

Annexure A – Tenancy Agreement: Sphere Southport

The tenant acknowledges that this document forms part of the tenancy agreement, and should be read in conjunction with the Complex Bylaws (as provided).

Generally

1. Where accessible, tenants must keep the outside of the building free from cobwebs and windows clean.
2. Washing, towels etc. on decks must not be visible from outside the apartment.
3. All pets **MUST** be approved by the Body Corporate Committee, must be under 10kgs, must be restrained on common areas and must not cause a nuisance of any description. You must clean up any fouling within the grounds of the Sphere Complex. Cleaning charges will apply.
4. Garage/storage floors – goods are not to be stored directly on the floor, no dangerous or offensive goods, no rubbish and free from oil. Storage spaces to be kept clean.
5. All apartments are for residential use only.
6. All common areas and inside units are non-smoking. Do not throw cigarette butts on the ground or off balconies.
7. Parking is allocated for cars only. Refer to Annexure B of the tenancy agreement and Car Parking Notice in Tenancy pack. Parking only in your allocated park or visitors in the visitor's car park for a maximum of 4 hours. Cars will be issued with a TOW AWAY sticker and then towed if not moved. Parking in driveways is banned.
8. A \$100 + GST fee will apply to tenants for LOCK OUTS and SECURITY CALL OUTS due to disturbances.
9. Extra keys & remotes purchased are non-refundable and must be returned on vacating the unit.
10. Rubbish Disposal – When using rubbish chute please avoid early morning and late at night to minimise noise.
11. Photos are taken on routine inspections and a copy given to the owner.
12. Sub-letting is NOT permitted. Any additional tenant/s must apply to be added to the Lease and approved by the owner.

Use of Sphere facilities - opening & closing hours are strictly enforceable

1. All children aged below 14 must be accompanied by a parent occupier.
2. Visitors using facilities must be accompanied by the relevant occupying host.
3. **No alcohol** within 5m of pool area, no smoking, no glass or breakable items in facilities area.
4. No behaviour which may be a nuisance to other users e.g. throwing of balls, loud music, swearing.
5. No pool parties. No **pets** in pool area.
6. If you wish to use the kitchen area at BBQ area this must be booked and you must clean it after use

Noise

1. No parties allowed as this interferes with the peaceful enjoyment of other residents.
2. No loud music or noise, particularly after 9pm and before 9am.
3. Excessively noisy vehicles may be asked to park outside the Complex.

Vacating

Upon vacating the tenant is required to have the following done:

1. The tenants acknowledge that the property will be returned and cleaned to a professional standard, including the cleaning of the carpets, pest control, and garage and storage spaces if necessary.
2. The tenants acknowledge that the internal pest control must be carried out to a professional standard.
3. **Furnished units** – the tenants acknowledge that the, mattresses & lounge will be dry-cleaned and sanitised to a professional standard. It is advised that the carpets be cleaned every 12 months with a long lease.
4. Any damage must be repaired to a proper professional standard.

End of Lease - If you are leaving at the expiry of your lease, **WE MUST RECEIVE TWO WEEKS NOTICE IN WRITING** prior to vacating.

Disposal of ANY household items in bins is not permitted. A fee will be charged for the retrieval and disposal of any items of this nature placed into bins by departing tenants. Disposal of these items can be achieved by contacting the Salvation Army, Lifeline or 1800 Got Junk and giving at least two weeks notice of required collection date.

Breaking a fixed term tenancy

The tenant is required to pay the letting agent a letting fee equivalent to one week's rent plus GST if the tenant does not complete his/her tenancy. The tenant will also continue to pay rent until the commencement date of the new tenancy or the expiry of the lease, whichever occurs sooner.

Tenant's _____

_____ Date: / / 20