

Shea Karal la ghar rent karo

Ek gāid Aṣṭrelia me Pesafik karamchārīlong ke khatin



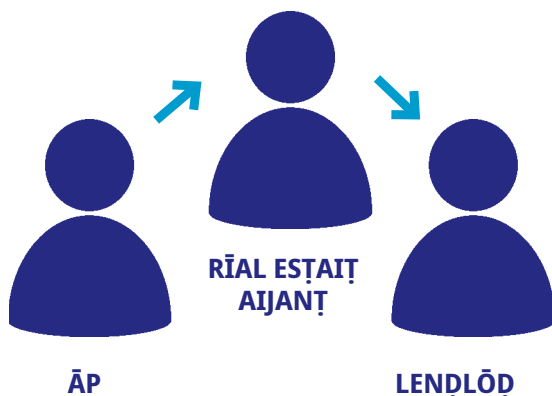
Rent la propāṭi khojo

Jab āp ek ghar rent karta he, āp ke ek tenansi agrīment ya līs mile he. I ek kanūni kagaz he jisme i jānkari he ki ek ṭenāṭ (āp) ya lenḍlōḍ (ghar ke mālik) konchi sake he kare aur konchi nai sake kare.

U āp ke baṭai ki kitna rent bhare ke he aur kab.

Līs sāin kare se āp manjuri deta he ki āp suruwāt ke tarik se rent bharega jab tak līs ke tarik khatam nai hoe.

Līs sāin kare se pahile, i bahut jarūri he ki āp samajh jāo ki āp konchi ke majuri deta he. Agar āp ke pās koi sawal he to koi se pucho āp ke samjhae ke jis ke āp bharosa karta he. Dheyan se i chiz ke puchna sāin kare se pahile. Āp i kagaz ke ek gāid ke rakam sathe le ke jāe sakta he jab āp propāṭi dekhe jata he.



Kon sawal puche ke he

Līs ke taem aur paimanṭ

- kitna lamba hamar līs he? Dheyan rakhna: i che mahina ya bāra mahina hardam rahe he lekin sake is se choṭa ya baḍa rahe.
- kitna prani līs me sake joḍan rahe?
- hapta ke kitna rent he?
- kitna sikiuriṭi diposiṭ he (bonḍ)?
- hame rent kab bhare ke he?
- rent me konchi joḍān he? (jaise ki pāni ke bīl, ges, baṭṭi)

Maintenans, ripea aur fenicha

- kiske ham kontekṭ kari maintenans aur ripea ke khatin?
- kis ke jimwāri he gāḍan aur angna ke dekh-bhāl kare ke?
- ghar ke sathe fenicha aur, aur chiz sathe āwe he ki hamme apne lāe ke paḍi?

Rīal eṣṭaiṭ aijanṭlong

Kuchkuch rent la ghar ke lenḍlōḍ ek rīal aijanṭ ke paisa bhar de he ghar ke dekh-bhāl ke khatin. I stithi me āp rent lenḍlōḍ ke jagha rīal eṣṭaiṭ aijanṭ ke rent bharega aur wahi se bāt-chit karega.

JARŪRI SHART

Ṭenansi agrīment: ek kanūni kagaz āp ke nawa ghar ke jānkari ke bare me. Āp ke i kagaz sāin kare ke paḍi aur samjhe ke paḍi ki usme konchi likhan he.

Līs: ṭenansi agrīment (uppar) ke ek aur sabd.

Rent: ghar me rahe ke khatin jon paisa āp bharta he.

Lenḍlōḍ: jon ghar me āp rahta he uske mālik.

Rīal eṣṭaiṭ: kabhikabhi lenḍlōḍ ek rīal eṣṭaiṭ aijanṭ ke paisa bhar de he ghar ke dekh-bhāl ke khatin. Āp sāit rīal eṣṭaiṭ aijanṭ ke bharega lenḍlōḍ ke jagha.

Enṭri konḍishan ripōṭ: ek kagaz jon batae he ki ghar me konchi kharab he ya nai chale he āp ke usme āe se pahile.



Ghar me āe se pahile

Jab āp līs sāin kar diya he, to ek akhri kadam bache he nawa ghar me āe se pahile.

Ghar me āe se pahile, propāṭi ke chek kar lo ki koi samsya to nai he. Āp ke ek paipa mili jis ke bola jāe he **enṭri konḍishan rīpoṭ** (niche udhāran dekho) lenḍlōḍ se ya eṣṭaiṭ aijanṭ se.

I āp ke reṇṭal propāṭi ke dasa dikhae u taem ke jab āp līs sāin kara he.

Udhāran pe, konḍishan rīpoṭ me likhān rahi ki agar diwāl, flōwa aur khirki māḱḱ he, agar baṭṭi chale he ki nai, aur agar keṭan ṭūṭa he.

Konḍishan rīpoṭ bahut jaruri he kahes ki i ek sabut ke rakam istamal kare sako he agar koi bāt āis ki safāi ya demaj ke kharcha kon bhari, khas kar ke tenansi ke ant me.

Lenḍlōḍ ya rīal eṣṭaiṭ mango konḍishan rīpoṭ ke sāin kar ke āp ke dui kōpi de do āp ke āe se pahile.



Dheyan rakhna

- konḍishan rīpoṭ ke dheyan se paḍho aur dekho ki u sahi he. Agar kuch rīpoṭ me galat he to āp sakta he badal de.
- propāṭi ke fōto le lo ghar me apan chiz lāe se pahile, khas kar ke koi demaj ke aur u fōto ke konḍishan rīpoṭ ke sathe rakhna.
- konḍishan rīpoṭ ke ek kopi apan sathe rakhna aur ek kopi apan lenḍlōḍ ya aijanṭ ke āe ke tīn bisnas ke din ke bich me mango de do.



Entry condition report – general tenancies (Form 1a)					 Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)	
Insert Y/✓ = Yes Insert N/X = No		Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Bedroom 1						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Wardrobe/drawers/shelves						
Power points						
Air conditioner						
Ensuite						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Bath/shower/shower screen						
Wash basin/vanity						
Mirror/cabinet						
Towel rails						
Toilet						



BOND KE PAISA

Tenansi ke ant me propāṭi meneja mange he bonḍ ke kuch paisa rakh le kahes ki darwaza me ek krek he. Tenanṭ dekhāe ki enṭri konḍishan rīpoṭ me likhan raha photo ke sathe (tarik ke sathe) sabut ke rakam ki darwāza pahile se demaj raha. Is ke karan, bonḍ me se kuch bhi paisa nai lewa gae.



Ghar me hausmaĩt ke rakam rahna

Australia me ek karamchāri ke khatin gāid.



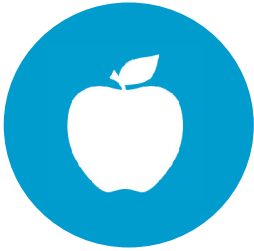
Kaise ek accha hausmaĩt sako rahe

Ek ghar ke shea karna sake bahut khusi aur accha tajurba rahe agar āp izaddār he, āp apan samasya ke bare me bāt karta he jaise u āe, sachā he aur kām-kāj me jaise samjhaota raha waise karta he. Aise kare se āp ke ghar me kafi posiṭiv aur tanao rahit mahsus hoi.

Pliz **HAUSMAIDZ KAUD** niche dekho kuch sujhaō ke khatin ki kaise ek accha rahe la watawaran banao.

HAUSMAIDZ KAUD

Khāna



Faisla karo ki khāna kaise kharida jāi aur spaṣṭ kar lo ki kon khāna ke baṭa jāi. U khāna nai khao jon āp ke nai he ya baṭe la nai he.

Pahūna



Agar āp ke dost ya parwār āe aur ruke mange he, apan hausmaid se bāt kar lo aur manjur hoe jao ki kitna lamba ulong rahe sake aur kha pe ulong suti.

Safai



Ek safai ke diyūṭi list banao. Āp ke jimwāri rahi baṭal jagha ke istamal ke bād khud safai karo (bathrūm, kichan, living eria).

Renṭ



Sahi samae pe renṭ sahi insān ke bharo. Āp sāit renṭ ek ṭim līḍa ke ya rīal eṣṭaiṭ aijant ya lenḍlōḍ ke bharta hoega.

Bīllong



Bīl kaise baṭai aur bharai uske yojna kar lo. Agar ek insān ke jimwāri he bīllong ke dekhe ke to dheyan rakhna ki samae pe bharae jae jis se hausmaĩḍs me laḍāi nai hoe.

Ghar se nikalna



Agar āp nikle ke faisla lia he, pata lagao ki kitna din ke notis āp ke lenḍlōḍ ya rīal eṣṭaiṭ aijant ke de ke paḍi. Āp mango apan kais wōka aur bōs ke bhi batae do.

Kaise ek accha tenant bano



Ek jimwār tenant rahe se, āp ke bahut kamti apan lenḍlōd ya hausmaid se bāt-biwād hoi. Is se āp ke maddat mili din prati din ke rahan sahan me aur har din aur asān hoe jai surakchit aur accha mahsus kare ke.

Āp ke chāhie

- rent samae pe bharo aur rasid ke kopi rakho



- propāṭi ke safa aur accha se rakho



- paḍōsi ke izzat karo

- halla gulla kamti rakho



- maila kuchela hardam bahar nikālo. Chek kar lo kon-kon din rabish ke baṭora jae he.

- apan angna ke gras kaṭo aur gādan safa rakho



- propāṭi ke demaj nai karo

- awashak ripeas ke turant ripōṭ karo. Is me shamil he:

- » ṭuṭa aur blokḍ toilet
- » ges lik
- » khatarnāk ilekṭrīkal fōṭ
- » fuṭa pāni ke paep
- » bhari pāni ke demaj ya bāḍ
- » khatarnāk tūfān ya āgi se demaj



ABHI BHI SAWAL HE?

Āp sakta he:

- aur karamchāri ya ṭīm liḍa se bāt kare
- apan bōs se bāt kare
- apan samaj me koi se bāt kare jaise āp ke chech me ya khel kūd ke klab me
- PALM sapōṭ sebīs lāin namba 1800 51 51 31 pe kōl karo.

