

AMES Australia

CAAN- SAU UMNAK

Inn Hlannak Kong



A chung ummi

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Biahmaitthi

Mah cauk nih aa tinhmi cu Australia ah caan-sau umnak inn hlan awk kawlnak ca le mah kawlnak caah a herhmi theihding pawl an bawmh khawhnak ding caah si. Mah cauk chung i ttialmi hi a tling dih tinak a si lo, sihmanhsehlaw inn hlan awk na kawlnak ah theih ding an chimtu le bawmtu a si lai; bianaah

- Australia ah inn hlaning kong
- Inn hlanman pek cia le sapawnguai (bond) kong
- Inn hlanmi zohkhenhnak
- Ti, mei, gas tibantuk pawl hman man le inn hlanman
- Inn Hlangtu covo le ttuanvo

AMES Inn Kong Tolrethu Phu

AMES Inn Kong Tolrethu phu (Accommodation team) nih Australia a phaka mi ralzam le dornak a sawkmi hna kha inn kawl le inn hlan an bawmh hna.

Na umnak ding inn ah itthial cu a nuamngai ko lai. AMES Inn Kong Tolrethu phu zong nih inn naa ttialnak lamthluan ah an in bawmh lai.

Inn Kong Tolrethu le a bawmtu hna nih Inn Puaisa/Inn Ngeitu hna he pehtleih chonhbiaknak ah an in bawmh lai. Inn hlannak upade le adang tuahding a herhmi an in chimh lai, cun nangmah he naa tlakmi le pek khawhmi inn hlan ding na hmuh khawhnak lai le lungfim tein biakhiahnak na tuah khawhnak lai bawmhnan an pe khotu bu le zung tehna zong he pehtleih le chonhbiak an in bawmh lai.

Inn hlan awk kawl bawmhnan cu bawmhnan a herh taktakmi hna ca le bawmhnan dingah covo a ngeimi hna ca lawng ah a si.

Dal Khatnak: Inn kawl le inn hmuhnak

1. Thil sining taktak

Australia na phak ka ahcun caan-sau umnak ding caah cuka khaka, cubantuk ah ka um lai tiah itinhmi le saduhthahmi zong na ngei ko lai. Sihmanhsehlaw thil sining taktak kha na ruah ning le tinhmi ning in a si khawh lo caan zong a um lai.

Bianaah, sang pakhatkhat asiloah hmun pakhatkhat na hmuh mi nih na mit an hlan ngai lai i mah ka sang le hmun ah um kha na duh ngai ko lai. Sihmanhsehlaw mah ka hmun le sang i inn hlanman pek dingah na hmuhmi tangka nih zawh lo zong in a um kho.

Inn hlan awk na kawl tikah na pek khawh hnga ding chung in zeitindah siarem tein le ka duhmi ka hmuh lai timi thil sining taktak tuak chih kha a biapi ngaimi a si. Cun mipi tlunkalnak bus, thlanglawng tibantuk, sianginn, dawr, Biakinn le adang na herhmi bu le zung tehna he aa neih ma timi pawl zong na tuak chih khawh ahcun a ttha.

2. Tangka hmannak tuaktannak le ti, mei, gas tibantuk hmanman

Inn hlanman, Ti, gas le mei hmanman tehna caan hman tein na pek khawh lengah siarem tein na nun khawhnak lai na tangka hmannak tthatein tuaktan kha a biapi.

Liam ding pawl kha voikhat teah an ra dih lai lo. Caan dangdang an rat tikah pek awk ngei dingin na tangka hmannak tthatein tuaktan cia zong kha a biapi. Ti, gas le mei man pawl cu thla hnih asiloah thla thum voikhat an ra tawn. Inn hlanman, phone le internet hmanman tepawl cu thlafatin pek an hau tawn. A dang hmannak pawl, bianaah eidin, tlunkalnak le thildang pawl ca zongah na dih ding kha tuak chihding philh hlah.

2.1 Mei, gas le ti hmanman peknak

Na inn hlanmi ah mei, gas le ti pawl caah meter dang cio an ngeih ahcun, mah pawl hmanman pek ding kha nangmah rian a si.

Nangmah min in meter pawl thlen dih hnu ah na hmanman ca in an in kuat lai. Mah man pawl liam ning kha a phunphun in a um. An in kuatmi catlap cungah khan zeizat dah liam ding a si, a hnuvik zeitik ahdah pek a hoh le zeitindah pek khawh a si tibantuk pawl aa ttial lai.

Na inn hlanmi nih meter dang tein a ngeih lo (bianaah, tteikhkan dihlak fonh in meter pakhat lawng a um), hmanman laim ding ah inn ngeitu nih rian a ngeih tibantuk a si ahcun inn ngeitu he khan zeitindah pek le liam ding a si lai timi iceih le hnatlaknak nan ngei lai.

Midang he umttinak inn (shared accommodation) ahcun ti, gas le mei man kha inn hlanman na pekmi ah aa tel chih kho men. Inn Hlan Hnatlaknak min na thut hlanah Inn Puaisa/ Inn Ngeitu kha hal ta hna.

Midang he umttinak inn na hlan i inn hlanman ah ti, gas le mei man tehna aa tel chih lo an in ti ahcun mah hmanman kha inn i a ummi minung buaktlak in tuak i liam a si lai. Nangmah nih pek ding zat tiah tuakmi kha na liam a hau lai.

3. Inn hlannak dingah a herhmi a dotdot

Australia ah inn hlanning a dotdot cu cu atanglei ning hin a si tawn:

1. Na sining le na pek khawhnak hnga ding kha tuak in na um duhnak sang le veng ithim.
2. Mah um na duhnak sang ke veng ah khan inn hlanawk pawl kaw. Internet hman zong in kaw khawh a si, bianaah realestate.com.au tibantuk asiloah mah ka sang le veng ah a ummi Inn Puaisa zung pawl zong ah kal in hlat khawh a si.
3. Mah hlan na duhmi inn zoh dingah appointment tuah asiloah inn zoh caan an timi ni le caan chungah va zoh.
4. Inn hlannak sawknak ca pek. Mah inn hlan sawknak ca cu inn zoh lio ah pek a si tawn asiloah mah Inn Puaisa zung i an website zongah laak khawh a si kho. Inn Puaisa / Inn Ngeitu nih inn hlan ding na sawkmi cohlan le cohlan lo cu an mah nawl a si. Inn hlanding hmuhnak caah voitam nawn na sawk zong a hau khomen.
5. Inn Puaisa / Inn Ngeitu nih inn hlanding na sawkmi an cohlan ahcun inn hlan hnatlaknak minthut ding timhtuah a si lai. Na covo le ttuavo pawl kongah halding na ngeihmi hal hna law ahleiin na tuahding le zulhdng tehna a umma ti tehna zong hal chih hna.
6. Inn hlan hnatlaknak minthut ni ahkhan inn hlanman ipekcia le sapawnguai (bond) zong pek chih na hau lai.
7. Caan-sau na umnak ding inn na hlanmi ah mei, ti le gas a umnak lai form phit the na hau lai.

Inn Kong Tolrelyt phu nih a cunglei i ttialmi tuahding na herhmi pawl cu an in bawmh khawh.

4. Inn Hlan Hnatlaknak (Tenancy Agreement)?

Inn Hlan Hnatlaknak- a tenancy agreement - (a lease agreement, a contract, Residential Tenancy Agreement asiloah a lease ti zong in a phunphun in an auh) timi cu nangmah le inn ngeitu nih upade tangah hnatlaknak minthut mi ca a si. Inn Hlan Hnatlaknak ah aatel lengmangmi hna le a herhngaimi hna cu atanglei pawl hi an si:

- Inn hlanman le sapawnguai (bond) na pekding zat le zeitin pekning an si lai
- Inn hlan caan (bianaah, thle 6 asiloah thla 12 tiin caan rikhih khawh zong a si i caan rikhih umlo in ihlan khawh thluahmah - periodic term tiah an auh - phun zong an um)
- Inn hlangtu hna nan min

Inn na hlanmi i naa ttial hlanah inn hlan hnatlaknak minthut hmasa na hau. Mah min na thut ding zong kha zeidah a si timi na rel hmasa le na lungfian a herh.

Inn hlan hnatlaknak min na thut tikah nangmah tein naa aiawh, inn ngeitu balte cu nangmah he ichawnbia dingah an mah te zongin an i aiawh kho asiloah an mah aiawhtu ah Inn Puaisa zong an fial khawh.

5. Inn Ngeitu le Inn Hlangtu hna i an Covo le Ttuavvo

Inn hlan hnatlaknak min na thut hlanah na theih dingah a herhmi covo le ttuavvo pawl an um. Cuhna cu:

- 5.1 Sapawnguai (Bond)
- 5.2 Inn hlanman pek chung
- 5.3 Inn hlanman pekning
- 5.4 Inn hlanman caan hmantein pek

5.1 Sapawnguai (Bond)

Sapawnguai cu inn hlan na thawk bakkhan pek na hau. Inn na hrawh sual ahcun tleihte ding caah a si.

Inn hlangtu nih mah sapawnguai kha Inn Puaisa/Inn Ngeitu sinah an pek lai i mah tangka kha an mah nih ken lo in Inn Hlangtu Pawl Sapawnguai Tleihpiaktu Nawlgeitu Zung - Residential Tenancies Bond Authority (RTBA) timi ah an kuat lai.

Sapawnguai caah tangka cawi khawh a si i tamdeuh cu Department of Human Services (DHS) ah cawi a si. Mah tangka cawi khawhnak ah an zohbikmi hna cu hlanlio sapawnguai caah cawimi tangka ttatein na pe tthan ma pe lo timi le mah sapawnguai ca i a herhmi kha nan chungkhar hmuhmi tangka dihlah i 55% le a cunglei a si ma timi an si.

Na inn hlanmi a caan a dih in Inn Puaisa/Inn Ngeitu nih sapawnguai na cawimi kha na cawinak hmun ah an kherh lai. Inn na hrawh sual ahcun mah remhnak ah Inn Puaisa/Inn Ngeitu nih sapawnguai na pekmi kha tleih khawh a si (Catlap 7, 1.3 kha zoh).

5.2 Inn hlanman pek chung

Australia ahcun inn hlanman kha thla khat ca pekcia phung a si. Sapawnguai le thla khat ca inn hlanman kha voikhat teah na pek hna lai. Inn hlanman pek ni cu nangmah le in Inn Puaisa/Inn Ngeitu i nan hnatlak ni ahkhan a si lai. Bianaah inn hlan na thawk ni November 1 a si ahcun mah November thla ca inn hlanman kha mah ni asiloah tuandeh ah na pek a hau.

5.3 Inn hlanman pekning

Inn hlanman pekning cu a phunphun in a um. Inn Puaisa/Inn Ngeitu nih zeitin pekning a si lai timi an in chimh lai. Na inn hlanman kha na baan chung in thlafatin zuh in asiloah satteik (Post Office) ah cheque in asiloah mipum in kal i pek asiloah money order zong in pek khawh a si.

Inn na hlanmi kha Inn Puaisa nih an tolrel mi a si ahcun inn hlanman kha tangka fang in an cohlang theng lai lo. Tangka fang in an cohlan lo ahcun naa neihnak bik satteik ah na kal a hau lai i money order na cawk hnuah an cohlan lai.

Thlafatin inn hlanman pekding tuak ningcang:

Inn hlanman tamdeuh cu thlafatin pek a si. Inn hlan awk na kawl lioah hlanman kha zerh khat ca in an tuak na hmuh lai. Mah zerh khat ca inn hlanman kha hmang in thla khat ca inn hlanman kha atanglei ning in tuak khawh a si:

Tahchunhnak 1:

$$\$(\text{Zerh khat inn hlanman}) \times 52 (\text{Zerh}) \div 12 (\text{Thla}) = \text{Thla khat ca inn hlanman}$$

$$\text{Bianaah: } \$280 (\text{Zerh khat inn hlanman}) \times 52 \div 12 = \$1213.33$$

Tahchunhnak 2:

$$\$(\text{Zerh khat inn hlanman}) \div 7 (\text{Ni}) \times 365 (\text{Ni}) \div 12 (\text{Thla}) = \text{Thla khat ca inn hlanman}$$

$$\text{Bianaah: } \$280 (\text{Zerh khat inn hlanman}) \div 7 \times 365 \div 12 = \$1216.66$$

Theihding: Inn Puaisa/Inn Ngeitu hna nih acunglei tuakning pakhatkhat hmang in inn hlanman kha an tuak.

5.4 Inn hlanman caan hman tein pek

Inn hlanman caan hman tein pek kha a biapi tuk. Mahcaahcun na pek khawh hnga dingmi inn hlan le tangka hman thiam kha a biapi.

Inn hlanman caan hman tein na pek lo ahcun inn puaisa asiloah inn ngeitu nih an philh lai lo i inn hlangtu ttha lo cazin ah an in khumh khawh. Mahti a si ahcun na inn hlannak tuanbia a ttha lai lo i hmailei inn hlan awk na kawl tikah dawnkhantu a si lai.

Inn hlanman a caan phak tikah na pek khawh lo ding a si ahcun na inn puaisa /inn ngeitu kha a rankhawhchung in chawn hna law zeitakah na pek khawh lai timi kha chim.

Inn hlanman pek a zat hnu ni 14 chungah na pek lo ahcun inn ngeitu nih tthawl ding timhtuahnak a thawk lai. Inn hlanman pek dingah ni 14 in acunglei na hnut ahcun inn ngeitu asiloah inn puaisa nih ni 14 chung inn man na pek lo caah 'Inn in Chuak' timi ca an in pek khawh.

A HERHMI: Inn hlan awk na kawl lio le inn na hlan lioah inn hlanman caan hman tein pek ding timi theihternak ituah lengmang.

Na inn hlanmi ah naa thial ka in, na um chung le na chuah tiang ttha tein inn zohkhenh dingah rian na ngei. Inn hrawh lo, thiang tein chiah, hmunthur hlonh le dum le hau thiang tein chiah tehna zong aa tel.

Dal Hnihnak: Inn na hlanmi ah itthial le inn zohkhenhnak

1. Inn hlannak le itthialnak

Inn hlanding na sawkmi an cohlan hnu in Inn Puaisa/Inn Ngeitu he inn hlan hnatlaknak ca minthut ni le caan nan khiah lai. Inn hlan hnatlaknak min nan thut ni ah sapawnguai le inn hlanman na pek cia a hau lai. Mah dih khan tawh an in pek lai i na inn hlanmi ah tthial khawh na si cang.

Inn na hlanmi kong ah adang a herhmi tuah rih ding cu inn sining report (condition report) a si i inn hlan na thawk ni 3 chungah tuah a si lai.

1.1 Sapawnguai (Bond)

Dal khatnak ah na hmuh cang bantu khan AMES Inn Kong Tolrethu Phu nih inn hlannak ah sapawnguai na hau timi an in chimh lai. Mah kha cu inn na hrawh asiloah na rawh ter sualah tleihte ding caah a si (mah kong he pehtlai in a hmailei ah tamdeuh in kan ttial). Sapawnguai pek ding cu thla khat ca inn hlanman na pek ding tluk hrawng a si lai.

Na Inn Puaisa/ Inn Ngeitu nih khan sapawnguai caah bank cheque in pek ding an in fial lai i mah tangka kha an mah nih ken lo in Inn Hlangtu Pawl Sapawnguai Tleihpiaktu NawlNgeitu Zung - Residential Tenancies Bond Authority (RTBA) timi ah an kuat lai.

1.2 Inn Sining Report (The Condition Report)

Inn sining report timi cu inn na hlanmi ah naa tthial hlan i inn sining, a rawkmi tehna a umma, nehngang le hrawh ciami tehna a umma timi an ttialnak ca a si.

Na Inn Puaisa/ Inn Ngeitu nih inn sining an ttialmi report kha zoh dingah an in pek lai. Na Inn Puaisa/ Inn Ngeitu nih a rawkmi le hrawh ciami na hmuh ko nain an mah nih an ttial sual lo ahcun mah kha ttial ding philh hlah. Cun mah na hmuhmi pawl le inn sining zong kha hmanthlak in ichiah khawh ahcun a ttha.

Mah inn sining report kha inn naa tthial ni thum chungah rel in min na thut lai i Inn Puaisa/ Inn Ngeitu sinah na kuat lai. Ni thum chungah na kuat lo ahcun na betmi le remhmi kha upade nih a cohlang lai lo.

1.3 Sapawnguai Kherh le Inn Sining Report

Na inn hlan caan a dih in Inn Puaisa/ Inn Ngeitu nih inn sining kha na rak itthial ka i inn sining report he an zoh chih lai.

Inn sining kha na rak itthial ka sining a si ahcun sapawnguai kha a dihlak in an in kherh lai.

2. Ti, Gas le Mei Pehnak

Inn hlan na thawk khan na duhmi company he gas le mei pehnak na tuah lai. Mah zawn ah na Inn Puaisa/ Inn Ngeitu zong nih an in bawmh khawh, an in bawmh lo le nangmah tein na tuah a hau lai.

2.1 Ti, mei le gas tlo tein hmannak

Australia ah ti, mei le gas hmanman cu a fak kho ngai.

Mah hmanman tangka tlonak caah a tlawm khawh chung in ti, mei le gas hman izuam kha a biapi.

Atanglei pawl hi na tuah khawh:

- Mei thilri pawl bianaah TV le computer tehna hman lo lioah phih
- Khan chung na um lo lioah mei hmih
- Lumnak seh le kihnak seh (heater le air conditioner) hman tthumbh
- Tawi deuh in ti ikholh

Internet cung zongah zeitindah ti, mei le gas tehna tlo deuh in hman khawh an si timi zoh khawh a si.

2.2 Innka kingh in thilzuar pawl

Gas le mei company, TV company bianaah Foxtel tibantuk le adang company hna nih innka kingh in an thilri hman ding le an company ah itthial ding in an in lem hna caan zong a um kho.

A sullam ttha tein na theih lo ahcun na min thu hlah. Thilzuar pawl nih atulio na hmanmi company in an mah sinah itthial ding an in lem khawh hna. Lungawttawm in na um le na lungfian lo ahcun ka duh lo ti ko hna.

Na inn phone zongah chawn in thilzuar pawl nih thil an in zuarh khawh. An chimmi sullam na theih lo asiloah na lunghrin ahcun aw, a si (yes) ti sual lai cih. Mah na timi kha an in zuarhmi ka hnatla na tinak zong a si kho i contract na tuah bantuk zong a si kho. Mahnakcun, holhlettu ka laak piak uh na ti khawh.

2.3 Gas, ti le mei caah rianrang bawm halnak

Gas, ti le mei caah rianrang bawmhna na herh (bianaah na tipet a kuai, gas a zutmi haw na theih asiloah mei a rawh) ahcun na Inn Puaisa/Inn Ngeitu kha na chonh COLH hna lai. An mah nih a rankhawhchung in remh piak dingah kua an khan lai.

Inn Puaisa/Inn Ngeitu na chonh khawh hna lo ahcun an mah nih thilremh dingah an fialmi hna pakhatkhat kha chawn hna.

Inn Puaisa/Inn Ngeitu nih an in remh piak lo ahcun Tenants Union of Victoria (Victoria Inn Hlangtu Hna Phu) asiloah the Consumer Affairs Victoria (CAV) (Thil Cawtu/Hmangtu Hna Zohkhenhtu Zung, Victoria) kha chawn hna law an mah nih Inn Puaisa/Inn Ngeitu kha remhter dingah an fial hna lai. Gas, ti le mei a rawkmi remh ding ah Inn Puaisa/Inn Ngeitu kha chawn peng hna law mah remh ding ah upade ning in rian an ngei.

'Inn Zohkhenhna Kong' a cung i ttial ning in ruahlopiin a rawkmi remh cu inn ngeitu/inn puaisa hna i an rian a si Catlap 9 kha zoh. Nangmah nih na hrarhmi a si ahcun remhman liam dingah ttuanvo na ngei.

3. Na inn hlanmi chungah Inn Puaisa/Inn Ngeitu luhnaknawl le na covo

Inn Puaisa/Inn Ngeitu asiloah an mah aiawhtu pakhatkhat (bianaah, thil remhtu) cu atanglei thil pakhatkhat ruangah na inn hlanmi chung luhnaknawl an ngei. Sihmanhsehlaw an rat lai atlawmbik nazi 24 a duh ah thawng an in thanh hrimhrim lai:

- Inn hlan hnatlaknak ca asiloah upade ning in thil pakhatkhat tuah an herh
- Inn man tuak an duh
- Inn cawtu ding asiloah tangka cawitu ding inn zohter an duh hna
- Inn in itthial dingah thawngthanh na si hnu asiloah inn in kaa thial cang lai tiah thawng na thanh hna hnu ah midang inn hlangtu hnga ding nih inn rak zoh. Inn hlangtu hnga ding kha inn in na chuah lai ni 14 chung lawngah zoh ter khawh a si
- Inn hlangtu nih inn a zohkhenh ding rian ttha tein a tuah lo tiah an zumh ahcun, bianaah inn a hrawh tiah ruah asiloah inn hlanmi kha thil ningcang lo pakhatkhat tuahnak ah a hman tiah ruah
- Thla ruk ah voikhat caan-hman inn cek tawnnak, sihmanhsehlaw inn hlan ka thla thum chungah caan-hman inn ceknak an tuah kho lo.

Na inn hlanmi a rak cektu hna a ho an si timi a langhtertu bianaah an ttang an ibenhma asiloah an mah si langhternak pakhatkhat an ikenmi kha zoh piak hna..

4. Inn zohkhenhnak

Inn hlangtu pakhat sinak in inn tthatein zohkhenh dingah rian na ngei. Mah ahkhan inn leng hramh tan le belh phawi tehna zong aa tel.

Inn chung zong kha naa thial hlan bantuak in thiang tein le zohdawh tein chiah dingah rian na ngei.

A herhtukmi remh ding asiloah a rengtuk in remh a hau tuk rih lo mi ca zongah Inn Puaisa/Inn Ngeitu kha na chimh colh hna lai.

4.1 Hmunthur Hlonhnak

Hmunthur pawl cu an mah le hlonhnak bianaah hmunthur sawhsawh chiahnak asilole sertthan khawhmi hmunthur pung (recycling bin) chungah na hlonh hna lai. Sertthan le hmantthan khawhmi pung - recycling bin- chungah cun thawl, daan thawl, caku tibantuk pawl na chiah hna lai.

Mah hmunthur pung pawl cu lam kam ah hmailei hoih in zerh khar voi khat na chuah hna lai..

Na sang ummi council zung asiloah na innpa hna kha zeitik ni ahdah hmunthur an char tiah na hal khawh hna.

Hmunthur an rak char dih khan an mah le chiahnak ah na chiah tthan hna lai..

4.2 Remh

Inn ngeitu nih na hlanmi inn kha umnak ttha ding in remh dingah rian a ngeih.

4.2.1 A herhtukmi remh ding:

A herhtukmi remhding a um ahcun na Inn Puaisa/Inn Ngeitu kha chim colh hna. Zung khar caan tehna caah chonhnak ding kha an in pek ding a si (inn hlan hnatlaknak chungah an telh chih tawn). Inn Puaisa/Inn Ngeitu nih a herhtukmi remh ding na chimh hun hna asiloah chimh ding naa zuam hnu nazi 24 chungah an remh hrimhrim ding a si. A herhtukmi remhding ah aa tel khomi hna cu atanglei bantuk in a si (mah leng zong in aa tel kho):

- Tipet kuaimi
- Zunput a pih asiloah a rawkmi
- Faak tuk in inn cung a zuh
- Gas a zuh
- Ttihnung ngai in mei a rawh
- Ti lianh asiloah faak ngai in ti nih thil a hrawh
- Ti le mei nih faak ngai in a hrawh
- Dathleka/ hlei tehna hman khawh lo ding in an rawh
- Inn Ngeitu nih thil hmannak ah a bunhmi thilri le seh an rawh, bianaah tisapetu seh, rawl chuannak, lumternak seh asiloah thilsuknak seh tibantuk
- Gas, mei le ti tehna an rawh
- Pakhatkhat a rawh ruangah inn umnak dingah himlonak/ttihunnak tehna a chuahter
- Thilri pakhatkhat a rawh/chambau ruangah ti tamtuk a zuhter

Inn Puaisa/Inn Ngeitu na chonh le pehtleihnak na tuah ni le caan hna kha ittial dih.

A herhtukmi remh ding pawl caah cun Inn Puaisa/Inn Ngeitu nih kan remhcolh lai tiah an in chimh ding a si.

Inn Puaisa/Inn Ngeitu nih tuante ah an in remhpiak colh lo ahcun (bianaah, nikhat chung ah) atanglei pawl hi na tuah khawh;

1. Victoria Civil and Administrative Tribunal (VCAT) ah a rengtein remhternaknawl chuah ding in na sawk khawh. Mah zung (Tribunal) nih a reng tein remhter ding na sawknak kha riantuan ni - ni hnih chungah an in ceih piak lai.
2. \$1800 tiang a dihmi remhnak cu nangmah tein fial i remh ter. Mah tangka na hmannak receipt kha 'Inn ngeitu sinah pek in kherh ding ah' na hal lai. Ni 14 chungah Inn Puaisa/Inn Ngeitu nih an in kherh lo ahcun the Tenants Union of Victoria ah ruahnak na hal khawh i VCAT sin zongah biaceih ding in na sawk khawh.

4.2.2 A rengtuk in remh hau lomi hna

Acunglei i ttialmi a herhtukmi remh ding cazin ah aa tel lomi cu a rengtuk in remh hau lomi tiah ruah khawh an si. Inn na hlanmi ah a rengtuk in remh hau lomi a um ahcun Inn Puaisa/Inn Ngeitu kha remh ding fialnak ca kua hna law ni 14 chungah an in remh piak ding a si. Reng tein remh a hau lomi hna pawl caah cun Inn Puaisa/Inn Ngeitu kha ca in na kuat hna lai.

Nangmah asiloah na mileng pakhatkhat nih an hrawhmi a si ahcun remh man liam dingah ttuanvo na ngeih. Na si khawh ahcun thil remhtu zong kha nangmah tein chonh in na fial khawh. Asilole Inn Puaisa/Inn Ngeitu kha fial piak ding ah chim hna law a dihmi kha nangmah an in liam ter lai.

Inn remhnak ah tangka ka dih ti in inn hlanman pek lo in um hlah. Inn hlanman pek kha ni 14 leng na hnut ahcun Inn Puaisa/Inn Ngeitu nih inn in chuahternak ca an in pek khawh i tthawl ding rian an thawk khawh.

4.3 Meikhu theitu seh zohkhenhnak le ceknak

Upade ning in inn ngeitu nih na inn hlanmi ah meikhu theitu seh bunh dingah rian an ngeih.

Mah meikhu theitu seh i a battery thlen kha cu nangmah rian a si. Hmunthur tehna thanh piak le rian a ttuan ma ttuan lo ti cek zong kha na rian a si. A battery kha thla 12 ah voikhat na thlen lengmang a hau.

Battery a dih deng ahcun awtek nawn in a awn lai i an theih ter lai.

Theihding: meikhu theitu seh kha na phong lai lo, na thawn fawn lai lo i na tuai lai lo!

Sualpang tawn sual lo ruang, bianaah rawlchuannak khu tehna ruang ah seh a onh lengmang ahcun thli dawpnak (ventilation) kha ttha tein rian a ttuan ding in tuah.

5. Inn hlanmi chuahtak – itthial

Inn hlan hnatlaknak min na thut tikah cuzat ka um lai tiah Inn Puaisa/Inn Ngeitu he min nan thutmi kha upat dingah rian na ngei. Itthial cu atanglei thil pakhatkhat ruangah a si tawn:

1. Itthial ding in thawng na thanh hna;
2. Na inn hlannak caan a dih i itthal cang na duh;
3. Inn ngeitu nih itthal ding in thawng an thanh;
4. Na inn hlan caan a dih hlanah nangmah nih tthial na duh;
5. Tthawl

Inn in na tthial lai ah sapawnguai an in kherh dihnak lai inn kha thiang tein na thianh ta lai i na thilri le hmunthur tehna kha na chuah dih hna lai, cun inn hlanman pek ding zong kha na pek ta dih hna lai.

5.1 Inn hlangtu nih kaa tthial lai tiah thawngthan

Na inn hlannak caan a dih in itthial na duh zongah Inn Puaisa/Inn Ngeitu kha atlawmbik ni 28 a duh ah ca in thawng na thanh tthiamtthiam hna a hau.

Na inn hlanmi kha caan rikhih umlo in ihlan khawh thluahmah mi (periodic lease agreement) asiloah na inn hlan caan a dih in caan rikhih lo in thla khat hnu thla khat tibantuk in na hlan zongah na tthial lai a tlawmbik ni 28 a duh ah thawngthan ding in rian na ngei tthiamtthiam.

5.2 Inn Puaisa/Inn Ngeitu nih itthial ding in thawngthan

Inn Puaisa/Inn Ngeitu nih inn na hlan caan a dih in itthialter an in duh ahcun 'Inn in itthial ding thawngthan nak ca' kha registered tuah in an in kuat lai.

Zeitik caan ahdah ca an in kuat ding a si timi cu a sining nih a ngeih i Consumer Affairs Victoria (CAV) website ah tamdeuh in zoh khawh a si.

Inn in chuah le tthawl na si ahcun CAV le the Tenants Union of Victoria nih bawmhnak le ruahnak an in pek khawh lai.

5.3 Inn hlan hnatlaknak buar (Hnatlak buin inn hlannak ngol)

Inn hlan hnatlaknak buar timi cu na inn hlan caan a dih hlanah inn in itthial na duhmi kha tiduhnak a si. A caan dih hlan i itthial na duh ahcun man liam ding a um kho:

- Na chuahtakmi inn ah midang an um hlan asiloah na inn hlan caan a dih hlan tiang inn hlanman pek na hau lai, pakhatkhat a can hmasa tiang inn hlanman na pek lai tinak a si; cun
- Inn Puaisa nih inn hlan ding a lawng ti thawngthan nak (advertising) ca le hlanhtthannak ca (re-letting fees) ca a dihmi zong na liam a hau lai (zerh khat asiloah zerh hnih ca inn hlanman tluk hrawng a sit awn)

Inn hlan hnatlaknak na buar ruangah na inn hlannak tuanbia zong tthatter lo khawh a si.

Inn hlanman kha a caan a dih tiang na pek hrimhrim lai. Mah pek lo kha cu inn hlan hnatlaknak buar a si. Mah na buar ahcun VCAT nih inn ngeitu kha na liamh dingah nawl a chuah khawh.

5.4 Naa tthial tikah theih na herhmi pawl

Inn in naa tthial tikah na tuah ding pawl theih ding ah atanglei i tthialmi pawl nih an bawmh lai:

<input type="checkbox"/>	Inn Puaisa/Inn Ngeitu kha a tlawmbik ni 28 a duh ah ca in thawng na thanh hna lai.
<input type="checkbox"/>	Gas, mei, phone le internet pehtleihnak pawl kha na ngol lai asiloah naa tthialnak inn caah na thlen hna lai.
<input type="checkbox"/>	Thilri vialte le hmunthur vialte na chuah dih hna lai.
<input type="checkbox"/>	Inn chung he inn leng he na thianh dih lai (inn thianhtu na hlan hna ahcun mah hna tangka na peknak hna ca (invoice) kha Inn Puaisa/Inn Ngeitu na pek hna lai)
<input type="checkbox"/>	Kawzaw thianhtu na hlan hna lai i tangka na peknak hna ca (invoice) kha Inn Puaisa/Inn Ngeitu na pek hna lai.
<input type="checkbox"/>	Inn in naa tthial ni ah Inn Puaisa/Inn Ngeitu kha tawh na pek hna lai.
<input type="checkbox"/>	Inn cek dingah khan Inn Puaisa/Inn Ngeitu he a donghnak bik inn ceknak khua nan khan lai i sapawnguai halnak caah min na thut lai.
<input type="checkbox"/>	A donghnak bik ca inn hlanman na pek dih in na baan in inn hlanman an in zuh tawnmi tehna kha na ngol ter hna lai.
<input type="checkbox"/>	Na umnak inn thar address kha cozah le a dang zung pawl bianaah VicRoads, Medicare, sianginn le gas, mei company pawl thawng na thanh hna lai.

Laakhruak harnak toncaan bawmtu hna

Na nunnak caah ttihnung thinphang tiang in harnak na ton ahcun 000 na chonh colh lai. Na chonh tik hna ah 'Emergency - Police, Fire or Ambulance?' (Palek ma, Meithattu ma, Mizawphor mawttaw dah na herh?) tiah an in hal lai. Na herhmi bawmhnak kha na chimh hna lai i na umnak na chimh chih hna lai.

Laakhruak harnak na ton caan lawngah 000 na chonh lai. Na vun ton kami asiloah na ton cuahmah mi hna ca lawng ah na chonh hna lai (bianaah mei a kangh thluahmah, mifir/velhnak tibantuk na ton hmuh lio asiloah faaktuk in na zawt na fah). A sullam cu faaktuk in ikhawnden, nunnak le innlo caah ttihnung tuk mi thil na ton caan lawng ah 000 kha na hman lai.

Laakhruak harnak ton caan asilo ahcun 000 kha na chawn lai lo. Mahnak khan na sang asiloah naa neihnak bik i a ummi palek zung, siizung tibantuk an nambar kha na kawl lai i na chonh hna lai.

Mah laakhruak harnak na tonmi cu inn kong a si ahcun acung i ttialmi a herhtukmi remhnak, 4.2.1 kha zoh.

A herhmi pehtleihnak pawl

Laakhruak harnak ton caan, Palek, Meithat, Mizaw phor mawttaw	'000'
Consumer Affairs Victoria (Thil Cawtu/ Hmangtu Hna Zohkhenhtu Zung, Victoria)	www.consumer.vic.gov.au Chonhnak: 1300 55 81 81
Adang theihnak le bawmhnak pekhotu pawl	Metropolitan Fire Brigade - mei iralrinnak le meikhu theitu seh kong http://www.mfb.vic.gov.au/ Money Smart - tangka hman thiamnak le ikhonnak www.moneysmart.gov.au

Inn Hlannak ah A herhmi Thil Ceknak Pawl

Min	Case ID	Minthut

Chimh	Inn Hlannak Kong cauk chung ah aatelmi hna le hmuh khawhnak catlap nambar
<input type="checkbox"/>	<p>Laakhruak harnak ton caan:</p> <ul style="list-style-type: none"> - 000 chonhnak (Palek, Meithat, Mizaw phor mawttaw) (Laakhruak harnak ton caan bawmtu hna catlap 14) - Meikhu theitu seh (Dal Hnihnak; 4.3, catlap 11)
<input type="checkbox"/>	<p>Inn hlanman le inn hlanman peknak</p> <ul style="list-style-type: none"> - Thla khat caah zeizat dah inn hlanman pek ding a si lai ti tuaknak (Dal Khatnak: 5.2, catlap 5) - Inn hlanman caan hman tein peknak (Dal Khatnak: 5.3, catlap 6)
<input type="checkbox"/>	<p>Sapawnguai Kong</p> <ul style="list-style-type: none"> - Sapawnguai peknak ding (Dal khatnak: 5.1, catlap 5) - Sapawnguai kherhnak (Dal hnihnak: 1.1 le 1.3, catlap 7) - Thil chiah taak. Inn ah um lio le itthial tikah inn zohkhenhnak (Dal hnihnak: 5, catlap 12)
<input type="checkbox"/>	<p>Inn hlan hnatlaknak</p> <ul style="list-style-type: none"> - Inn hlan hnatlakning phunphun (thla 6 asiloah thla 12 inn hlan hnatlaknak) (Dal khatnak: 4, catlap 4) - Inn hlan hnatlak buar ruangah a cang khomi hna hrialnak (Dal Hnihnak; 5.3, catlap 12)
<input type="checkbox"/>	<p>Inn Hlangtu Ttuanvo</p> <ul style="list-style-type: none"> - Bianaah zeitik caan le zeitindah inn puaisa nih inn an cek le an zoh - Inn thianh le inn zohkhenhnak (Dal Hnihnak: 4, catlap 9) - Hmunthur hlonhning (Dal Hnihnak: 4.1, catlap 9)
<input type="checkbox"/>	<p>Ti, Gas, Mei tibantuk hmanna le tangka hman thiamnak</p> <ul style="list-style-type: none"> - Zeitindah thil hmanman pawl pek a si; baan in tangka zuh, cheques in asiloah pumpak in kal I pek tibantuk (Dal Khatnak: 2, catlap 8) - Zeitindah ti, gas le mei tehna tlo tein hman a si (Dal Hnihnak: 2.1, catlap 8) - Innka kingh in thilzuar pawl he chonhbiakning (Dal Hnihnak: 2.2 catlap 8) - Gas, ti le mei company pawl he pehtleihnak tuahning (Dal Hnihnak: 2.3, catlap 8)
<input type="checkbox"/>	<p>Inn zohkhenhnak</p> <ul style="list-style-type: none"> - A herhtukmi remh colh ding le a rengtuk in remh hau lomi theihnak (Dal Hnihnak: 4, catlap 10) - Meikhu theitu seh - zohkhenhnak le battery thlennak (Dal Hnihnak: 4.3, catlap 11)
<input type="checkbox"/>	<p>Inn in itthialnak</p> <ul style="list-style-type: none"> - Itthial ding thawngthanknak (Dal Hnihnak : 5, catlap 12) - Inn hlan ngolnak (Dal Hnihnak: 5, catlap 12)