



Our Ref: 2009/23898

07/11/2019

Shire Of Jerramungup
PO BOX 92
Jerramungup, Wa, 6337

**Re: OFFER OF LEASE RENEWAL – LOT 225, 6 DERRICK STREET,
JERRAMUNGUP, WA, 6337**

The Housing Authority (acting through the Government Regional Officers' Housing Program) has leased from you the above premises (**Leased Premises**) pursuant to a residential tenancy agreement which expires on 04/02/2020.

The Housing Authority makes an offer to renew this arrangement and enter into a new residential tenancy agreement with you for the Leased Premises:

- (a) for a further term of **three (3)** years with an option of **one (1)** year;
- (b) commencing immediately after the current residential tenancy agreement expires;
- (c) at the weekly rent of \$500.00; and
- (d) otherwise on the terms and conditions set out in the residential tenancy agreement attached to this letter.

(the **Offer**)

The Offer is subject to, and conditional upon, the following conditions first being agreed and/or satisfied and, failing which, the Offer will lapse or be incapable of acceptance:

- (a) the Housing Authority obtaining all necessary internal approvals to enter into the new residential tenancy agreement with you within 14 days of the Offer;
- (b) you ensuring that the following upgrades are completed in the Leased Premises:
 - (i) the installation of new, or replacement of existing, smoke alarm/s to ensure they comply with the smoke alarms listed at http://www.housing.wa.gov.au/HousingDocuments/Nominated_Smoke_Alarms_List.pdf within 7 days of signing the new residential tenancy agreement;
 - (ii) An Electrical Safety Certificate dated within the last 12 months (to confirm all hard wired smoke alarms and RCD's have been installed and are functioning correctly) is to be supplied within 1 month of lease commencement and annually thereafter. Certificate to state: manufacturer, installation date, and model number.
 - (iii) All air-conditioning units at the premises are to be serviced at the lease commencement and thereafter on every 12-month anniversary of lease commencement date. A copy of the receipt evidencing the service will be provided to the tenant within 14 days.



If you wish to accept the Offer, please sign and return by email or post a copy of this letter to the Housing Authority within 14 days of the date of the Offer.

Once the Housing Authority obtains the necessary internal approvals it will prepare and provide to you a copy of the formal lease on the agreed terms and conditions set out in this letter. You are required to execute and unconditionally deliver the formal lease to the Housing Authority within 14 days of it being provided to you.

If you have any queries in relation to anything set out in the Offer or this letter please do not hesitate to contact the Housing Authority on (08) 9286 6016.

Yours faithfully
 Michelle Barnard
 P: (08) 9286 6016 E: Michelle.Barnard@communities.wa.gov.au
 I/We,

(insert name/s)

hereby accept the Offer made by the Housing Authority in this letter to take a lease of the Leased Premises on the terms and conditions set out in this letter and acknowledge that, in doing so, a binding lease will be created between me/us and the Housing Authority

Owner Employment	
Is the Owner (or their partner or spouse) an employee of the State Government of Western Australia or a Member of the Parliament of Western Australia?	
Signature: _____	Signature: _____
Name:	Name:
Date:	Date: