123	2542	2981	3442	3927	4435	4969	5530	6119	6737
- Provision to replace exhaust/supply fans + variable speed controllers	\$18,000	2039	0	1908	3911	6014	8222	10541	12975	15532	18216	21034	23993	27101	30363	33789	37386	41163
- Maintain line marking 10% of total	\$3,500	2027	3	1414	2898	4457	1636	3355	5159	1895	3884	5973	2193	4496	6914	2539	5205	8004
- Provision for CO sensor replacement	\$18,480	2038	15	2054	4210	6474	8851	11348	13968	16721	19610	22644	25830	29175	32688	36376	40248	3878
- Provision to replace bin room roller doors in 33 years (partial accrual)	\$4,950	2039	6	525	1075	1654	2261	2899	3568	4271	5009	5784	6598	7453	8350	9292	10281	11320
- Replace bin room roller door motors in 4 years	\$4,500	2028	5	1396	2862	4401	6017	1390	2849	4381	5990	7679	1774	3636	5592	7645	9801	2264
- Repaint door faces	\$10,080	2033	10	1560	3198	4918	6724	8620	10611	12701	14896	17201	2228	4566	7022	9601	12309	15152

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Maintain/repair entry gates running gear	\$4,500	2038	15	500	1025	1577	2155	2763	3402	4072	4775	5514	6290	7105	7960	8858	9801	944
- Provision to replace entry gates motors	\$9,600	2029	6	2439	5000	7690	10513	13478	2655	5443	8371	11445	14672	18061	3558	7294	11217	15337
- Replace stormwater pumps in 13 years	\$9,000	2037	14	1054	2161	3322	4543	5824	7169	8581	10064	11621	13256	14973	16775	18668	1886	3866
- Repaint bollards	\$4,200	2033	10	650	1332	2049	2801	3592	4421	5292	6207	7167	928	1903	2926	4000	5129	6313
- Maintain ventilation ducting 10% of total	\$2,700	2039	3	286	587	902	1233	1581	1946	2330	2732	3155	3599	4065	4554	5068	5608	6174
DRIVEWAY																		
- Maintain driveway 3% of total	\$4,800	2038	4	533	1093	1682	2299	2947	3628	4343	5094	5882	6709	7578	8490	9448	10454	2948
- Repaint line marking	\$2,000	2028	5	620	1272	1956	2674	618	1266	1947	2662	3413	788	1616	2485	3398	4356	1006
ENTRY FOYER																		
- Repaint walls	\$14,400	2033	10	2229	4568	7025	9605	12314	15158	18145	21280	24573	3182	6524	10032	13716	17584	21645
- Repaint ceiling	\$6,300	2033	10	975	1999	3074	4202	5388	6632	7939	9310	10751	1392	2854	4389	6001	7693	9470
- Provision to replace vinyl flooring	\$29,400	2038	15	3267	6698	10300	14082	18053	22223	26601	31198	36025	41093	46415	52003	57870	64031	6169
- Repaint door face	\$4,158	2033	10	643	1319	2028	2773	3555	4377	5239	6144	7095	919	1884	2897	3960	5077	6250
EXTERNAL WORKS																		
- Ongoing partial maintenance of walkways/pathways 3% of total	\$3,516	2032	3	598	1227	1886	2579	3306	4070	4872	5714	2098	4302	6615	2429	4980	7658	2812
FENCING																		
- Provision to replace powder coated baluster fencing/pedestrian gates in 37	\$17,400	2037	6	2038	4177	6423	8782	11259	13859	16590	19457	22467	25628	28947	32432	36091	7110	14577

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
FURNITURE & FITTINGS																		
- Provision for ongoing replacement of outdoor/indoor furniture	\$4,000	2028	3	1241	2544	3912	5348	1964	4026	6191	2273	4661	7167	2632	5395	8297	3046	6245
- Maintain signage	\$2,000	2034	3	285	584	898	1228	1574	1938	2320	2721	3142	3584	1316	2697	4148	1523	3122
- Provision to replace mail boxes in 27 years (partial accrual)	\$6,512	2039	3	690	1415	2176	2975	3813	4694	5619	6590	7610	8680	9805	10985	12224	13526	14892
- Provision to replace/upgrade T.V. antenna/satellite dish	\$4,800	2035	12	636	1303	2004	2740	3513	4324	5176	6070	7009	7996	9031	1019	2089	3212	4392
- Maintain building - General	\$6,857	2025	0	7920	8316	8732	9168	9627	10108	10613	11144	11701	12286	12901	13546	14223	14934	15681
- Maintain building - Plumbing	\$3,141	2027	3	1269	2601	4000	1469	3011	4630	1700	3485	5360	1968	4035	6205	2279	4671	7183
- Maintain building - Electrical	\$2,164	2025	0	2500	2625	2756	2894	3039	3191	3350	3518	3694	3878	4072	4276	4490	4714	4950
- Provision to upgrade swipe/card readers	\$8,400	2027	4	3393	6955	10696	3017	6184	9510	13002	3667	7517	11559	15804	4457	9136	14050	19209
- Provision to upgrade intercom systems & associated equipment	\$124,800	2036	13	15489	31752	48828	66758	85585	105353	126109	147903	170787	194815	220044	246535	26245	53802	82737
- Provision to replace door closers 10% of total	\$1,120	2032	2	191	391	601	821	1053	1296	1552	1820	979	2007	1079	2212	1190	2439	1311
- Provision to replace BBQ	\$7,500	2038	15	833	1709	2627	3592	4605	5669	6786	7958	9190	10483	11840	13266	14762	16334	1574
- Provision to replace solar inverters	\$8,000	2035	12	1059	2172	3340	4566	5854	7206	8626	10117	11682	13325	15051	1698	3481	5353	7319
LANDSCAPING																		
- Provision to replace planter box membrane	\$100,000	2038	15	11113	22781	35033	47897	61404	75587	90479	106116	122534	139773	157875	176881	196838	217792	20983
- Replace water recycling pumps in 5 years	\$2,200	2029	6	559	1146	1762	2409	3089	609	1247	1918	2623	3362	4139	815	1671	2570	3514

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Replace filters in 2 years	\$750	2026	3	444	910	334	685	1053	387	793	1219	448	918	1411	518	1062	1633	0
- Replace pressure vessels in 11 years	\$1,300	2035	12	172	353	543	742	951	1171	1402	1644	1898	2166	2446	276	566	870	1189
- Replace irrigation/water recycling control panel in 11 years	\$2,500	2035	12	331	679	1044	1427	1829	2252	2695	3161	3650	4164	4703	531	1088	1673	2287
- Provision for landscaping improvements/upgrades	\$14,246	2029	6	3619	7420	11410	15600	20000	3940	8078	12422	16983	21773	26802	5280	10825	16647	22759
AMENITIES																		
- Replace hot water heaters in 11 years	\$7,500	2035	12	993	2036	3131	4281	5488	6756	8087	9484	10951	12492	14110	1592	3263	5019	6861
- Replace extraction fans in 6 years	\$1,600	2030	7	347	711	1093	1495	1916	2359	408	836	1285	1757	2252	2773	3319	574	1176
- Repaint ceilings	\$3,000	2033	10	464	952	1464	2001	2565	3158	3780	4433	5119	663	1359	2090	2857	3663	4509
- Maintain tiles 5% of total	\$1,600	2034	3	228	467	719	982	1260	1550	1856	2177	2513	2867	1053	2158	3319	1219	2498
- Provision to replace toilets	\$2,600	2035	12	344	706	1086	1484	1903	2342	2804	3288	3797	4331	4892	552	1131	1740	2379
- Replace basins in 24 years	\$1,280	2048	25	102	209	322	440	564	694	831	974	1125	1283	1449	1624	1807	1999	2201
FIRE PROTECTION SYSTEMS																		
- Overhaul hydrant/sprinkler booster pumps and controllers in 24 years (partial accrual)	\$7,500	2039	3	795	1629	2506	3426	4392	5406	6471	7590	8764	9997	11292	12651	14079	15577	17151
- Provision to upgrade Fire Panel & associated detection equipment in 17 years (partial accrual)	\$58,806	2039	0	6232	12776	19647	26861	34436	42390	50742	59511	68718	78386	88538	99197	110388	122140	134479
- Provision to replace fire hose reels	\$16,250	2038	15	1806	3702	5693	7783	9978	12283	14703	17244	19912	22713	25654	28743	31986	35391	3410
- Provision to replace portable fire extinguishers	\$29,600	2028	5	9182	18824	28947	39577	9141	18739	28818	39400	50511	11667	23917	36780	50286	64467	14890

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Replace sprinkler/jacking pump in 17 years	\$4,000	2041	18	390	800	1230	1682	2156	2654	3177	3726	4303	4908	5544	6212	6912	7648	8421
- Provision to replace pressure vessel	\$750	2033	10	116	238	366	500	641	790	945	1108	1280	166	340	522	714	916	1127
- Install/replace sensors/exit signage/emergency lighting	\$8,000	2025	0	9240	9702	10187	10696	11231	11793	12382	13002	13652	14334	15051	15804	16594	17423	18295
- Replace hydrant/sprinkler booster pumps batteries	\$1,600	2025	2	1848	994	2037	1096	2246	1208	2476	1332	2730	1468	3010	1619	3319	1785	3659
ROOF																		
- Repaint membrane	\$86,600	2035	12	11468	23510	36154	49430	63369	78006	93375	109512	126455	144246	162927	18382	37684	57950	79230
- Provision to replace downpipes in 29 years (partial accrual)	\$13,420	2037	3	1572	3222	4954	6773	8684	10689	12795	15006	17328	19766	22326	25014	27836	10221	20954
- Maintain metal roof fixings/flashings	\$5,000	2035	3	662	1357	2087	2854	3659	4504	5391	6323	7301	8328	9407	3454	7082	10890	3999
- Provision to replace under stone membrane in 24 years (partial accrual)	\$67,020	2036	3	8318	17051	26222	35850	45961	56576	67723	79427	91716	104619	118168	132394	48616	99663	153263
- Provision to replace solar panels in 24 years (partial accrual)	\$32,625	2039	3	3458	7088	10900	14902	19105	23518	28151	33016	38124	43488	49120	55034	61243	67762	74608
STAIRWELL																		
- Repaint walls	\$8,800	2038	15	978	2005	3083	4215	5404	6652	7962	9338	10783	12300	13893	15566	17322	19166	1846
- Repaint door faces	\$19,656	2033	10	3042	6236	9590	13111	16809	20691	24767	29048	33542	4344	8905	13694	18722	24002	29546
SWIMMING POOL																		
- Provision for ongoing replacement of pool pumps	\$2,700	2027	4	1091	2236	3438	3610	1326	2718	4179	4388	1611	3303	5080	5334	1958	4015	6174
- Replace water chlorinator in 6 years	\$1,500	2030	7	325	666	1025	1401	1796	2211	382	783	1205	1647	2111	2599	3111	538	1102

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
- Maintain filter - replace sand	\$700	2026	3	414	849	312	639	983	361	740	1138	418	856	1317	484	992	1525	0
- Replace pool filters in 14 years	\$4,400	2038	15	489	1002	1541	2107	2702	3326	3981	4669	5392	6150	6947	7783	8661	9583	923
- Provision to refurbish pool surface in 24 years (partial accrual)	\$16,335	2038	5	1815	3721	5723	7824	10030	12347	14780	17334	20016	22832	25789	28893	32153	35576	8217
- Provision to replace pool fence in 37 years (partial accrual)	\$2,400	2037	6	281	576	886	1211	1553	1912	2288	2684	3099	3535	3993	4473	4978	981	2010
- Replace pool heaters in 11 years	\$18,000	2035	12	2384	4887	7515	10274	13172	16214	19408	22762	26284	29982	33865	3821	7833	12045	16468
- Maintain pool concourse 20% of total	\$2,500	2038	3	278	570	876	1197	1535	1890	2262	2653	3063	3494	3947	4422	4921	5445	1999
- Replace auto chemical feeder units in 5 years	\$7,000	2029	6	1778	3646	5607	7665	9827	1936	3969	6104	8345	10699	13170	2595	5319	8180	11184
PLANT & EQUIPMENT																		
- Provision for mechanical upgrade/modernization - interior refurbishment of lifts in 19 years (partial accrual)	\$120,692	2039	0	12790	26220	40322	55129	70675	87000	104140	122138	141035	160877	181712	203588	226557	250676	276000
- Replace lift sump pumps in 7 years	\$13,800	2031	8	2623	5378	8270	11307	14496	17844	21360	3305	6775	10418	14244	18261	22479	26908	31558
- Provision to replace bin room/waste chute exhaust fans	\$18,000	2038	15	2000	4101	6306	8622	11053	13606	16286	19101	22056	25159	28418	31839	35431	39203	3777
- Replace bin tip in 14 years	\$4,000	2038	15	445	911	1401	1916	2456	3024	3619	4245	4902	5591	6315	7075	7874	8712	839
- Replace bin lift table in 14 years	\$2,500	2038	15	278	570	876	1197	1535	1890	2262	2653	3063	3494	3947	4422	4921	5445	525
- Replace bin tug in 9 years	\$2,000	2033	10	310	635	976	1334	1710	2105	2520	2956	3413	442	906	1393	1905	2442	3006
- Replace traffic light system in 9 years	\$1,500	2033	10	232	476	732	1001	1283	1579	1890	2217	2560	331	679	1045	1429	1831	2255

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
RECREATION AREA/KITCHEN																		
- Repaint walls/ceilings	\$27,200	2033	10	4209	8629	13270	18143	23260	28632	34274	40197	46416	6011	12323	18950	25908	33215	40886
- Replace carpet in 11 years	\$9,000	2035	12	1192	2443	3757	5137	6586	8107	9704	11381	13142	14991	16932	1910	3916	6022	8234
- Provision to replace vinyl flooring	\$26,600	2038	15	2956	6060	9319	12741	16334	20106	24068	28227	32594	37180	41995	47051	52359	57933	5581
- Replace refrigerator in 9 years	\$1,800	2033	10	279	571	878	1201	1539	1895	2268	2660	3072	398	815	1254	1714	2198	2706
- Replace dishwasher in 7 years	\$2,000	2031	8	380	780	1199	1639	2101	2586	3096	479	982	1510	2065	2647	3258	3900	4574
- Replace oven in 9 years	\$1,300	2033	10	201	412	634	867	1111	1368	1638	1921	2218	287	589	905	1238	1587	1953
- Replace rangehood in 9 years	\$1,000	2033	10	155	317	488	667	855	1052	1260	1477	1706	221	453	696	952	1220	1502
- Replace microwave in 5 years	\$280	2029	6	71	146	224	307	393	77	159	244	334	428	527	104	213	327	447
- Replace hot water heater in 11 years	\$2,500	2035	12	331	679	1044	1427	1829	2252	2695	3161	3650	4164	4703	531	1088	1673	2287
- Provision to replace split system air-conditioning units	\$9,000	2036	13	1117	2290	3521	4814	6172	7598	9094	10666	12316	14049	15869	17779	1893	3880	5966
- Provision for upgrade of island bench/cabinetry in 17 years (partial accrual)	\$5,000	2039	2	530	1086	1670	2284	2928	3604	4314	5060	5843	6665	7528	8434	9386	10385	11434
TOTAL ACCRUALS				305366	625240	938021	1236506	1554471	1910259	2270399	2672135	1353256	1674034	1802075	1900850	2257223	2189047	2031897

* Bold blue items listed above are expense items that occur in that year.

REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

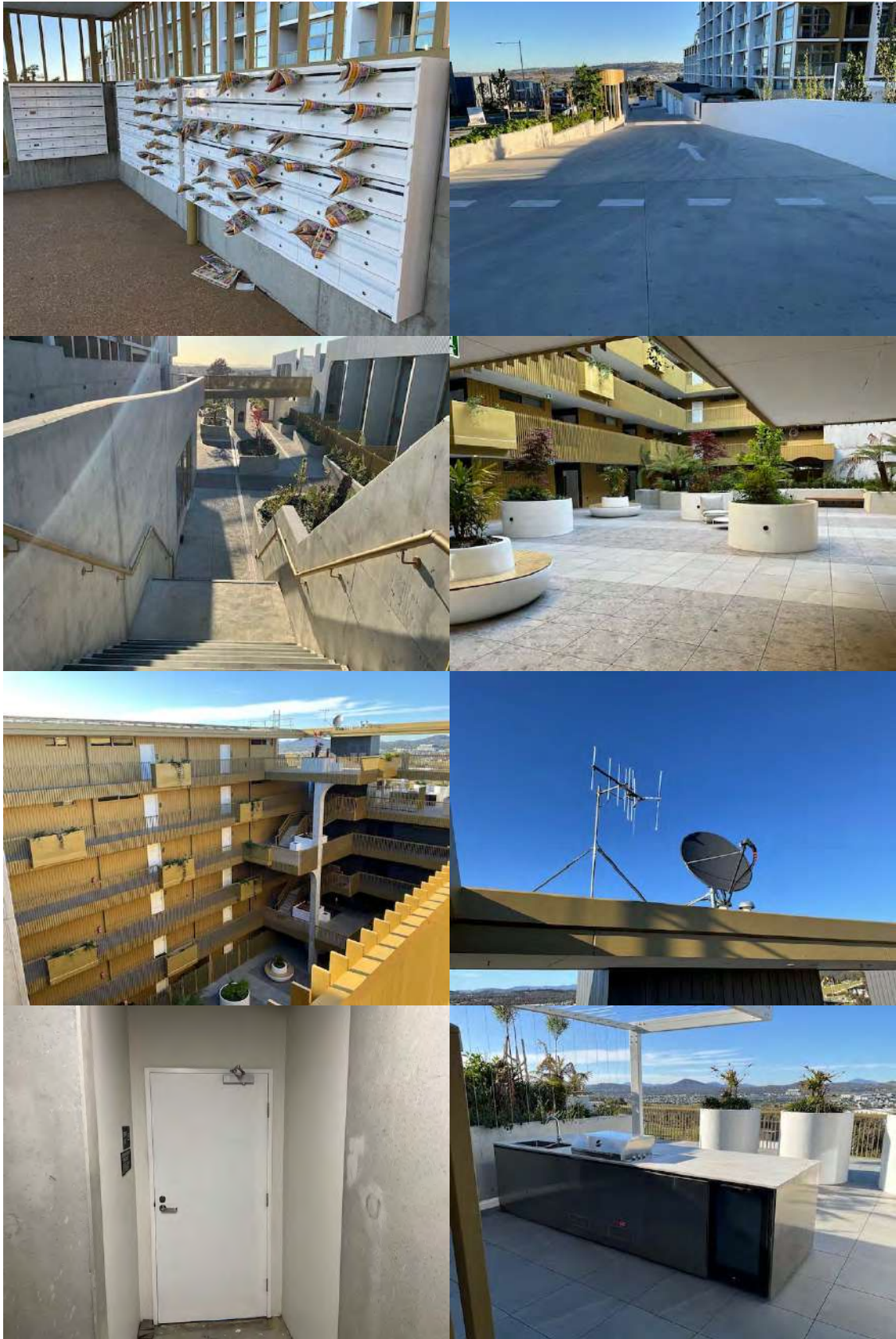
This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

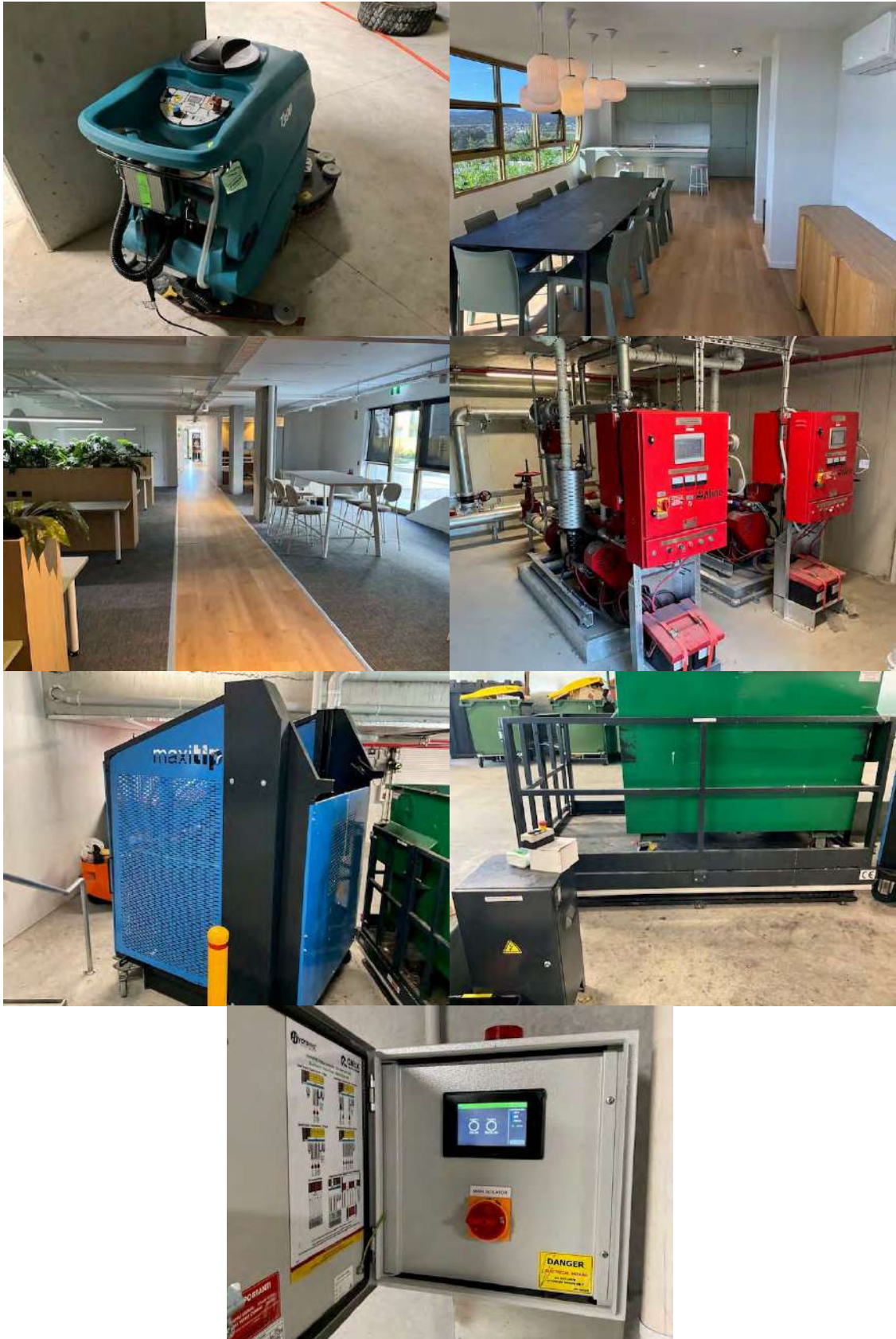
AREAS NOT INSPECTED

- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.





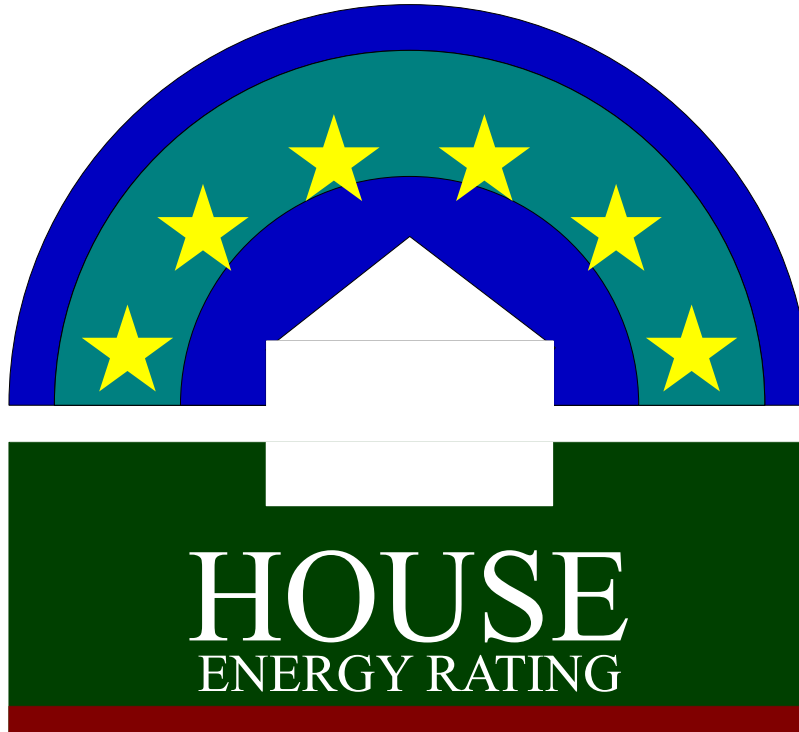




Energy Efficiency Report



FirstRate Report



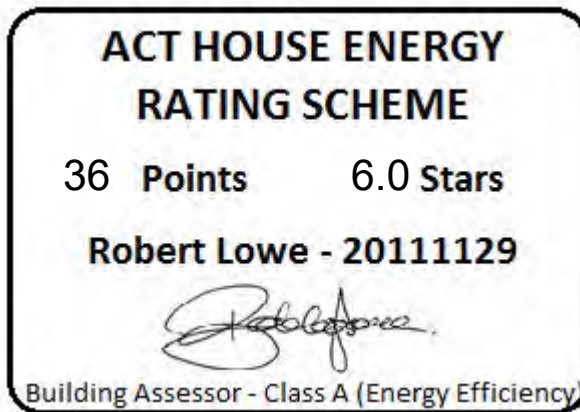
YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 36 POINTS**

Name: Rahman

Ref No: 69741

House Title: Unit 71 Block 11 Sec 75 DENMAN PROSPECT **Date:** 30-04-2026



Address: C218/1 Holborow Ave, Denman Prospect ACT



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	36											
Potential	53											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change curtain to

Heavy Drapes & Pelmets

17

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	36	★★★★★★
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Largest windows in the dwelling;

Direction : South

Area : 14 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. South	37	★★★★★★
2. South West	40	★★★★★★
3. West	41	★★★★★★
4. North West	51	★★★★★★
5. North	55	★★★★★★
6. North East	51	★★★★★★
7. East	42	★★★★★★
8. South East	37	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 71 Block 11 Sec 75 DENMAN PROSPECT, C218/1 Holborow Ave, Denman Prospect ACT,

Assessor's Name:

Net Conditioned Floor Area: 53.0 m²

Feature				Points		
				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	117	Insulation:	-103			
WALL				8	-2	5
Surface Area:	2	Insulation:	5	Mass:	-2	
FLOOR				21	-5	16
Surface Area:	17	Insulation:	-5	Mass:	3	
AIR LEAKAGE (Percentage of score shown for each element)				8	0	8
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	42 %			
Exhaust Fans	41 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	16 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-29	-9	-38
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	2	3%	-4	8	-1	3
S	14	26%	-33	14	-6	-26
W	7	13%	-18	4	-1	-15
Total	23	43%	-56	27	-9	-38

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 4 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			23	-16	36*
SCORE				23	-16	36*

* includes 29 points from Area Adjustment

Detailed House Data

House Details

ClientName Rahman
HouseTitle Unit 71 Block 11 Sec 75 DENMAN PROSPECT
StreetAddress C218/1 Holborow Ave, Denman Prospect ACT
Postcode 2611
FileCreated 30-04-2026

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	4.1m ²
2	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	10.2m ²
3	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	40.7m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: FC Sheet Clad	Yes	R0.0	8.8m	2.5m
2	Framed: Metal Clad	No	R2.0	17.1m	2.5m
3	Framed: FC Sheet Clad	Yes	R2.5	8.5m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	55.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	0.6m	2.7m	No	DGT2	ALIMPR	NC	No	0.0m	0.0m	0.0m
2	S	2.5m	1.4m	No	DGT2	ALIMPR	HD	No	0.2m	0.2m	0.1m
3	S	2.5m	1.4m	No	DGT2	ALIMPR	HD	No	0.2m	0.2m	0.1m
4	W	2.5m	2.8m	No	DGT2	ALIMPR	NC	No	3.0m	3.0m	0.1m
5	S	2.5m	2.8m	No	DGT2	ALIMPR	HD	No	3.0m	3.0m	0.1m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	S	2.5m	1.4m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.3m	0.0m
3	S	2.5m	1.4m	0.0m	0.0m	0.0m	0.0m	0.3m	0.0m	0.6m	0.0m
4	W	2.5m	2.8m	2.7m	3.0m	3.7m	-0.3m	0.0m	0.0m	3.0m	0.4m
5	S	2.5m	2.8m	0.0m	0.0m	0.0m	0.0m	3.4m	0.2m	3.4m	0.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban

Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	No
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

Insurance Certificates & Tax Invoice



TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

We, the undersigned Insurance Brokers acting on behalf of the Insured, hereby certify that the following described insurance is in force at this date.

TYPE OF INSURANCE: Professional Indemnity Insurance

INSURED: ACT Property Inspections Pty Ltd.

ADDRESS OF INSURED: Unit 1/33 Atree Court, Phillip ACT 2606, Australia.

POLICY NUMBER: B0507OE2600060

PERIOD: From: 30th March 2026 to: 30th March 2027
At 4pm Local Standard Time at the Principal Address of the Insured.

LIMIT OF LIABILITY: AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.

INSURERS: 100% Lloyd's of London

This letter is provided as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or a third party is excluded. This letter does not amend, extend, or alter the coverage afforded by the policy, nor does it purport to set out all of the policy terms, conditions and exclusions. The policy terms, conditions, limits, and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced to pay claims. We have no obligation to advise you of any changes which may be made to the policy or to advise you of their cancellation or termination.

Issued on behalf of Price Forbes & Partners



Adam Power
Executive Director



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Ashrafur Rahman
c218/1 Holborow Ave
DENMAN PROSPECT ACT 2611
AUSTRALIA

Invoice Date
22 Apr 2026

Invoice Number
INV-69741

Reference
C218/1 Holborow Avenue,
Denman Prospect ACT 2611

ABN
33 600 397 466

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
Energy Efficiency Report	1.00	348.26	10%	348.26
			Subtotal	390.17
			TOTAL GST 10%	34.83
			TOTAL AUD	425.00

Due Date: 7 May 2026

Payment Terms: 7 Day Account

Please pay within the payment terms to avoid an admin fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Direct Deposit

BSB: 012084

Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques - please make payable to ACT Property Inspections Pty Ltd

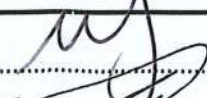
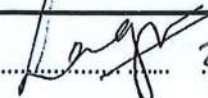
[View and pay online now](#)


Australian Capital Territory
Residential Tenancy Agreement


THE SCHEDULE

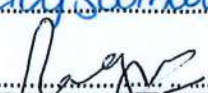
Each item to be
Initialled by tenants

Item 1	Date of this agreement 20 November 2024	ME SS
Item 2	Lessor/s: Ashrafur Rahman	ME SS
Item 3	Lessor's Licensed Agent: Trebbin Pty Ltd TA LJ Hooker Canberra City ABN 81 614 829 047	ME SS
Item 4	Tenant(s) (Jointly & Severally) Matthew Paul Edwards & Shelby Angelina Southwell	ME SS
Item 5	The Premises Address C218/1 Holborow Avenue, 'Boulevard' DENMAN PROSPECT, ACT, 2611 Block 11 Section 75 Division DENMAN PROSPECT Unit C218 Unit Plan The address for service of documents Notices of any other documents may be delivered in person or by post to the lessor at: - Level 1, 182-200 City Walk, CANBERRA ACT 2601 or; - Email: pmadmin@ljhcanberracity.com.au Notices or any other documents may be delivered in person or by post to the tenant/s at: - the premises to be let under this agreement or; The following email address/es: Matthew Paul Edwards – mattunknown1@gmail.com Shelby Angelina Southwell – beee.wells21@gmail.com	ME SS
Item 6	Maximum Number of Persons Permitted is Two Adults Only	ME SS
Item 7	Fixed Term: Fifty Two Weeks Commencing on: 2nd December 2024 Concluding on: 30th November 2025 On conclusion of the fixed term a periodic tenancy is accepted with notice to vacate being given three weeks in writing to the agent.	ME SS
Item 8	Rent is \$510.00 per week , payable at the rate of \$1,020.00 per fortnight payable in advance on the Monday of each fortnight commencing on 2/12/2024	ME SS
Item 9	Rent is to be paid by: Cheque direct to the office of LJ Hooker Canberra City or via Bpay Billor Code: 392183 Reference Number: 1042845	ME SS
Item 10	Security Bond \$2,040.00 is to be paid to the BPAY details in Item 9 upon signing this agreement. This will be lodged with the ACT Office of Rental Bonds by LJ Hooker Canberra City on your behalf.	ME SS
Item 11	Minimum Standards Ceiling Insulation: The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.	ME SS
Item 12	Trades person. As per attached standard form list	ME SS
Item 13	The Premises are provided: Unfurnished as stipulated in inventory and condition report.	ME SS

SIGNED by the LESSOR  In the presence of:  **22/11/24**

SIGNED by the TENANT  TENANT **Matthew Edwards** **22/11/24**

TENANT  TENANT **Shelby Southwell** **22/11/24**

In the presence of:  **22/11/24**

EMERGENCY TRADESPEOPLE

STORM DAMAGE	SES	13 25 00
PLUMBING	ICON Water (Supply, Storm water)	02 6248 3111
	JML Plumbing	0431 445 094
ELECTRICAL	Maritex Commercial	0412 557 155
LOCKSMITH	Googong Locksmiths	0408 004 916
	Night & Day Locksmiths	0419 424 948
GLASS REPLACEMENTS	Discount Glass	02 6253 1099
	O'Brien's Glass	1800 815 016
GAS	ActewAGL	13 11 93
	JML Plumbing	0431 445 094
TREE SURGEONS	ACT Tree Felling	0417 492 760
CARPET/FLOODING	Morgans	1300 362 911
HEATING/COOLING	Advanced AC Solutions	0478 836 242
	The Climate Doctor	02 6260 2044
STEIBEL Hot Water Systems Only	Hot Water Services	0410 377 577

Urgent repairs

60 The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:

- (a) a burst water service;
- (b) a blocked or broken lavatory system;
- (c) a serious roof leak;
- (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm or fire damage;
- (h) a failure of gas, electricity or water supply to the premises;
- (i) the failure of a refrigerator supplied with the premises;
- (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating, cooling or laundering;
- (k) a fault or damage that causes the residential premises to be unsafe or insecure;
- (l) a fault or damage likely to cause injury to person or property;
- (m) a serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

Tenant may authorise urgent repairs in certain circumstances

61 If the lessor (or the lessor's nominee) cannot be contacted or fails to effect the urgent repairs within a reasonable time, the tenant may arrange for urgent repairs to be effected to a maximum value of up to 5% of the rent of the property over a year.

Please refer to your tenancy agreement for the full version of the emergency repair clauses.

AE SS

Standard residential tenancy terms

Residential Tenancies Act 1997 R76 Effective: 01/04/23

Lessor and tenant must comply with terms of tenancy agreement

- 1 (1) This tenancy agreement is made under the *Residential Tenancies Act 1997* (the Residential Tenancies Act).
2 (2) The lessor and the tenant may agree to add additional clauses to the tenancy agreement but they must not
3 be inconsistent with, or modify, existing clauses (except if permitted by the Act).
4 By signing this tenancy agreement, the lessor and the tenant agree to be bound by its terms during the
5 period of the tenancy it creates.
6 A party to this tenancy agreement cannot contract out of it or out of the provisions of the Residential
7 Tenancies Act, except as provided in that Act.
8 A fixed term tenancy must be for the single period specified in the tenancy agreement.
9 A periodic tenancy includes a tenancy that is not specified to be for a fixed term, including such a tenancy
10 which commences on the expiration of a fixed term tenancy.
11 A reference in this tenancy agreement to a notice to vacate and a notice of intention to vacate is taken to
12 be a reference to a termination notice under the Residential Tenancies Act.

Costs and procedures for establishing tenancy agreement

- 7 The lessor bears the cost of preparation and execution of this tenancy agreement.
8 The tenant is responsible for any legal costs that the tenant incurs in relation to preparation and execution
9 of this tenancy agreement.
10 The lessor must give a copy of the proposed tenancy agreement to the tenant before the commencement
11 of the tenancy.
12 The tenancy agreement must be signed by the tenant and by the lessor (or by their authorised agents).
13 The lessor must give a copy of the tenancy agreement, signed by each party, to the tenant as soon as
14 possible after it has been signed by each party, but no later than 3 weeks after the tenant has returned a
15 signed copy.
16 If the lessor does not return the tenancy agreement to the tenant, as provided by clause 11, the tenancy
17 agreement has full effect in the terms signed by the tenant on occupation of the premises or acceptance of
18 rent.

Information

- 13 (1) The lessor must provide to the tenant a copy of an information booklet about residential tenancies
14 authorised by the director-general before the commencement of this agreement.
15 (2) If it is not possible to provide the tenant with a booklet, the lessor must inform the tenant of the booklet
16 and where it may be obtained.
17 (3) If the premises are a unit within the meaning of the *Unit Titles Act 2001*, the lessor must give the tenant a
18 copy of the owners corporation's rules before the commencement of this agreement.

Bond and condition report

Maximum bond

- 14 Payment of a bond is not necessary unless required by the lessor.
15 Only 1 bond is payable for the tenancy created by this tenancy agreement.
16 The amount of the bond must not exceed the amount of 4 weeks rent.

Lodgment of the bond with the Office of Rental Bonds

- 17 If the lessor requires a bond, the bond must be lodged with the Office of Rental Bonds.
18 Either party may lodge the bond with the Office of Rental Bonds.

If the lessor and tenant agree that the tenant is to lodge the bond

- 19 If the parties agree that the tenant is to lodge the bond, the following applies:
20 (a) the tenant, or the lessor on the tenant's behalf, must complete the bond lodgment form provided by
the Office of Rental Bonds and lodge the form with the Office;
(b) the tenant must lodge the bond with the Office of Rental Bonds in the way permitted by the Office;
(c) the lessor may require lodgment of the bond before the lessor gives possession of the premises to
the tenant and if this is the case, the tenant must be able to take possession of the premises and
receive the keys to the premises as soon as the tenant provides the lessor with evidence of lodgment
of the bond or the Office of Rental Bonds notifies the lessor that the bond was received by the
Office.

If the lessor is to lodge the bond

- 20 If the lessor is to lodge the bond, the following applies:
(a) on receiving the bond, the lessor must give the tenant a receipt for the bond;
(b) the lessor must complete the bond lodgment form provided by the Office of Rental Bonds and lodge
the form with the Office;

16 25

Note Under the *Electronic Transactions Act 2001*, s 8 (1), information required to be in writing may be given electronically in certain circumstances.

- (c) the lessor must lodge the bond with the Office of Rental Bonds in the way permitted by the Office within—
- (i) the later of 2 weeks after receiving the bond and the commencement of the tenancy; or
 - (ii) if the lessor's real estate agent lodges the bond—the later of 4 weeks after receiving the bond and the commencement of the tenancy.

Condition Report

- 21 (1) Within 1 day of the tenant taking possession of the premises, the lessor must give 2 copies of a condition report completed by the lessor to the tenant.
- (2) The condition report must be on, or to the effect of, the condition report form published by the Territory.
- 22 (1) The tenant must examine the report and indicate on the report the tenant's agreement or disagreement with the items.
- (2) Within 2 weeks after the day the tenant receives the report, the tenant must return 1 copy of the report to the lessor, signed by the tenant and indicating the tenant's agreement or disagreement with the report or parts of the report.
- 23 The lessor must keep the condition report for a period of not less than 1 year after the end of the tenancy.

End of tenancy—inspection and condition report

- 23A (1) At the end of the tenancy, an inspection of the premises must be carried out in the presence of the lessor and tenant.
- (2) A condition report based on the inspection must be completed in the presence of, and signed by, the lessor and tenant.
- (3) A party may complete and sign a condition report in the absence of the other party if the party has given the other party a reasonable opportunity to be present when the report is completed and signed.

Rent and other charges

Rent and bond only as payment for the tenancy

- 24 The lessor must not require any payment other than rent or bond for the following:
- (a) the granting, extension, transfer or renewal of a tenancy or subtenancy;
 - (aa) consenting to—
 - (i) a person becoming a co-tenant; or
 - (ii) a co-tenant stopping being a party to the tenancy agreement;
 - (b) vacating of premises;
 - (c) obtaining a key to the premises;
 - (d) information on the availability of tenancies.

Holding deposits

- 25 The Residential Tenancies Act prohibits the taking of holding deposits.

Payment of rent

- 26 (1) The tenant must pay the rent on time.
- (2) The tenant must not use the bond money to pay the rent for the last weeks of the tenancy.
- (3) The tenant and the lessor may agree to change the way rent is paid (including, for example, where the rent is paid or whether it is to be paid into a nominated bank account or whether it is to be paid in person).
- (4) The tenant and lessor may agree that rent is to be paid electronically.
- 27 The lessor must not require the tenant to pay rent by postdated cheque.

Maximum rent in advance

- 28 The lessor must not require an amount of rent paid in advance greater than 2 weeks or a longer period nominated by the tenant.

Rent receipts

- 29 If rent is paid in person to the lessor or a real estate agent, a receipt must be given at that time.
- 30 In other circumstances where rent is paid to the lessor, a receipt must be provided or sent by post within 1 week of its receipt.
- 31 (1) A receipt for payment of rent must specify the amount paid.
- (2) A receipt should specify the following:
- (a) the date of payment;
 - (b) the period in relation to which the payment is made;
 - (c) the premises in relation to which the payment is made;
 - (d) whether the payment is for bond or rent.
- (3) If these particulars are not included in the receipt, the lessor must provide this information to the tenant within 4 weeks of a request by the tenant.
- 32 A receipt is not required if the rent is paid by the tenant directly into an account nominated by the lessor or real estate agent.

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Rent records

- 33 (1) The lessor must keep, or cause to be kept, records of the payment of rent.
(2) Those records must be retained for a period of not less than 12 months after the end of the tenancy.

Increase in rent

- 34 The amount of rent must not vary from period to period except as provided by this tenancy agreement and the Residential Tenancies Act.
- 35 The rent may not be increased at intervals of less than 12 months from either the beginning of the tenancy agreement for the first increase, or after that, from the date of the last increase.
- 36 (1) This clause applies if—
(a) the housing commissioner is the lessor under this tenancy agreement; and
(b) the commissioner has decided to increase the rent after a review of rent under the *Housing Assistance Act 2007*, section 23.
- (2) Despite clause 35, the housing commissioner may increase the rent.
- (3) However, if a previous review of rent has been undertaken, the increase under subclause (2) must not take effect earlier than 1 year after the date the last rent increase for the premises took effect.
- 37 The restriction on increase in rent applies provided the identity of at least 1 of the tenants who occupy the premises remains the same as at the time of the last increase.

Review of excessive rent increases

- 38 The lessor must give the tenant 8 weeks written notice of intention to increase the rent and include in the notice the amount of the increase, and the date when it is proposed to increase the rent.
- 39 (1) The tenant may apply in writing to the tribunal for review of an excessive increase in rent (time limits for applying and the meaning of excessive is set out in the Residential Tenancies Act).
(2) On such application being made, no increase in rent is payable until so ordered by the tribunal.
- 40 If the tenant remains in occupation of the premises without applying to the tribunal for review, the increase in rent takes effect from the date specified in the notice.
- 41 If the tenant wishes to vacate the premises before the increase takes effect, the tenant must give 3 weeks notice to the lessor.

Lessor's costs

- 42 The lessor is responsible for the cost of the following:
(a) rates and taxes relating to the premises;
(b) services for which the lessor agrees to be responsible;
(c) services for which there is not a separate metering device so that amounts consumed during the period of the tenancy cannot be accurately decided;
(d) all services up to the time of measurement or reading at the beginning of the tenancy;
(e) all services after reading or measurement at the end of the tenancy providing the tenant has not made any use of the service after the reading.
- 43 (1) The lessor must pay for any physical installation of services (eg water, electricity, gas, telephone line).
(2) The tenant is responsible for the connection of all services that will be supplied in the tenant's name.
- 44 The lessor must pay the annual supply charge associated with the supply of water or sewerage.
- 45 If the premises are a unit under the *Unit Titles Act 2001*, the lessor is responsible for all owners corporation charges.

Tenant's costs

- 46 The tenant is responsible for all charges associated with the consumption of services supplied to the premises, including electricity, gas, water and telephone.
- 47 The tenant is not required by the lessor to connect or continue a telephone service.

Reading of metered services

- 48 (1) The lessor is responsible for undertaking or arranging all readings or measurement of services, other than those that are connected in the name of the tenant.
(2) The lessor must provide the tenant with an opportunity to verify readings and measurements.
- 49 If the lessor does not arrange reading or measurement of a service connected in the name of the lessor by the day after the date of expiry of notice to vacate given in accordance with this tenancy agreement or the Residential Tenancies Act, the lessor is be responsible for payment of the unread or unmeasured service after the date of the last reading or measurement.
- 50 (1) If the tenant vacates the premises without giving notice before departure, the lessor must arrange a reading or measurement of services connected in the lessor's name within a reasonable time of the lessor becoming aware of the departure of the tenant.
(2) The tenant is responsible for payment of services to the date of that reading or measurement.

Tenant's use of the premises without interference

- 51 The lessor guarantees that there is no legal impediment to the use of the premises for residential purposes by the tenant.
- 52 The lessor must not cause or permit any interference with the reasonable peace, comfort or privacy of the tenant in the use by the tenant of the premises.

MG SS

53 Unless otherwise agreed in writing, the tenant has exclusive possession of the premises, as described in the agreement, from the date of commencement of the tenancy agreement provided for in the agreement.

Lessor to install and maintain smoke alarms

Lessor to install and maintain smoke alarms

- 53A
- (1) The lessor must install and maintain smoke alarms in the premises.
 - (2) The installation of the smoke alarms must comply with the requirements prescribed by regulation for the Residential Tenancies Act, section 11B.

Lessor to make repairs

Lessor to provide premises in a reasonable state at the start of the tenancy

- 54
- (1) At the start of the tenancy, the lessor must ensure that the premises, including furniture, fittings and appliances (unless excluded from the tenancy agreement), are—
 - (a) fit for habitation; and
 - (b) reasonably clean; and
 - (c) in a reasonable state of repair; and
 - (d) reasonably secure.
 - (2) An exclusion must be in writing and may, but need not, be included in the tenancy agreement (if in writing).
 - (3) The lessor or the tenant may change locks (at their own cost unless otherwise agreed) with the agreement of the other party (which will not be unreasonably withheld).
 - (4) The lessor or the tenant may change locks (at their own cost) in an emergency without the agreement of the other party.
 - (5) If the tenant, or a person living at the premises, is a protected person in relation to an interim or final order made under the *Family Violence Act 2016* or the *Personal Violence Act 2016*, the tenant or person may change locks (at their own cost) without the agreement of the other party.
 - (6) If a lock is changed, a copy of the key to the changed lock must be provided to the other party as soon as possible unless doing so would affect the safety of a protected person.

Lessor to make repairs

- 55
- (1) The lessor must maintain the premises in a reasonable state of repair having regard to their condition at the commencement of the tenancy agreement.
 - (2) The tenant must notify the lessor of any need for repairs.
 - (3) This section does not require the tenant to notify the lessor about anything that an ordinary tenant would reasonably be expected to do, for example, changing a light globe or a fuse.
- 56 The lessor is not obliged to repair damage caused by the negligence or wilful act of the tenant.
- 57 Subject to clause 55, the lessor must make repairs, other than urgent repairs, within 4 weeks of being notified of the need for the repairs (unless otherwise agreed).

Repairs in unit title premises

- 58 If the premises are a unit under the *Unit Titles Act 2001*, and the tenant's use and enjoyment of the premises reasonably requires repairs to the common property, the lessor must take all steps necessary to require the owners corporation to make the repairs as quickly as possible.

Urgent repairs

- 59 The tenant must notify the lessor (or the lessor's nominee) of the need for urgent repairs as soon as practicable, and the lessor must, subject to clause 82, carry out those repairs as soon as necessary, having regard to the nature of the problem.
- 60 The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:
- (a) a burst water service;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm or fire damage;
 - (h) a failure of gas, electricity or water supply to the premises;
 - (i) the failure of a refrigerator supplied with the premises;
 - (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating, cooling or laundering;
 - (k) a fault or damage that causes the residential premises to be unsafe or insecure;
 - (l) a fault or damage likely to cause injury to person or property;
 - (m) a serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

MG 8

Tenant may authorise urgent repairs in certain circumstances

- 61 If the lessor (or the lessor's nominee) cannot be contacted, or fails to effect the urgent repairs within a reasonable time, the tenant may arrange for urgent repairs to be effected to a maximum value of up to 5% of the rent of the property over a year.
- 62 The following procedures apply to urgent repairs arranged by the tenant:
- (a) the repairs arranged by the tenant must be made by the qualified tradesperson nominated by the lessor in the tenancy agreement;
 - (b) if the lessor has not nominated a tradesperson, or the nominated tradesperson cannot be contacted or is otherwise unavailable—the repairs must be performed by a qualified tradesperson of the tenant's choosing;
 - (c) if the repairs are arranged by the tenant in accordance with these procedures—the lessor is liable for the cost of repairs and the tradesperson may bill the lessor direct;
 - (d) if the tenant does not act in strict compliance with this clause—the tenant is personally liable for the cost of any urgent repairs arranged by the tenant.

Premises must comply with minimum housing standards

- 62A The lessor must ensure the premises comply with the minimum housing standards applying to the premises.

Note A regulation may prescribe minimum housing standards for premises, including in relation to physical accessibility, energy efficiency, safety and security, sanitation or amenity (see Residential Tenancies Act, s 19A (1)).

Tenant to look after the premises

The tenant must take reasonable care of the premises and keep the premises reasonably clean

- 63 During the tenancy, the tenant must—
- (a) not intentionally or negligently damage the premises or permit such damage; and
 - (b) notify the lessor of any damage as soon as possible; and
 - (c) take reasonable care of the premises and their contents, and keep them reasonably clean, having regard to their condition at the time of the commencement of the tenancy and the normal incidents of living.

- 63A The tenant must replace the battery in a smoke alarm installed in the premises whenever necessary.

- 64 The tenant must leave the premises—

- (a) in substantially the same state of cleanliness, removing all the tenant's belongings and any other goods brought onto the premises during the duration of the tenancy agreement; and
- (b) in substantially the same condition as the premises were in at the commencement of the tenancy agreement, fair wear and tear excepted.

- 65 The lessor must not require the tenant to make alterations, improvements or renovations to the premises.

Tenant of unit to comply with owners corporation's rules

- 66 (1) If the premises are a unit under the *Unit Titles Act 2001*—
- (a) the tenant must comply with the owners corporation's rules and with any notice served in accordance with the rules; but
 - (b) need not comply with the rules to the extent that they are inconsistent with the standard residential tenancy terms in this agreement.
- (2) However, if the owners corporation's rules include a rule about keeping animals in the unit, the tenant must comply with the rule.

Tenant must make no alterations and must not add any fixtures or fittings without the consent of lessor

- 67 (1) The tenant must not, without the lessor's written consent, make any renovation, alteration or addition to the premises (time limits for the lessor to refuse consent to special modifications are set out in the Residential Tenancies Act).
- (2) The lessor may give consent subject to a reasonable condition, including a requirement that the tenant use a suitably qualified tradesperson to undertake—
- (a) the renovation, alteration, or addition; and
 - (b) any restoration at the end of the tenancy.
- (3) Unless otherwise agreed, the tenant is liable for the cost of any renovation, alteration or addition to the premises.
- (4) Unless otherwise agreed, at the end of the tenancy the tenant is responsible for restoring the premises to substantially the same condition as the premises were in at the commencement of the residential tenancy agreement, fair wear and tear excepted.
- (5) The lessor and tenant may agree that any renovation, alteration or addition to the premises remains in place at the end of the residential tenancy agreement.
- 68 (1) The tenant must not add any fixtures or fittings to the premises without the consent of the lessor.
- (2) The lessor's consent must not be unreasonably withheld.
- (3) The tenant must make good any damage to the premises on removal of any fixtures and fittings.

- (4) Any fixtures or fittings not removed by the tenant before the tenant leaves the premises becomes the property of the lessor.

Tenant must not use the premises for illegal purposes and must not disturb the neighbours

69 Unless otherwise agreed in writing, the tenant must only use the premises for residential purposes.

70 The tenant must not:

- (a) use the premises, or permit them to be used, for an illegal purpose; or
Note The ACAT must not make a termination and possession order for a breach of this term unless satisfied of certain matters (see Residential Tenancies Act, s 48 (3) and (4)).
- (b) cause or permit nuisance; or
- (c) interfere, or permit interference, with the quiet enjoyment of the occupiers of nearby premises.

71 The tenant must not leave the premises vacant for more than 3 weeks without notifying the lessor.

Tenant must not sell, dispose of, or sublet tenancy without consent of lessor

- 72 (1) The tenant must not assign or sublet the premises or any part of them without the written consent of the lessor.
- (2) Consent may be given at any time.
- (3) No rights in relation to the premises may be created in any third party before consent is obtained from the lessor.

Co-tenant may leave tenancy agreement

- 72A (1) A co-tenant may stop being a party to the tenancy agreement—
- (a) with the consent of the lessor and each remaining co-tenant under the agreement; or
- (b) by order of the tribunal under the Residential Tenancies Act, section 35G (1) (a) or (d).
- (2) The co-tenant must seek the consent of the lessor and each remaining co-tenant—
- (a) by notice in writing; and
- (b) at least 21 days before the day the co-tenant intends to stop being a party to the tenancy agreement (time limits for the lessor or each remaining co-tenant to refuse consent are set out in the Residential Tenancies Act).
- (3) If consent is given to the co-tenant to stop being a party to the tenancy agreement—
- (a) the agreement continues between the lessor and the remaining co-tenants; and
- (b) the tenant's rights and obligations under the agreement end.

Becoming a new co-tenant to existing tenancy agreement

- 72B (1) Another person may become a co-tenant under the tenancy agreement—
- (a) with the consent of the lessor and each other co-tenant; or
- (b) under the Residential Tenancies Act, section 35D.
- (2) An existing tenant must seek the consent of the lessor and any other co-tenant—
- (a) by notice in writing; and
- (b) at least 14 days before the day the person wants to become a co-tenant (time limits for the lessor or each other co-tenant to refuse consent are set out in the Residential Tenancies Act).
- (3) If the person becomes a co-tenant—
- (a) the agreement continues with the person becoming a co-tenant with the existing co-tenants; and
- (b) the existing co-tenants must give the person a copy of the condition report for the premises not later than the day after the person becomes a co-tenant.
- (4) This clause does not apply to a tenancy agreement in relation to a social housing dwelling or crisis accommodation.

Tenant may be responsible for damage or other breach of tenancy agreement by visitors or guests

73 The tenant is personally responsible for the actions or omissions of visitors, guests or other people on the premises if:

- (a) the action or omission would if performed by the tenant have constituted a breach of this tenancy agreement; and
- (b) the person is on the premises with the permission of the tenant.

74 The tenant is not personally responsible for the actions or omissions of a person who is on the premises:

- (a) at the request of the lessor; or
- (b) to assist the lessor perform any of the duties of the lessor under this tenancy agreement (whether at the request of the lessor or the tenant); or
- (c) without the consent of the tenant.

Keeping animals on premises

- 74A (1) The tenant may keep an animal, or allow an animal to be kept, on the premises.
- (2) The residential tenancy agreement may require the tenant to obtain the lessor's prior written consent to keep an animal, or allow an animal to be kept, on the premises (time limits for the lessor to refuse consent are set out in the Residential Tenancies Act).

74B The tenant is responsible for any repairs or additional maintenance to the premises required as a consequence of keeping an animal on the premises.

M6 SS

Lessor's access to premises

Lessor cannot enter premises except as provided in tenancy agreement

- 75 (1) The lessor must not require access to the premises during the tenancy except as provided by the law, this tenancy agreement, the Residential Tenancies Act, or an order of the tribunal.
- (2) The tenant may permit access to the premises by the lessor at any time.
- (3) If requested, the lessor or the lessor's agent must provide identification to the tenant.
- 76 The lessor must not have access to the premises—
- (a) on Sundays; or
- (b) on public holidays; or
- (c) before 8 am and after 6 pm;
- other than—
- (d) for the purpose of carrying out urgent repairs or for health or safety reasons in relation to the premises; or
- (e) with the consent of the tenant.

Access in accordance with tenancy agreement

Routine inspections

- 77 The lessor may inspect the premises twice in each period of 12 months following the commencement of the tenancy.
- 78 In addition to the inspections provided for in the previous clause, the lessor may make an inspection of the premises—
- (a) within 1 month of the commencement of the tenancy; and
- (b) in the last month of the tenancy.
- 79 (1) The lessor must give the tenant 1 week written notice of an inspection.
- (2) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the tenant and of the lessor (or their agents).
- (3) If the parties are unable to agree on an appropriate time, the lessor or the tenant may apply to the tribunal for an order permitting access at a specified time.

Access for purchasers and new tenants

- 80 The tenant must permit reasonable access to the premises during the period of 3 weeks before the end of the tenancy, on the lessor giving 24 hours notice, to allow inspection of the premises by prospective tenants.
- 81 The tenant must permit reasonable access to the premises, on the lessor giving 48 hours notice, to allow inspection of the premises by prospective purchasers of the premises, but only if—
- (a) the lessor intends to sell the premises; and
- (b) the lessor has previously notified the tenant in writing of the lessor's intention to sell.
- 81A (1) The tenant must not unreasonably refuse an inspection of the premises by a prospective purchaser.
- (2) However, a tenant is not required to agree to more than 2 inspections a week.
- (3) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the tenant and of the lessor (or their agents).
- (4) If the parties are unable to agree on an appropriate time, the lessor or the tenant may apply to the tribunal for an order permitting access at a stated time.

Access for making or inspecting repairs or complying with minimum housing standards

- 82 (1) On giving the tenant 1 week's notice (or such other agreed period), the lessor may enter the premises at a reasonable time, taking into account the interests of the tenant and the lessor, for the purpose of—
- (a) making or inspecting repairs; or
- (b) inspecting the premises to ensure the premises comply with the minimum housing standards; or
- (c) undertaking work, or inspecting work undertaken, to ensure the premises comply with the minimum housing standards.
- (1A) However, the lessor must only enter premises for the purpose of an inspection, making repairs or undertaking work (the activity) if, taking into account the nature of the activity, it is reasonable and necessary to do so.
- (2) For urgent repairs, the lessor must give reasonable notice and enter the premises at a reasonable time having regard to the interests of the tenant and the lessor.

Notice to vacate by lessor

- 83 A notice to vacate must be in writing, in the form required by the Residential Tenancies Act, and must include the following information:
- (a) the address of the premises;
- (b) the ground(s) on which the notice is issued, together with sufficient particulars to identify the circumstances giving rise to the ground(s);
- (c) that the lessor requires the tenant to vacate the premises by the expiry of the required notice period and that the tenancy ends on the day that the tenant vacates the premises.

MG SS

Notice of intention to vacate by tenant

- 84 (1) If the tenant serves a notice of intention to vacate and vacates the premises in accordance with the notice, the tenancy terminates on the date of vacating the premises.
- (2) On receiving a notice of intention to vacate, the lessor may—
- (a) accept the notice and accept that the tenancy ends on the date nominated in the notice; or
 - (b) apply to the tribunal for confirmation of the tenancy agreement, an order for compensation or both.
- 85 The notice of intention to vacate must be in the same form and contain the same information as a notice to vacate from the lessor except the notice must contain the statement that the tenant intends to vacate the premises on a certain date and the tenancy terminates on that date.

Termination where premises are not fit for habitation

- 86 (1) The lessor or the tenant may, by written notice, terminate the tenancy on a date specified in the notice on the following grounds:
- (a) the premises are not fit for habitation;
 - (b) the premises are not available or will not be available because of Government action within a period of 4 weeks of the date that notice is given.
- (2) However, a lessor or tenant must not terminate the tenancy under subclause (1) only because the lessor has failed to comply with the minimum housing standards applying to the premises.
- Note* A tenant may apply to the ACAT to terminate the tenancy if the lessor fails to comply with the minimum housing standards (see Residential Tenancies Act, s 46AA).
- 87 (1) In either case the lessor must give not less than 1 week's notice of termination of the tenancy, and the rent abates from the date that the premises are uninhabitable.
- (2) The tenant may give 2 days notice of termination of the tenancy.
- (3) If neither the lessor nor the tenant give notice of termination of the tenancy, the rent abates for the period that the premises are unable to be used for habitation, but the tenancy resumes when they are able to be used again.

Termination of tenancy by tenant

Termination on or after end of fixed term

- 88 (1) The tenant may give notice to terminate a periodic tenancy by giving the lessor not less than 3 weeks notice of the date when the tenant intends to vacate the premises.
- (2) The tenancy ends on the date specified by the tenant.
- 89 (1) The tenant may give notice to terminate a fixed term tenancy at or after the end of the tenancy by giving 3 weeks notice of the date when the tenant intends to vacate the premises.
- (2) The tenancy ends on the date specified by the tenant.

Termination for breach by lessor

- 90 If the lessor breaches the tenancy agreement, and the tenant wishes to terminate the tenancy agreement, the tenant may either—
- (a) apply to the tribunal for an order terminating the tenancy; or
 - (b) give the lessor written notice of intention to terminate the tenancy, in accordance with clause 91.
- 91 If the tenant decides to proceed by way of notice to the lessor, the following procedures apply:
- (a) the tenant must give the lessor a written notice that the lessor has 2 weeks to remedy the breach if the breach is capable of remedy;
 - (b) if the lessor remedies the breach within that 14-day period—the tenancy continues;
 - (c) if the lessor does not remedy the breach within the time specified in the notice, or if the breach is not capable of remedy—the tenant must give 2 weeks notice of intention to vacate;
 - (d) the tenancy agreement terminates on the date specified by the tenant;
 - (e) rent is payable to the date specified in the notice or to the date that the tenant vacates the premises, whichever is the later;
 - (f) if the lessor remedies the breach during the period of the notice of intention to vacate—the tenant, at the tenant's option, may withdraw the notice or may terminate the tenancy agreement on the date specified in the notice by vacating the premises on that date.

Termination of tenancy by lessor

Termination for failure to pay rent

- 92 The tribunal may order the termination of the tenancy and eviction of the tenant on the ground of nonpayment of rent in the following circumstances:
- (a) rent has been unpaid for 1 week. The first day of this period concludes at midnight on the day when the unpaid rent was due;
 - (b) the lessor has served a notice to remedy on the tenant for the failure to pay the rent, being a notice—
 - (i) served not earlier than 1 week after the day when the rent was due; and

- (ii) containing a statement that if the tenant pays the rent outstanding to the date of payment within 7 days of the date of service of the notice to remedy, no further action must be taken and the tenancy continues;
- (c) if all rent is not paid within 1 week of the date of service of the notice to remedy—the lessor may then serve a notice to vacate on the tenant requiring the tenant to vacate the premises within 2 weeks of service of the notice to vacate;
- (d) no earlier than the date when the notice to vacate is served, the lessor may apply to the tribunal for an order terminating the tenancy and evicting the tenant;
- (e) the tribunal hearing of the application to terminate and evict must not be earlier than the end of the period specified in the notice to vacate;
- (f) during any tenancy in which the lessor has previously issued 2 notices to remedy, the lessor may serve a notice to vacate 1 week after the day when the rent has fallen due without serving a notice to remedy.

Termination of tenancy for breach other than nonpayment of rent

93 The tribunal may order the termination of the tenancy and eviction of the tenant on the ground of breach of the tenancy agreement in the following circumstances:

- (a) the lessor must serve a written notice requiring the tenant within 2 weeks after the day of service to remedy the breach if it is capable of remedy;
- (b) if the breach is not remedied within 2 weeks after the day of service or if the breach is not capable of remedy—the lessor must give a notice to vacate the premises within 2 weeks after the date of service of the notice to vacate;
- (c) if the tenant does not vacate the premises within the period of 2 weeks after the date of service of a notice to vacate—the lessor may apply to the tribunal for an order terminating the tenancy and for the eviction of the tenant;
- (d) if the tenant breaches the terms of the tenancy on 3 occasions on any ground—on the 3rd occasion the lessor may serve a notice to vacate and need not give the tenant 2 weeks to remedy the breach.

Termination of periodic tenancy

96 (1) For a periodic tenancy, the lessor may give the tenant—

- (a) if the lessor genuinely intends to live in the premises—8 weeks notice to vacate; or
- (b) if the lessor genuinely believes the lessor's immediate relative intends to live in the premises—8 weeks notice to vacate; or
- (c) if the lessor genuinely believes an interested person intends to live in the premises—8 weeks notice to vacate; or
- (d) if the lessor genuinely intends to sell the premises—8 weeks notice to vacate; or
- (e) if the lessor genuinely intends to reconstruct, renovate or make major repairs to the premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the tenant living in the premises—12 weeks notice to vacate; or
- (f) if the lessor genuinely requires the premises for a lawful use other than as a home—26 weeks notice to vacate.

- (2) A notice to vacate under this clause must be accompanied by written evidence supporting the lessor's reason for the notice.

Examples—written evidence

statutory declaration, development application, quotes from a tradesperson for renovations, notice of decision from the housing commissioner

- (3) In this clause:

immediate relative, of the lessor, means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.

interested person, for a lessor, means a person who is not an immediate relative of the lessor but who has a close family or personal relationship with the lessor and who has a reasonable expectation arising from that relationship that the lessor would provide accommodation for the person.

- 97 (1) If a tenant is required to vacate the premises in accordance with clause 96, the tenant may vacate the premises at any time during the 2 weeks before the date specified in the notice to vacate provided the tenant gives the lessor 4 days notice of intention to vacate.
- (2) In this case, the tenancy terminates on the date that the tenant vacates the premises.

Notices of address for service

- 98 (1) At the commencement of the tenancy, the lessor and the tenant must each give an address for service of notices.
- (2) If the address changes during the tenancy, the lessor or tenant must advise the other party of the new address for service within 2 weeks of the change.

99 On vacating the premises, the tenant must advise the lessor of a forwarding address.

100 If 2 or more people share a tenancy, except where this agreement otherwise provides, they do so as co-tenants.

TENANT CHECKLIST

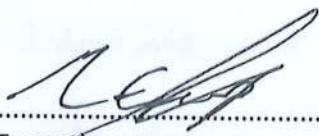
DATE: **20 November 2024**

LESSOR: **Ashrafur Rahman**

TENANT(S): **Matthew Paul Edwards & Shelby Angelina Southwell**

PROPERTY: **C218/1 Holborow Avenue, 'Boulevard' DENMAN PROSPECT, ACT, 2611**

- I/We acknowledge that I/We have been informed that I can obtain a copy of THE RENTING BOOK from the Office of Fair Trading (ACT Revenue) , or at https://www.justice.act.gov.au/__data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf
- I/We have been given sufficient time to read the Residential Agreement
- Copy of Inventory & Condition Report for your completion and return within 14 days upon receipt of keys
- List of "Emergency" Trades people
- I/We hereby give permission for L J Hooker Canberra City to release my/our phone number/s and contact details to tradesman and valuers in the event of an emergency, work needing to be carried out or the landlord requesting a valuation of the property.
- I/We have been informed that we must carry our own content insurance


.....
(Tenant)

Date: 22/11/24


.....
(Tenant)

Date: 22/11/24


.....
(Agent)

Date: 22/11/24

DATE: 20 November 2024
LESSOR: Ashrafur Rahman
TENANT(S): Matthew Paul Edwards & Shelby Angelina Southwell
PROPERTY: C218/1 Holborow Avenue, 'Boulevard' DENMAN PROSPECT, ACT, 2611

1. ADDITIONAL CLAUSE (Pet)

Keeping of Pets

The tenant(s) have not sought consent to keep any pets on the premises.

Should the tenant wish to have a pet in the future, consent must be sought in writing to the agent with a completed Pet Application form emailed to padmin@ljhcanberracity.com.au. If consent is provided, a Pet Addendum will be signed and added to this lease agreement. Please be aware that consent must be provided prior to any pets residing on the premises.


If you require any modifications to the property such as doggy doors, cat runs, fencing, aquarium etc, then a separate modification form will also need to be completed and submitted.


.....
(Tenant)


.....
(Tenant)


.....
(Tenant)


.....
(Tenant)


.....
(Agent)

Date: 20 / 11 / 24

DATE: 20 November 2024
LESSOR: Ashrafur Rahman
TENANT(S): Matthew Paul Edwards & Shelby Angelina Southwell
PROPERTY: C218/1 Holborow Avenue, 'Boulevard' DENMAN PROSPECT, ACT, 2611

2. ADDITIONAL CLAUSE: No Smoking

No smoking

All tenants and guests are prohibited from smoking inside the premises.

In units and complexes strata by-laws are to be adhered to in regard to smoking. By-laws may prohibit smoking on common property, or within the perimeter of the complex, including balconies.

Smoking is permitted outside (subject to strata by-laws where applicable) on the condition that the cigarette butts are disposed of safely and the area is kept neat and free of cigarette butts at all times and upon vacating all effects of smoking are to be removed from the property.

If smoke damage is detected in the property at a routine or final inspection, the tenants will be responsible to rectify resulting damage which could include deodorizing all carpets and window dressings and restoring all internal paintwork to the original condition at their cost. Smoke damage is not limited to smoking and may be as a result of burning other items such as candles or incense.


.....
(Tenant)

Matthew Edwards
.....
(Tenant)


.....
(Tenant)

Shelby Southwell
.....
(Tenant)


.....
(Agent)

Date: 22/11/24

DATE: 20 November 2024
LESSOR: Ashrafur Rahman
TENANT(S): Matthew Paul Edwards & Shelby Angelina Southwell
PROPERTY: C218/1 Holborow Avenue, 'Boulevard' DENMAN PROSPECT, ACT, 2611

3. ADDITIONAL CLAUSE: Property to be Sold

The tenant acknowledges the property may be offered for sale / Is currently advertised for sale.


The tenant agrees as per clause:

(81) The tenant must permit reasonable access to the premises, on the lessor giving 48 hours' notice, to allow inspection of the premises by prospective purchasers of the premises, but only if—

- (a) the lessor intends to sell the premises; and
- (b) the lessor has previously notified the tenant in writing of the lessor's intention to sell.

(81A) (1) The tenant must not unreasonably refuse an inspection of the premises by a prospective purchaser.


- (2) However, a tenant is not required to agree to more than 2 inspections a week.
- (3) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the tenant and of the lessor (or their agents).
- (4) If the parties are unable to agree on an appropriate time, the lessor or the tenant may apply to the tribunal for an order permitting access at a stated time.


.....
(Tenant)


.....
(Tenant)


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(Tenant)


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(Tenant)


.....
(Agent)

Date: 22 / 11 / 24

EXPLANATORY NOTES

BOND: The Tenant agrees, as per Clause 26(2) of the Standard residential tenancy terms, **NOT TO USE THE BOND FOR RENT** for the last weeks of the tenancy. The bond will be held by the ACT Office of Rental Bonds until all damage, cleaning, inventory replacements and breaches have been rectified, or a claim has been made on the bond.

LIGHTS, GLOBES, BATTERIES: The tenant agrees to be responsible for the replacement of all batteries, light globes, IXL tastic heat globes and any breakage or damage of glass during the tenancy as per clause 55(3) and 56 of the Standard residential tenancy terms

MODIFICATIONS TO THE PROPERTY:

Minor modifications are modifications that can be removed or undone so that the property can be restored to substantially the same condition as the property was in at the commencement of the agreement. This may include; picture hooks, installing a bathroom shelf, affixing blinds to a window, or planting a herb garden.

Special modifications are modifications made for one of the following reasons;

- For the safety of people on the property (e.g furniture anchors or child safety gates)
- To assist a tenant who has a disability (e.g ramps, safety rails) – the tenant must provide a written recommendation of a health practitioner in support of their request.
- To improve energy efficiency of the property
- To allow access to telecommunications services or
- For the security of the property or people on the property (e.g alarms or deadlocks)

Should you wish to make **any modifications** to the property the tenant must first seek consent from the lessor. We ask that you first complete a modification application that is emailed to pmadmin@ljhcanberracity.com.au to be passed onto the lessor of the property.

Should your application be approved, please be aware that the lessor may ask that you remove the modification at the end of the tenancy and that any remedial works that are required to ensure that the property is returned in the same condition as provided (as per your ingoing and condition report) will be the tenant's responsibility and cost. If approval is granted a modification addendum will need to be signed prior to works starting.

KEYS, LOCKS, SECURITY SWIPES & FOBS: The tenant agrees to replace any keys broken, lost or misplaced by them. In the event of a lock change by the tenant, the tenant will provide new keys to LJ Hooker, as soon as possible as per clause 54(6) of the Standard residential tenancy terms.

HOME BUSINESS: The tenant agrees not to operate a child minding, family day care service or any other business from the premises. The tenant must not grant a license or part via AirBnB or other third party with occupation of the premises, or a part of the premises to provide accommodation for a fee or other benefit, without, in each instance, obtaining the landlord's prior written consent which, if given, may be subject to reasonable conditions.

SMOKING & RECTIFYING SMOKE DAMAGE

Smoking is to be restricted to the outside of the premises at all times. If a body corporate building, smoking is to be restricted to the approved areas only. If smoke damage is detected in the property at a routine or final inspection, then the tenants will be responsible for deodorizing all carpets and window dressings and restoring all internal paintwork to the original condition at their cost. If smoke damage has been found as a result from burning other items other than cigarette smoking, such as candles or incense, the tenant will be responsible to rectify resulting damage which could include deodorizing all carpets and window dressings and restoring all internal paintwork to the original condition at their cost.

UTILITIES: The tenant understands that they are responsible for the connection of electricity (with the exception of tenancy agreements with a solar panel feed in tariff policy), gas and telephone to the property and that they are responsible for all usage charges associated with these services and the water consumption charges at the property.

PARKING: The tenant agrees not to park any vehicle on grassed areas. As well as causing damage to the area, parking on grassed areas is a fire hazard. Any damage caused by this action will result in the tenant being held responsible for the restoration of the damaged area as per clause 64 (b).

MAINTENANCE & EMERGENCY REPAIRS

The tenant agrees to report all maintenance in relation to the property to their property manager **AS SOON AS POSSIBLE** as per clause 55(1) of the Residential Tenancies Agreement Standard Terms in writing via the Maintenance Tracker APP available. Instructions on how to download this application can be found on the LJ Hooker Canberra City website and will be provided to you with your tenant pack on collection of keys.

SOLID FUEL HEATER

The tenant agrees to have the solid fuel heater cleaned at the termination of the Tenancy Agreement (if applicable). The chimney/flu is to be professionally cleaned and a receipt produced at the final inspection of the property, as per Clause 64(a) and 64(b) of the Residential Tenancies Agreement Standard Terms. (If applicable)

FILTERS: The tenant agrees that during their tenancy that all filters to dryers, dishwashers, heating units, reverse cycle air-conditioning units and range hoods are cleaned and or replaced regularly as required.

GUTTERS: Gutters and down pipes must be cleared of any debris regularly as per Clause 63 (c) of Standard residential tenancy terms.

GARDENING: The tenant agrees to keep the grounds, lawns and gardens in tidy and good condition, free from weeds and rubbish as per the ingoing condition and inventory report for the property. The tenant agrees to do regular and seasonal and mulching work for the preservation of trees, shrubs and plants during the tenancy as per clause 63(c)

CARPET: The tenant agrees to be responsible for the professional cleaning of the carpets on the termination of the tenancy agreement. A receipt must be produced at the final inspection of the property as per Clause 64 (a) and 64 (b).

INSURANCE: The tenant acknowledges that they are responsible for their own personal and home contents insurance.

RENT PAYMENTS: I/We understand that the rental payments are due in full, in advance as per Item 8 of the agreement.

SUBLETTING: I/We agree that no part of the leased dwelling will be used for subletting at any time, during the term of the tenancy. I/We agree that at no point during the tenancy will the number of persons living in the dwelling exceed the amount noted on Item 6 of the tenancy agreement.

CONTACT DETAILS: I/We hereby give permission for LJ Hooker to release my/our phone number/s and contact details to tradesman and valuers in the event of an emergency, work needing to be carried out or the landlord requesting a valuation.

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ROUTINE INSPECTIONS: Whilst we look forward to meeting the tenants at the property for inspections, it is not a requirement to be present. If the tenant can't be present; the tenant hereby gives permission for the agent to use the office set of keys for the inspection.


The tenant consents to photographs being taken of the property during the routine inspection for the purpose of documenting the condition of the property at the time of the inspection and for recording any maintenance items.


GARAGE, STORAGE CAGE, OPEN CAR SPACE OR OTHER STORAGE FACILITY: The tenant agrees that if the premises include a garage then the garage is provided for the purpose for the parking a motor vehicle and not for the storage of goods or personal belongings. The landlord gives no undertaking as to the security and / or waterproofing of any garage, storage cage, open car space or any other storage facility on the residential premises.

POOLS: Ensure that all existing doors, gates and covers providing access to the swimming pool or spa are kept securely closed at all times when they are not in actual use.

The tenant/s is forbidden from setting up any form of swimming pool or spa at the property including any inflatable style, kids pools or plastic shell pools. Any receptacle over 30cm that can store water must be fenced.

I /We have been given sufficient time to read the Residential Agreement


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(Tenant)


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(Tenant)


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(Tenant)


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(Tenant)


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(Agent)

Date: 22/11/20

If a home was built before 1990 it may contain dangerous asbestos material



ACT
Construction

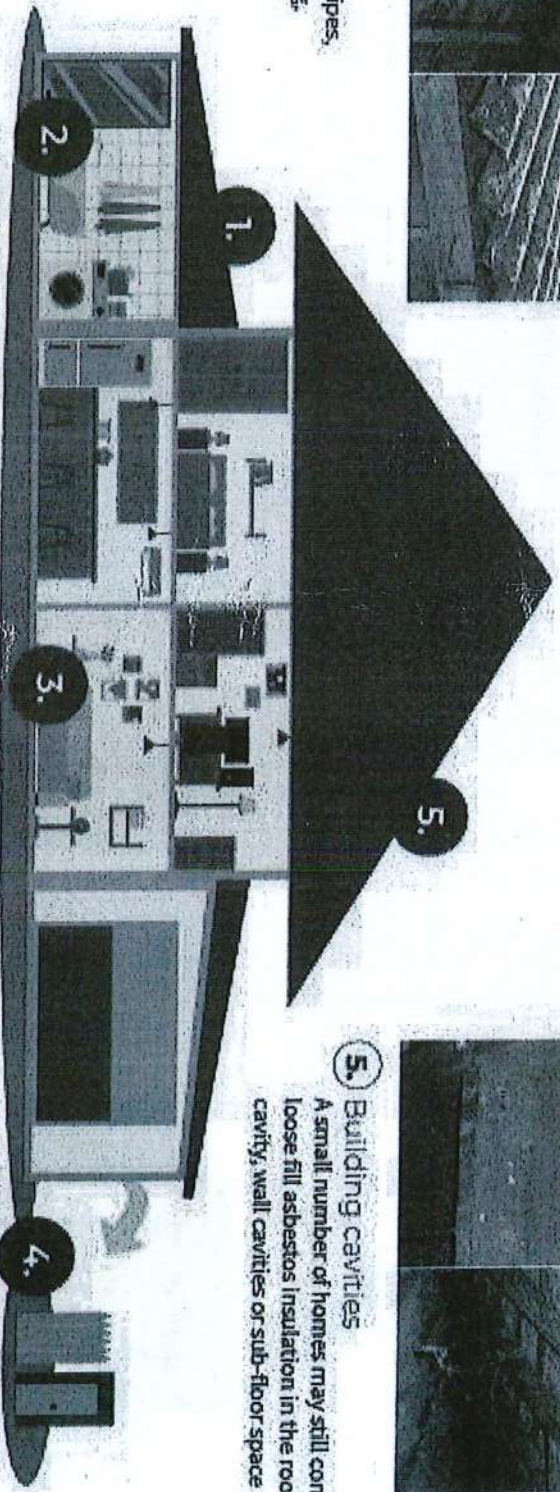
Identify where asbestos materials might be. Five common places are:



- 1. Exterior**
roof sheeting, gutters, downpipes,
ridge capping, eaves, cladding,
electrical switchboards



- 5. Building cavities**
A small number of homes may still contain
loose fill asbestos insulation in the roof
cavity, wall cavities or sub-floor space



- 2. Wet areas - bathroom, laundry and kitchen**
wall and ceiling panels, vinyl floor tiles, backing for wall tiles
and splashbacks, hot water pipe insulation



- 3. Internal areas**
wall and ceiling panels, carpet underlay,
textured paints, insulation in domestic
heaters



- 4. Backyard**
fences, sheds, garages, carports, dog kennels, buried or
dumped waste, letterboxes, swimming pools

If a home was built before 1990 it may contain dangerous asbestos material



Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

Asbestos materials become dangerous when:



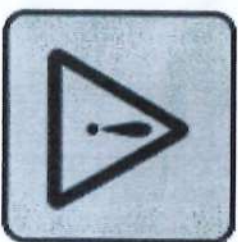
Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation



Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81
If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

Advice based on the Asbestos Safety and Eradication Agency's residential asbestos disclosure research.

Me SS

RENTAL BONDS LODGEMENT FORM

This form is to be used to lodge a residential bond under the Residential Tenancies Act 1997.

Are you paying land tax on this rental property? If the answer is no, you will need to advise the Commissioner of ACT Revenue as land tax can apply to any ACT residential property that is rented. Visit the ACT Revenue Office website at www.revenue.act.gov.au.

Bond and tenancy details (The whole bond amount must not exceed 4 weeks rent)

Whole bond amount	Weekly rent amount	Tenancy commencement date
\$2,040.00	\$510.00	2/12/2024

Part payment information (Complete for part payment only)

Is this a part payment: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Lodgement Amount: \$	Existing bond number:
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Rented premises details

Unit number	Street number	Street name	Suburb	Postcode	
C218	1	Holborow Avenue	DENMAN PROSPECT	2611	
Number of bedrooms:	1	Dwelling Type:	Separate House <input type="checkbox"/>	Townhouse/Semi-detached <input type="checkbox"/>	Flat/unit <input checked="" type="checkbox"/>

Tenant details-(Only tenants that have contributed to the bond, not children or other people that have not contributed to the bond, should be listed)

Full name / company name	Email address	Daytime telephone number	Signature or Company seal
Matthew Paul Edwards	mattyunknown1@gmail.com	0476 063 659	
Shelby Angelina Southwell	beee.wells21@gmail.com	0400 313 905	

Lessor/s details-(Lessor details must be provided even when a managing agent is appointed)


Full Name or Company	Ashrafur Rahman	Email	Pmadmin@ljhcanberracity.com.au
Postal Address	C/- LJ Hooker Canberra City 1 st Floor, 182-200 City Walk, Canberra City, ACT 2601	Contact number	02 6249 7700
		Signature/s	
Full Name or Company		Email	
Postal Address		Contact number	
		Signature/s	

Managing agent details

Agent's name	LJ Hooker Canberra City	Email	Pmadmin@ljhcanberracity.com.au
Postal Address	1 st Floor, 182-200 City Walk, Canberra City, ACT 2601	Contact number	02 6249 7700
		Signature	

LJ Hooker

New Way to Report Maintenance

Omnichannel Technology powered by 

Easiest way to send a maintenance request



Scan QR Code

Two-Step Process

OR



Email your maintenance requests to maintenance@bricksandagent.com



SMS your maintenance requests to **0480 019 119**

MMS is not available with this service

Other ways to send maintenance



Whatsapp

Send a chat message to

+61480019292



Phone Call

Call our automated voice service

+61272018303



Messenger

Send us a Facebook chat message



WeChat



Languages Supported

English, Chinese (Mandarin), Chinese (Cantonese), Hindi, Arabic, Greek, Spanish, Italian, Punjabi, Tagalog, and Vietnamese

How does it work?



01

Send an email or SMS & receive a follow-up message.



02

Fill out an online form. Attach images, videos & provide additional info.



03

The details you provided go straight to your Property Manager.



04

Receive updates about the status of your job to your inbox.

There's no need to download an app - just send your maintenance request.

Our system will automatically match the email or phone number you're sending from to the details registered for the property.

If you update your email address or phone number, just let your property manager know.



MG. 20



Canberra City
1st Floor
182 - 200 City Walk,
Canberra City ACT 2601
t 02 6249 7700
f 02 6249 1477
e pmadmin@ljhcanberracity.com.au

Wednesday, November 20, 2024

Matthew Edwards & Shelby Southwell
C218/1 Holborow Avenue
'Boulevard'
DENMAN PROSPECT, ACT, 2611

Dear Matthew & Shelby,

RE: INITIAL INSPECTION

As you are aware, initial inspections are conducted on the property you occupy.

Your scheduled inspection is to be conducted between 9.00am and 5.00pm on 21/02/2025.

If you cannot be home for this inspection, we can assist by using our office key to gain entry. Please note that it is often difficult to give an exact time as we are often delayed at other properties. However, you can be assured we will do our best and if you have any queries, please contact us during office hours as soon as possible.

Please note photos may be taken to document any maintenance that may be required.

Yours sincerely

Selena Wang
Property Investment Manager
LJ Hooker Canberra City

If a home was built before 1990 it may contain dangerous asbestos material

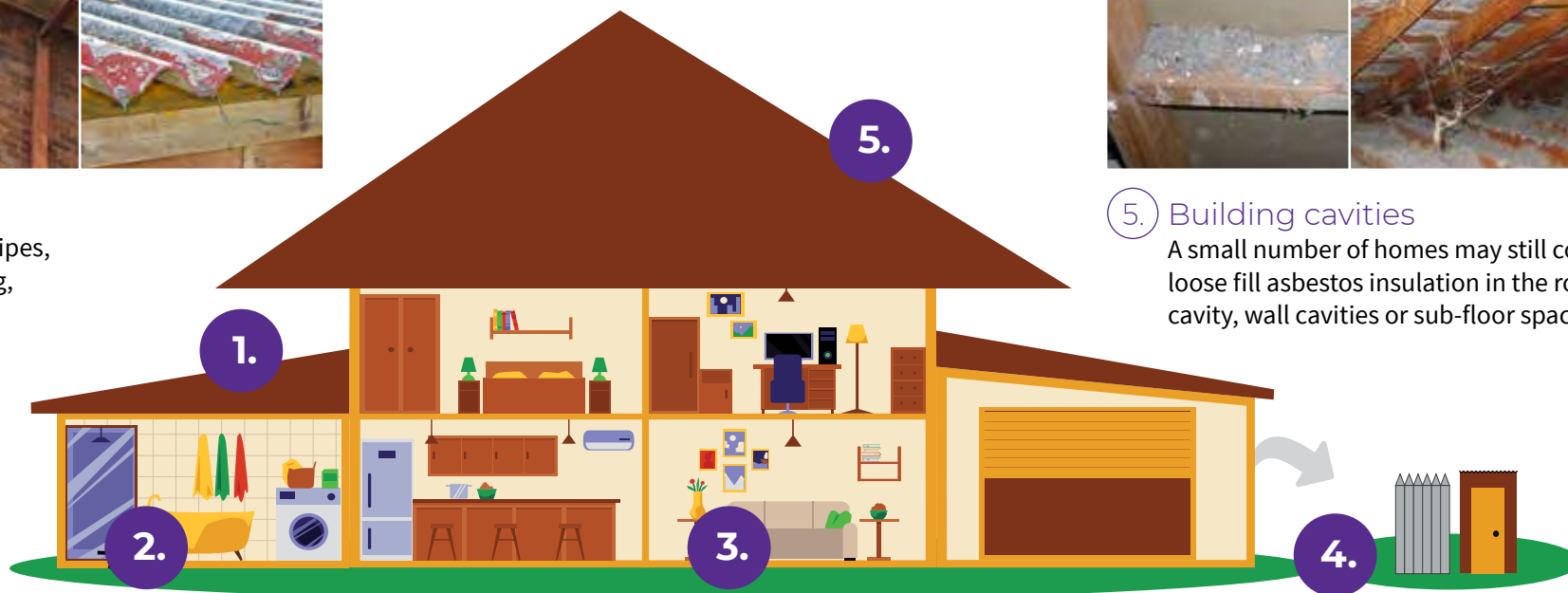
Identify where asbestos materials might be. Five common places are:



1. Exterior
roof sheeting, gutters, downpipes,
ridge capping, eaves, cladding,
electrical switchboards



5. Building cavities
A small number of homes may still contain
loose fill asbestos insulation in the roof
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen
wall and ceiling panels, vinyl floor tiles, backing for wall tiles
and splashbacks, hot water pipe insulation



3. Internal areas
wall and ceiling panels, carpet underlay,
textured paints, insulation in domestic
heaters



4. Backyard
fences, sheds, garages, carports, dog kennels, buried or
dumped waste, letterboxes, swimming pools

If a home was built before 1990 it may contain dangerous asbestos material

Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

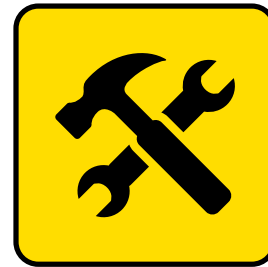
Asbestos materials become dangerous when:



Broken or in poor
condition



Damaged
accidentally



Disturbed during
renovation or repairs



Loose fill asbestos
insulation



Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.