

## FURNITURE AND FITTINGS

Room 402 -408, 410-414

**Security:**

2 x RFID key fobs for general and specific apartment access  
1 x key for mail box  
Key replacement cost \$20 per key  
After Hours Entry Fee \$50

**Kitchen Equipment:**

1 x Bellini N60 RangeHood  
1 x Bellini Dishwasher  
1 x Bellini Microwave / Griller / Convection Oven  
1 x Bellini 2 Burner Electric Cooktop  
1 x Hisense / Haier 230l Reverse Cycle Refrigerator  
1 x cutlery drawer. insert  
1 x Everhard Sink Pack including cutting board Strainer and Drying rack  
1 x Built in 15L Bin

**Laundry Items**

LG 7kg Washer 4kg Condenser Dryer  
Measures for Detergents  
Clothes Bucket

**Bedroom Equipment**

2 x Tallboy Wardrobe and Hanging rail  
1 x Queen Latex mattress  
1 x Akai /Samsung reverse cycle air conditioning unit  
1 x remote

**Living Room**

1 x wifi / wired internet high speed router T-Link N300 Mbps  
1 x TCL 50inch Smart TV with Wifi control, Smart Phone Connect and Remote  
Couches  
3 x Table Top Stool

**Bathroom Equipment**

1 x Gleamous instant hot Water  
Robe Towel Hooks  
Sink Hooks  
Retractable mini shower line

All equipment and Setting of said equipment remain the property of the landlord.

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## FAIR USE UTILITIES

GabbaXchange boasts unlimited Tier-1 grade uncapped high speed internet for its tenants within fair use constraints for the good of all fellow tenants.

High Speed Internet, Electricity & Water are purchased and delivered in a group fashion. Internet, Electricity & Water are provided via a weekly contribution of \$33 per apartment per week to obtain the highest quality best services via group purchase power.

This should be utilised in a conservationist “fair use“ fashion by tenants for the benefit of all tenants.

The Services are still monitored per apartment and whilst it is understood that use will vary from time to time and no set limit is placed to the services for the tenants enjoyment suffice that it should only be fair community minded personal use.

The use of these services for operating a business or excessive or illegal or unsafe activity or to the detriment of other tenancies or building security or distributed access to services is strictly forbidden and will place the tenant in breach of the fair use in this tenancy agreement which will result in immediate eviction.

The Fair use policy exists for the protection and enjoyment of all tenants.

The Landlord alone reserves the right to decide and determine what constitutes excessive , unsafe or detrimental use and what breaches fair use.

### **Breach of Fair Use**

Should the Landlord or their agent determine that a tenants use is not with in the fair use criteria the tenant will receive electronic notice to specifically desist or remedy within 24 hours. Failure to satisfactorily comply with in 24 hours period will result in immediate eviction.

Agreement to and compliance with these fair use conditions is a prerequisite to occupancy and continued occupancy.

### Q &COS

The landlord and their agents offers no guarantees or warrantee for the quality or continuity of service of these community utilities but agrees to make all reasonable efforts to maintain pressure on upstream suppliers to give reasonable quality of services to our building and tenants.

WEEKLY FEE: \$33 per apartment

Data Restrictions :None on Data Rate nor Volume save reasonable fair use

Electricity Restrictions : None save reasonable fair use.

Water Restrictions : None save reasonable fair use.

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## PROBLEMS & MAINTENANCE

On site emergencies, problems and maintenance are handled by

### **TSM property maintenance and management**

call 0408 020 925

If you notice any problems please call or text immediately.