

## Property Details



Application Reference	Submission Date
<b>#4953</b>	<b>6/12/23 10:21 PM</b>
Rent Amount	
<b>\$625 Weekly</b>	
Preferred Move-In Date	Preferred Lease Term
<b>6/12/23</b>	<b>12 Months</b>

## Applicant Details

Applicants
<b>Kanishk Gupta (22) Om Dokania</b>
Total Occupants
<b>2 Adults, 0 Children, 0 Pets</b>
Total Vehicles
<b>0 Vehicles</b>
Allow Connection Service
<b>Yes</b>

## Personal Details

Full Name	Contact Mobile	Contact Email
<b>Kanishk Gupta</b>	<b>0474 473 195</b>	<b>kanishkg985@gmail.com</b>
Gender	D.O.B	Smoker
<b>Male</b>	<b>20/08/01</b>	<b>No</b>

### About Me

As a full-time 4th Year Finance and Business Analytics student at Monash University, I am looking for a place that aligns with my academic pursuits and work commitments.

I have been a Melbourne resident for two years, working part-time at Myer and Woolworths. My financial stability is further supported by my parents, who have a combined income exceeding AUD 150,000. This ensures my ability to meet rent obligations without fail.

In my previous accommodations, I have established a reputation as a responsible and engaging tenant. My active participation in the Hall Society at my last residence allowed me to foster a sense of community and address any anti-social behavior effectively. I am proud of organizing community events that brought residents closer and created a harmonious living environment.

The location of your property is particularly appealing to me due to its proximity to Monash University and the heart of Melbourne, which will facilitate my studies and part-time work, as well as enrich my personal experience of the city. The access it offers to both educational and professional opportunities makes it an ideal match for my current needs.

My commitment to maintaining a clean and respectful living space is unwavering. In my previous rentals, I have always ensured that my living space was well-cared for and left in excellent condition upon moving out. My friend and co-applicant, Om, shares similar values and responsibilities. We have known each other for several years and have a proven track record of harmonious co-living.

I am excited about the possibility of calling your property my new home and would welcome the opportunity to discuss this further or arrange a viewing at your earliest convenience.

Thank you for considering my application.

## Current Tenancy Agreement Details

Tenancy Start Date	Tenancy End Date	Files Connected
<b>19/12/22</b>	<b>18/12/23</b>	<b>1</b>

[File: 2023ResidencyAgreement.pdf](#)

## Employment Agreement Details

Issued Date	Files Connected
<b>11/05/22</b>	<b>1</b>

[File: OfferLetter.pdf](#)

## Passport Details

Expiry Date	Country	Nationality	Files Connected
<b>28/05/29</b>	<b>IND</b>	<b>IND</b>	<b>1</b>

[File: PASSPORT.pdf](#)

## Proof of Age Card Details

Reference No.	Expiry Date	Country	State	Files Connected
<b>T1179964</b>	<b>28/05/29</b>	<b>IND</b>	<b>None</b>	<b>1</b>

[File: PASSPORT.pdf](#)

## Student Card Details

Visa No./Reference No.	Expiry Date	Files Connected
<b>31851096</b>	<b>31/03/25</b>	<b>1</b>

[File: IDcard3Dec20231.pdf](#)

## Property History

Weekly Rent	No Rent	Address	
<b>\$333</b>	<b>No</b>	<b>TH-253/38 College Walk, Clayton</b>	
Landlord Type	Agent Company	Lease Start	Lease End
<b>Other</b>	<b>N/A</b>	<b>24/01/22</b>	<b>Current</b>
Contact Name		Contact Mobile	Contact Phone
<b>Monash Residential Servcies</b>		<b>-</b>	<b>+61399056266</b>
Contact Email			
<b>mrs.applications@monash.edu</b>			
Reason for leaving			
<b>-</b>			

Comments  
**Living on Campus**

Weekly Rent	No Rent	Address	
<b>\$0</b>	<b>Yes</b>	<b>B-35 Sector- P, Aliganj</b>	
Landlord Type	Agent Company	Lease Start	Lease End
<b>Living at Home</b>	<b>N/A</b>	<b>3/06/07</b>	<b>23/01/22</b>
Contact Name		Contact Mobile	Contact Phone
<b>Tanu Shree Gupta</b>		<b>+91 94153 22733</b>	<b>-</b>
Contact Email			
<b>tanushree95@yahoo.in</b>			
Reason for leaving			
<b>Left to study in Australia</b>			
Comments			
<b>Living with Parents</b>			

## Employment History

Company <b>Myer</b>	Job Title <b>Team Member</b>	Annual Salary <b>\$5,214.29 (Approx)</b>	Employment Status <b>Casual</b>
Business Address <b>1341 Dandenong Rd, Chadstone VIC 3148, Australia</b>		Start Date <b>18/09/23</b>	End Date <b>Current</b>
Contact Name <b>David Lynch</b>		Contact Mobile <b>0449 255 061</b>	Contact Phone <b>-</b>
Contact Email <b>-</b>			
Comments <b>-</b>			

Company <b>Woolworths</b>	Job Title <b>Team Member</b>	Annual Salary <b>\$18,000</b>	Employment Status <b>Part-Time</b>
Business Address <b>360 Oorong Road, Caulfield North, 3161, Australia</b>		Start Date <b>15/05/22</b>	End Date <b>Current</b>
Contact Name <b>Jacquiline Savage</b>		Contact Mobile <b>0451 930 299</b>	Contact Phone <b>-</b>
Contact Email <b>jacqui.star@yahoo.com.au</b>			
Comments <b>-</b>			

## Personal References

Contact Name <b>Arya Anghan</b>	Relationship <b>Friend</b>	Contact Mobile <b>-</b>	Contact Phone <b>+61415090185</b>
Contact Email <b>anghanarya22@gmail.com</b>			
Comments <b>-</b>			
Contact Name <b>Jacqui Savage</b>	Relationship <b>Manager</b>	Contact Mobile <b>-</b>	Contact Phone <b>+61451930299</b>
Contact Email <b>jacqui.star@yahoo.com.au</b>			
Comments <b>-</b>			

## Emergency Contacts

Contact Name <b>Arya Anghan</b>	Relationship <b>Friend</b>	Contact Mobile <b>-</b>	Contact Phone <b>+61415090185</b>
Contact Email <b>anghanarya22@gmail.com</b>		Address <b>-</b>	
Comments <b>-</b>			

Contact Name	Relationship	Contact Mobile	Contact Phone
<b>Arya Anghan</b>	<b>Friend</b>	-	<b>+61415090185</b>
Contact Email		Address	
<b>anghanarya22@gmail.com</b>		-	
Comments			
-			

## Application Questions

**Last Completed: 6/12/23 10:21 PM**

How did you find out about this property?

**Thorough Realestate.com.au**

Are you applying for a Department of Housing bond/rent assistance?

**No**

Are you bankrupt, a discharged bankrupt, or in the process of declaring bankruptcy?

**No**

## Signed Terms and Conditions

*Kanishk Gupta*

(Digital representation of tenants signature, approved by tenant)

6/12/23

(Date Signed)

### Privacy Terms and Conditions

#### Authority to Use and Disclosure of Personal Information

I, the Applicant, acknowledge that I have read the Privacy Statement and the Privacy Policy of Hammer South Yarra Real Estate Pty Ltd Trading as McGrath South Yarra and I confirm that all the information contained on this application is true and correct and has been willingly supplied to assist in the assessment of my application.

**I hereby authorise and give permission for Hammer South Yarra Real Estate Pty Ltd Trading as McGrath South Yarra to request, collect and be issued any information required to assess my suitability as a tenant, such as previous rental records, salary/income levels, identity and work history under the provisions of the *Privacy Act 1988 (Cth)*.**

I warrant that I am authorised to make this application and to provide invitations, consents, acknowledgments, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

I acknowledge and confirm that I have been issued with, I have read and understood, and I have retained a copy of the Application.

#### Primary Purpose

Hammer South Yarra Real Estate Pty Ltd Trading as McGrath South Yarra collects your personal information for the primary purpose of assessing the risk to our clients in providing you with a property you have requested to rent and if considered acceptable provide you with a tenancy for the property.

By submitting this application, I/We authorise the Lessor/Managing Agent to conduct investigations into my suitability as a tenant. These investigations may include my identity, credit worthiness, employment and credit history and/or capacity. These investigations are not limited to the contacts on my application form, and may include other sources such as national databases on tenant histories and also make enquiries of such other persons or agencies as the Owner may see fit.

The personal information the prospective Lessee provides in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the application, to manage the tenancy and to conduct the Agent's business.

In order to assess your application, the Agent may disclose your personal information to all or any of the following:

- The Lessor(s) / Owner(s)
- NTD/Equifax/Veda National Tenant Database 1300 526 836 [www.ntd.net.au](http://www.ntd.net.au)
- TICA Default Tenancy Control Pty Ltd and TICA Assist Pty Ltd. 1902 220 346 [www.tica.com.au](http://www.tica.com.au)
- RPDATA 1300 734 318 [www.rpdata.com.au](http://www.rpdata.com.au)
- BARCLAY MIS 1300 883 916 [www.barclaysmis.com.au](http://www.barclaysmis.com.au)
- TRA 02 9363 9244 [www.tradingreference.com](http://www.tradingreference.com)
- InfoTrack <https://www.infotrack.com.au/>
- [www.inspectrealestate.com.au](http://www.inspectrealestate.com.au)
- Current and Past Employers
- Referees &Emergency Contacts
- Other Real Estate Agents, Asset managers or Private Landlords of current and previous residences.
- Any person who maintains any record, listing or database of defaults by tenants
- Any service providers and contractors we may use to help us provide our services to lessors, owners, tenants and other property seekers (e.g. providers of real estate software, cloud hosting services, email services, online payment systems and gateways, rental bond loans, other IT products and services, other real estate services and professional services (such as lawyers, accountants, insurers and consultants)).

I confirm I have been notified of the tenancy database contact details and the reasons for use.

#### Secondary Purpose

Hammer South Yarra Real Estate Pty Ltd Trading as McGrath South Yarra also has a number of secondary purposes for collecting your information.

Personal information collected about the Applicant in this application, during and after the course of the tenancy if the application is successful may be disclosed for the purpose for which it was collected to other parties including to the owner, referees, other agents, third party operators of tenancy reference databases, third party providers of rental bond loans, and prospective buyers of the Premises. Information already held on tenancy reference databases may also be disclosed to the Agent and/or Lessor.

During and after the tenancy the Agent may disclose your personal information to:

- Tradespeople to contact you for repairs and maintenance of the property.
- Tribunals or Courts having jurisdiction seeking orders or remedies.
- Debt collection agencies, Credit providers and related persons to permit them to contact or locate you.
- Tenancy Databases.
- The Owner's lawyer, mortgagee & financier or valuer
- The Owner's insurer in the event of an insurance claim.
- Other asset managers / owners whose property you may apply to rent in the future.

If the Applicant would like to access the personal information the Agent holds, they can do so by contacting the Agent. The Applicant can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy. A detailed copy of our Privacy Policy can be found at

## **Connection Service Terms and Conditions**

### **FREE UTILITY CONNECTION SERVICES**

Compare &Connect offers a free one-stop-shop for connecting utilities and home services. With access to a large panel of local and national suppliers, We will ensure you are connected before your move.

Electricity Gas Water Pay Tv Internet Insurance

Take this time-consuming task off your to-do list and enjoy the fun of making your new place your new home.

PHONE: 1300 859 258

## **Form 3 Equal Opportunity Act**

Kanishk Gupta viewed From 3 Equal Opportunity act \_document on 3/12/23 at 9:49 PM

**FORM 3**

**Residential Tenancies Act 1997**  
(Section 29C)

(Regulation 14)

**STATEMENT OF INFORMATION FOR RENTAL APPLICANTS**

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
  - age;
  - disability (including physical, sensory, intellectual disability and mental illness);
  - employment activity;
  - expunged homosexual conviction;
  - gender identity;
  - industrial activity (including union activity);
  - marital status;
  - parental status or status as a carer;
  - physical features;
  - political belief or activity;
  - pregnancy or breastfeeding;
  - race;
  - religious belief or activity;
  - lawful sexual activity or sexual orientation;
  - sex or intersex status;
  - association with someone who has these personal attributes.



- 
3. These personal attributes are protected by law and extend to agreements under the **Residential Tenancies Act 1997** (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
  4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the **Equal Opportunity Act 2010** (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
  5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
  6. **Scenarios and examples of unlawful discrimination in applying for a property**
    - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
    - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
    - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.
    - Refusing to provide accommodation because you have an assistance dog.
  7. **Scenarios and examples of unlawful discrimination when occupying or leaving a property**
    - Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
    - Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.

- 
- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
  - Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

**Getting help**

8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at [vcat.vic.gov.au/](http://vcat.vic.gov.au/) or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at [humanrightscommission.vic.gov.au/](http://humanrightscommission.vic.gov.au/) or by calling 1300 292 153.