



# RENTAL AGREEMENT FOR SUBUD HALL

222 SHEPPERTON ROAD, EAST VICTORIA PARK, 6101

This agreement is made on: \_\_\_/\_\_\_/\_\_\_ between:

**Subud Perth Inc** (ABN: 48 490 308 625) (the "Landlord")

and \_\_\_\_\_ (the "Tenant")

for the rental of Subud Perth Hall At 222 Shepperton Road, East Victoria Park, 6101 ("The Property").

## TERM OF RENTAL

The term of rental is for the period and times: \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_

Days Times

\_\_\_\_\_  
\_\_\_\_\_

## PURPOSE OF RENTAL

The purpose of the rental is strictly and only the permitted use of:

\_\_\_\_\_

## RENT AND BOND PAYABLE

- (A) The rent for the term of this rental is: \$\_\_\_\_\_ per hour weekdays, \$\_\_\_\_\_ per hour weekends.
- (B) The bond is \$\_\_\_\_\_ which is fully recoverable upon a satisfactory inspection.
- (C) The Landlord may recover additional expenses from the Tenant for cleaning, damages or compensation costs incurred during, or directly consequent of, the term of the rental.
- (D) Terms of payment: payment is required by direct deposit within 14 days of receipt of invoice.

Bank: NAB  
 Acc Name: Subud Perth Inc.  
 Acc Number: 016806199  
 BSB Number: 086479  
 Pay REF: YOUR COMPANY NAME

..... Tenant's signature  
 Rental Agreement for Subud Perth Hall

(E) The Tenant agrees to the following terms and conditions below:

(F) **GENERAL CONDITIONS**

- (1) the Property is not permitted to be used for purposes other than the those stated in the Rental Agreement without prior written approval from the Landlord;
- (2) only goods/equipment required for activities of the purposes of the Rental Agreement are allowed to be brought into the Property and must be removed prior to each vacation time;
- (3) the Tenant should not use the Property, or cause or permit the Property to be used, for any illegal purpose;
- (4) in the case of emergency, bookings may be cancelled and a refund may be available at the Landlords discretion;
- (5) the Landlord reserves the right to inspect the Property during the Term of Rental;
- (6) the Landlord shall not be responsible for any loss or damage to any property belonging either to the Tenant or any person on the Property, this includes but not limited to the carpark and the hall; and
- (7) the number of people in attendance will not exceed 99

**INSURANCE REQUIREMENTS**

- (8) to ensure that nothing is done that may prejudice any insurance policy or increase the premium payable under any insurance policy held by the Landlord in relation to the hall;
- (9) the Tenant must provide a copy of their Public Liability Insurance policy with coverage for no less than ten million dollars (\$10,000,000) to The Landlord. Subud Perth Inc and Subud Australia are to be listed as Interested Parties on the policy.

**COMMENCING & FINISHING TIMES**

- (10) not to enter the hall before the Term of Rental;
- (11) there is no free usage of the hall for set up time and normal rental fees will apply;
- (12) if the Property is not vacated by the time specified on this Rental Agreement, the Tenant will, at the sole discretion of the Landlord, lose part or all of their bond;

..... Tenant's signature  
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- (13) any variation to the Term of Rental must be agreed upon in writing one (1) month in advance. Failure to provide adequate notice will result in the charging of the agreed Term of Rental at the sole discretion of the Landlord;
- (14) all noise and activities will cease by 11:00 pm on Fridays and Saturdays and 10:00 pm on Sunday to Thursday. The Property is to be vacated no later than 12:00 am on Friday and Saturday and 10:30 pm on Sunday to Thursday.

**SECURITY PROCEDURES**

**FIRE & ELECTRICAL EQUIPMENT**

- (21) the Tenant is responsible to keep all fire exits free from obstruction at all times;
- (22) the use of fire extinguishers or the fire hose is strictly prohibited except in the case of an emergency. Misuse of this equipment will result in a fee specified at the end of this Rental Agreement and the discontinued use of the Property;
- (23) no connection to or interference with the electrical and lighting systems is permitted, without prior written approval from the Landlord.

**TENANT'S CONDUCT AND RESPONSIBILITY**

- (24) smoking is not permitted on the Property;
- (25) consumption or selling of alcohol is not permitted;
- (26) The Landlord does not permit tap-dancing in the hall at any time without prior written consent by the Landlord and use of approved mats and will issue fines of \$500 per class of tap-dancing (this may be taken out of the bond or added to future bills/invoices);
- (27) children are to be actively supervised at all times by the Tenant or a nominated responsible adult;
- (28) no pets or animals are allowed on the Property with the exceptions as per the Disabilities Act;
- (29) the Tenant will take special care of items let with the premises including all furniture, furnishings and equipment;
- (30) the use of confetti, glitters, sprays, poppers, streamers and rice, etc. is not permitted. All balloons are to be removed at the end of the Term of Rental and no

..... Tenant's signature  
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adhesive tapes of any kind are to be used on the floors, wall or ceiling without prior written consent by the Landlord;

- (31) no decorating will be done that involves painting, marking or defacing the Property or fixing posters, without the prior written consent of the Landlord;
- (32) not to attach any fixture or renovate, alter the Property without the Landlord's written consent;
- (33) the Tenant is not permitted to take into the Property or use within the Property any type of fireworks, barbeques, other articles deemed to be objectionable by the Landlord, and the placing or throwing of flammable or other items is expressly prohibited.
- (34) No naked flames are permitted within the Property e.g. candles (with the exception of candles on cakes);
- (35) the Tenants will not interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours. This includes not parking in the laneway or blocking any nearby driveways.
- (36) the Tenant will be responsible for the conduct of all patrons/guests to ensure that no disorderly or unlawful behaviour is permitted in connection with the use of the Property and surrounding areas;

**DAMAGES**

- (37) the Tenant will accept full responsibility for any damage caused during the Term of Rental;
- (38) the Tenant will indemnify The Landlord against all actions, suits, claims, demands, proceedings, losses, damages, compensation costs (including solicitor and client costs), charges and any expenses whatsoever in respect of any personal injury caused or contributed to by the negligent acts or omissions of the Tenant, its servants or agents or any other person or corporate body or of any infringement, disturbance or destruction of any rights of any person or corporate body arising out of the use of the premises or equipment by the Tenant and caused by the Tenant, its servants or agents;

**CHARGES DUE TO BREACH IN RENTAL AGREEMENT**

- (39) fees may be charged as a result of breach of the Rental Agreement. Please note that these charges are Goods and Services Tax (GST) inclusive.

..... Tenant's signature  
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a) Extra cleaning per hour (or part thereof)	\$35.00
b) Failure to store equipment	\$110.00
c) Improper use of fire/safety equipment (per item)	\$550.00
d) Failure to secure facility or cause a security/alarm response	\$165.00
e) Leaving on: lights, air con or hot water boiler	\$60.00
h) Breach of neighborly goodwill, noise pollution, resident's complaints	\$220, plus costs of any fine levied
i) Entry to premises outside Rental Agreement hours	\$250.00
j) Damage to facility, equipment and/ or grounds	Full cover of quote to repair the damage to original condition
k) Bags of rubbish left on property	\$35 per bag

(40) the Tenant is responsible to pay for any above fees incurred as a consequence of their usage of the hall;

**CANCELLATION OF RENTAL AGREEMENT**

(41) the Landlord reserves the right to cancel the agreement and any future booking at any time for any breach to the Rental Agreement;

(42) Failure to comply with requirements set out in the Rental Agreement will be regarded as a breach of the Rental Agreement giving Subud Perth Incorporated the right to sue for recovery of any amount due in respect of such breach and/or to cancel all or any such future bookings;

(43) Contract terms: in cases where a contract period has lapsed and where the tenancy continues, tenants are required to advise Subud Perth Inc (in writing) in the event that any terms or conditions of said contract are now unacceptable or do not apply, in which case the rental arrangement must be renegotiated. In particular, tenants are required to maintain public liability insurance of at least \$10m (unless the condition is waived in writing or by email). Tenants are assumed to understand, accept and satisfy this condition of hiring unless they advise in writing to the contrary.

(44) Either party is entitled to cancel the Rental Agreement provided one (1) month's written notice has been given to the other party.

(45) We hereby enter into this agreement and agree to all terms and conditions.

..... Tenant's signature  
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**SIGNED FOR AND ON BEHALF OF THE LANDLORD**

\_\_\_\_\_ (name)

\_\_\_\_\_ (signature)

In the presence of \_\_\_\_\_ (name of witness)

\_\_\_\_\_ (signature of witness)

Contact details of Landlord:

Isabella Pringle

(Contact Person)

E: [manager@subudperth.com.au](mailto:manager@subudperth.com.au)

Mob: 0428 949 493

**SIGNED BY THE TENANT**

\_\_\_\_\_ (name)

\_\_\_\_\_ (signature)

In the presence of \_\_\_\_\_ (name of witness)

\_\_\_\_\_ (signature of witness)

\_\_\_\_\_ (address of witness)

\_\_\_\_\_ (phone number of witness)

**TENANT DETAILS:**

Company Name (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Street Address: \_\_\_\_\_

Suburb, State, Post Code: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Suburb, State, Post Code: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

E-mail address: \_\_\_\_\_

**Please attach a copy of a photo ID and Public Liability Insurance policy .**

..... Tenant's signature  
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