



入住须知

RESIDENCE REGULATION

尊敬的租客您好! 感谢您选择 Inndeavor。衷心祝您入住愉快! 以下是 Inndeavor 的居住规定, 请仔细阅读并严格遵守。

Dear tenants, thank you for choosing INNDEAVOR. Sincerely wish you a pleasant stay. Below is Inndeavor's residence regulation, please read carefully and comply strictly.

1. 请于入住后 7 日内完成并回传 “Condition Report” 和 “Furniture List”。仔细检查房屋, 如与报告有任何不符之处, 请拍照并将照片发送至您的物业经理邮箱。

Please complete and return the “Condition Report” & ” Furniture List” within 7 days after you move in. Inspect the premise carefully, if there is any discrepancy with the report, please send photos to your property manager' s email address.

2. My Connect 会在您入住前电话或邮件联系您开通能源和网络, 请注意接听电话 (02 7202 2717), 查收邮件(fax@myconnect.com.au)。部分地区电和燃气被能源公司垄断, My Connect 会为您提供开通指引服务。

请注意 Inndeavor 不提供开通服务, 如 My Connect 未及时与您取得联系, 请主动联系他们并告知 Real Estate Agency 是 Koala Apartment Pty Ltd (Inndeavor)

T: 1300 854 478 E: fax@myconnect.com.au

My Connect will contact you to organize the utility and internet connection by phone or email before you move in, pls pay attention to the phone call from (02) 7202 2717 and email from fax@myconnect.com.au. Some of the addresses are embedded for electricity and or gas, My Connect will provide you with the retailer details for the connection.

Pls note that Inndeavor DO NOT provide connection services, if My Connect hasn't reached you yet, pls contact them directly and inform them that the Real Estate Agency is Koala Apartment Pty Ltd (Inndeavor)

T: 1300 854 478 E: fax@myconnect.com.au

3. 请在您抵达澳洲后将您的澳洲联系电话通过邮件发送给您的物业经理, 否则您会错过重要通知。Pls email your Australian contact number to your property manager when you arrive in Australia, otherwise, you will miss important notifications.

4. 您必须按时预付房租, 否则会影响您的信用记录。请您在抵达澳洲后将您的澳洲银行账户信息填入自动扣款协议并回传给您的物业经理。

手动支付租金时请备注您的房源地址以及姓名, 否则我们无法识别您的付款, 导致您会收到系统发出欠租提醒。

You must prepay the rent on time, failure to do so will affect your credit record. Pls fill in the Direct Debit form with your Australian account details and send it back to us when you arrive in Australia.

Pls fill in the reference “Address+Full name” when you're making the payment manually, otherwise, we cannot verify your payment and you'll receive rent arrears reminders from the system.



5. 如房子里可移动的家具、冰箱、洗衣机有任何问题，请您邮件联系家具公司的 Rachel, pm4@inndeavor.com。
If there's any issue with the removable furniture, fridge, or washing machine on your premises, pls email Rachel from the furniture company, at pm4@inndeavor.com.
6. 如您需要报修，请将房屋地址、报修详情、照片或视频、您的联系方式（姓名+电话）发送至您的物业经理的邮箱。
请 Meriton 公寓租客在 MYBOS 系统报修，如报修未被及时处理，请您联系 building manager 跟进。
If you would like to report a maintenance request, pls send the property address, description, photo/video, and contact details to your property manager's email address.
If you're a Meriton resident, pls submit your maintenance request on the MYBOS system. If your request hasn't been dealt with in time, pls contact your building manager to follow up.
7. 如果您的钥匙落在房子里了，请您在 google map 上搜索最近的 Locksmith 安排开锁。
If your keys are left in the apartment, pls google the closest locksmith to open the door.
8. 请不要在墙上、门上或家具上粘贴挂勾，以免损坏墙面及油漆。
Pls, DO NOT stick hooks on the wall or door, or furniture, removing them may damage the wall & paint.
9. 注意卫生间的通风，避免水槽模线，墙壁，天花板受潮发霉。
Pay attention to the ventilation of the bathroom, and avoid the mold line of the sink, the wall and the ceiling from getting damp and moldy.
10. 不得将任何异物扔进下水道和马桶。澳洲实行严格的垃圾分类，请务必按照大楼的指示合理合规地处理垃圾。如您违反大楼规定，会导致巨额罚款。
Do not throw any object into the drain or toilet. Australia implements strict waste classification, be sure to dispose of waste reasonably and comply with the building instruction or strata by-laws. The violation may result in huge fines.
11. 如需清洁维修服务，可直接联系物业经理或微信客服。
If you need cleaning and repairing services, please directly contact Property Manager or customer service via WeChat.
12. 保持烟雾报警器正常工作，请勿拆卸或覆盖，您需定期更换报警器电池。
Keep the smoke alarm work, do not disassemble or cover, the alarm battery needs to be replaced regularly.
13. 根据澳洲法律，室内、阳台和大楼公共区域禁止吸烟，如有违反会产生巨额罚款并终止租约。
According to Australian laws, smoking is not allowed in rooms, balconies, and common areas in the building. Any violation incurs a huge fine and terminates the lease.
14. 注意各类台面的清洁，及时擦除污渍。
Pay attention to the cleanliness of countertops, remove or wipe off the stains in time.
15. 如果您想宠物，必须向 Inndeavor 提交申请；未经 Inndeavor 批准在房屋里养宠物，一经发现您的租约将会被终止。
如果您的宠物对房屋造成损坏或违反物业管理条例，您有责任修复或支付损坏和罚款。每月会安排专业清洁公司进行定期清洁/除虫，费用由您和清洁公司自行结算。



If you intend to keep a pet in your property, you MUST submit application to Inndeavor. Pls note that any pets found in the property without Inndeavor's approval will lead to TERMINATION of the Resident Tenancy Agreement.

If your pet causes damage to the premises or breach strata by-laws, it will be your responsibility to fix or pay for the damage and fine. A professional cleaning agency will be arranged to do monthly cleaning and/or pest control, you and the cleaning agency settle the fee by yourselves.

16. 退租前请完成维修和清洁工作，交还钥匙后我们不提供维修清洁的机会。您也可以选择我们推荐的服务公司，提供专业的退租清洁和维修服务。

Please complete the repairing and cleaning before moving out, we do not provide any chance to do repairing and cleaning after handing keys. Alternatively, you may choose the service company we recommend to provide professional end of lease cleaning and repairing services.

17. 大风时避免风吹损坏窗帘，请将其卷起或关闭。

Avoid wind damage to the curtain when it's windy, please roll up or close it.

18. 使用电器前请阅读用户手册。注意清洁烘干机和洗衣机内的过滤网，否则会影响使用或造成机器损坏。

Please read user manual before using the electrical appliances. Pay attention to clean the filters in the dryer and washing machine, otherwise it will affect the use or cause machine damage.

19. 退租时需要归还所有的钥匙，归还钥匙被视为租期结束的标志。

Please return ALL keys to the office when the lease ends, handing keys is regarded as a sign of lease end.

20. 退租时请自行关闭所有能源账户。

Please close all utility accounts when the lease ends.

21. 如您对我们的服务有任何不满，想发起投诉，请邮件联系 Inndeavor 的投诉部门，complaint@inndeavor.com。

If you 're not satisfied with our services and would like to make a complaint, pls email Inndeavor Complaint Department, at complaint@inndeavor.com.

Office address: L4/822 George Street, Chippendale, 2008

Office telephone: (02) 90962789

Website: www.inndeavor.com