**Building Occupancy Condition for Tenant(s)**

**Address: Unit /11 Raphael St, Lidcombe**

**Definitions**

**Tenant(s):** who signed lease with managing agent.

**Occupier:** tenant(s) and their share mate who sharing space in the unit.

**Managing agent:** real estate agent who manages unit.

**Common property:** space and area that is not within the unit. Common property means any space and area outside of internal space. Example: corridors at each level, lift and basement parking area, garbage room, stair cases, drive way.

**Residents:** occupier who lives in other units in the same building.

Tenants agrees below building occupancy condition in above mentioned unit.

This occupancy policy especially designed for peaceful and high standards living environment for all residents in the building.

Tenant(s) accepts breach of any of below conditions can occur cost to recover to its original statues and if any cost occur to rectify the issues, tenants agrees to pay for the recovery cost and or will results termination of tenancy.

1. **Noise**

Occupier of a unit must not create any noise on the parcel likely to interfere with the peaceful enjoyment of the owner or occupier of another unit or of a person lawfully using apartment building.

1. **Vehicles**

Occupier of a unit must not park or stand any motor or other vehicle on parking space which is belong to other unit and must not leave or park on common property or in visitors parking.

Visitors parking is for visitors ONLY.

1. **Obstruction of common property**

Occupier of unit must not obstruct common property without reasonable reason.

1. **Using common property**

Occupier should not spill liquids or leave rubbish on common property.

Occupier must not change or damage common property and its items. Any common property damages, person who caused damage will bear the repair cost.

1. **Damage to property**

Occupier of unit must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the unit or part of the building.

1. **Behaviour of occupiers**

Occupier of unit when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to other occupier of other unit or to any person lawfully using common property.

1. **Children playing on common property in building**

Occupier of unit must not permit any child of whom the occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising car parking area or other area of possible danger or hazard to children.

1. **Behaviour of invitees**

Occupier of unit must take all reasonable steps to ensure that invitees of occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another unit or any person lawfully using common property.

1. **Illegal activity and its use of premises**

Occupier must not carry illegal activity or illegal business in the unit or common property other than genuine resident. Any illegal activity and its use will be report to police & landlord can terminate lease.

1. **Disposing waste on common property and in front of the building**

Occupier of unit must not deposit or throw on the common property any rubbish, dirt, dust or other material likely interfere with the peaceful enjoyment of other residents of other units or of any person lawfully using the common property.

As entire building has security camera installed, person who disposed will be bear the cleaning and waste removal cost.

People who illegally dumped waste can be fined up to $4,000 by Cumberland council.

1. **Drying of laundry items**

Occupier must not hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building.

1. **Cleaning window and doors**

Occupier of unit must keep clean all glass in window and all doors on the boundary of the unit, including so much as is common property.

1. **Cockroach and other pest appearance caused by occupants**

Occupier of unit must maintain clean and good condition of the unit while reside to prevent breading and spreading cockroach and other pests. Any pest appearance caused by unit occupier will have to do pest control with their own cost.

To prevent pest in the unit, cover garbage bin in the unit and maintain clean kitchen and do not leave food on the floor or room.

1. **Storage of inflammable liquids and other substances and materials**
2. Occupier of the unit must not use or store in the unit or its storage or on the common property any inflammable chemical, liquid or gas or other inflammable materials.
3. This does not apply to chemicals, liquids, gases or other material used or intended to be sued for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
4. **Parking space and visitor parking**

Occupier must use only marked own unit parking space and not allowed park visitor parking as visitor parking space is for visitors to the building.

If occupier has to park to visitor parking, occupier should make an enquiry to managing agent in advance and get a permit before parking in visitor parking.

Occupier must not abandon unused car in any of the parking area, person who abandon car in the parking area will report to the police and pays the necessary removal and disposal cost even after tenancy ended.

1. **Moving furniture and other objects on or through common property**

Occupier of unit must not transport any furniture or large objects which is not fit into doors or lift. If items have to move in or move out from the unit, occupier has to notify managing real estate agent in writing in advance and follow agent’s instruction.

1. **Garbage disposal**
2. **General waste**

Use appropriate bags and tie up properly for food spill which can cause smell and attracting cockroach and flies.

Large household items or items which is no general waste can not go to general waste bin.

1. **Recycling waste**

Only recycling waste can go into recycling waste such as bottles, cardboards, papers, empty cans and containers.

1. **Hazardous waste and Chemical Waste**

Occupier must not dispose hazardous and chemical items to any bins in the building.

Hazardous and chemical waste need to arrange to qualified collectors – make an enquiry to Cumberland council for Hazardous waste disposal.

1. **Household furniture**

Occupier must not dispose furniture especially mattress to garbage room or any common property or in front of the building.

Any furniture and electric waste need to arrange to qualified collectors – make an enquiry to Cumberland council.

As entire building has security camera installed, person who disposed will be bear the cleaning and waste removal cost.

People who illegally dumped waste can be fined up to $4,000 by Cumberland council.

1. **Animal policy in the building**

Animal is allowed in the unit and NOT any common property. Any pet mess, urination or faeces is sole responsibility of the owner. This will result in a $250 cleaning fee and will be charged to your tenancy.

1. **Maintenance of unit**
2. **Window**

Occupier must not cover window with aluminum foil or any other materials other than supplied blinds because of which damages good look of building appearance.

1. **Mold**

Occupier must maintain good ventilation of the unit to prevent mold especially bathroom.

If mold appears in the unit, occupier must report to managing real estate agent and follow agent’s instruction to prevent further spread of mold.

 I (WE) agree above building occupancy condition

Date: / /

Name: .

Sign: .