

BIL ELEKTRIK ANDA



No. Akaun : 220389228806
 No. Kontrak : 40467
 Deposit : RM 811.80
 No. Invois : 6376880821

TERIMA KASIH
 Kerana
 Membayar
 Dalam Tempoh
 30 hari

YAP SENG HENG - TENANT SIMON CARTER
 NO 1-07-01, MEDAN RAJAWALI
 SG ARA
 11900 BAYAN LEPAS
 PULAU PINANG

TNB Careline
 1-300-88-5454

Jumlah Perlu Dibayar : RM 17.60

Tarikh Bil
 07 Mac 2022

	RM	Amaun	Bayar Sebelum Terima Kasih
Tunggakan	RM	0.00	
Caj Semasa	RM	17.62	
Penggenapan	RM	-0.02	
Jumlah Bil	RM	17.60	06.04.2022
		Amaun	Tarikh
Bil Terdahulu	RM	18.35	04.02.2022
Bayaran Akhir	RM	18.35	17.02.2022

Jenis Bacaan Bacaan Sebenar

Tempoh Bil	Tarif	05.02.2022 - 07.03.2022 (31 Hari)		Faktor Prorata
	A:Kediaman			1.0000
Blok Tarif (kWh)	200	Blok Prorata (kWh)	89	Kadar (RM)
				0.218
				Amaun (RM)
				19.40
Jumlah			89	19.40

Keterangan		Tidak Kena ST	Kena ST	Jumlah
Kegunaan kWh	kWh	89	0	89
Kegunaan ICPT (-RM0.02/kWh)	RM	19.40	0.00	19.40
		-1.78	0.00	-1.78
Kegunaan Bulan Semasa	RM	17.62	0.00	17.62
Service Tax (6%)	RM			0.00
Caj Semasa	RM			17.62

No Meter	Bacaan Meter		Kegunaan	Unit
3142084990	Dahulu	Semasa	89	kWh
	33443	33532		

Rebat ICPT RM0.02/kWh diberikan bagi penggunaan kWh bulanan daripada 1 Feb 2022 - 30 Jun 2022
 Bayaran melalui cek sah setelah penjelasan cek oleh bank



YAP SENG HENG - TENANT SIMON CARTER
 NO 1-07-01, MEDAN RAJAWALI
 SG ARA
 11900 BAYAN LEPAS
 PULAU PINANG

RM 17.60

AN AGREEMENT made on the 17th day of February 2022
between

YAP SENG HENG
(NEW NRIC NO : 731003-10-5107)
15, Lorong Batu Nilam 33A, Bandar Bukit Tinggi 2
41200 Klang, Selangor

(hereinafter referred to as “the Landlord”) of one part and

SIMON ALEXANDER CARTER
(AUSTRALIA PASSPORT NO : E4034436 expire 02/02/2024)
Worldfish, Jalan Batu Maung, Batu Maung
11960 Bayan Lepas, Penang

(hereinafter referred to as “the Tenant”) of the other part

NOW IT IS AGREED AND DECLARED as follows :-

1. The Landlord agrees to let and the Tenant agrees to take subject to the stipulations and agreement hereinafter stated all that land and fully furnished dwelling house known as 1-7-1, FIERA VISTA CONDO, MEDAN RAJAWALI, 11900 BAYAN LEPAS, PENANG together with the fixtures fittings and any other appliances therein as specified in the Inventory attached hereto (hereinafter referred to as “the Demised Premises).
2. The Demised Premises shall be held by the Tenant for a term THIRTY SIX (36) MONTHS (hereinafter referred to as “the Tenancy”) commencing from the 20TH day of FEBRUARY 2022 at a monthly rental of RINGGIT MALAYSIA ONE THOUSAND SIX HUNDRED ONLY (RM1,600.00) inclusive of management service charge payable in advance on the 20TH day of each month.
3. The Tenant agrees with the Landlord as follows :-
 - a. To pay the rent hereby reserved at the times and in the manner aforesaid.

X *Yap SC*

- b. To pay on/before the signing of this Agreement (the receipt of which the Landlord hereby acknowledges).
- i. RM1,600.00 (One) month rental in advance.
 - ii. RM3,200.00 (Two) month rental as security deposit. This deposit shall not be used as payment of the monthly rental which is due and is to be repaid to the Tenant without interest on the expiration of the Tenancy hereby created provided that the Tenant has not breached any of the terms and conditions of this Agreement.
 - iii. RM1,600.00 deposit for electricity and water security for the due performance of payment for these utilities used during the period of Tenancy.
 - iv. RM250.00 deposit for Car/Door Access Card
- c. To pay all charges for water, electricity, telephone, Indah water sewage and the collection of domestic refuse payable in respect of the Demised Premises utilized during the Tenancy.
- d. The Tenant shall keep the Landlord indemnified against any summons, actions and legal proceedings that may arise in connection to this Tenancy and Demised Premises.
- e. To keep and maintain the Demised Premises and the garden in such decorative order as the same are now in fair wear and tear and damage by fire flood or any inevitable accident act of God only excepted
- f. Not to assign transfer sublet or in any way part with the possession of the Demised Premises or any part thereto without prior consent in writing to Landlord.

x *Jap* SC

- g. To use the Demised Premises for the purpose of a private residence only and not to use the said Demised Premises for any unlawful or immoral purposes.
- h. Upon being given one(1) day's notice to permit the Landlord or his Agents to enter upon the Demised Premises to repair or inspect the Demised Premises.
- i. Not to make or permit any alterations or addition to the Demised Premises without the previous written consent of the Landlord.
- j. Not to do or cause or permit to be done on the Demised Premises anything which shall be or become a nuisance or annoyance to the Landlord or to the tenants or occupiers of the adjoining premises.
- k. Not to throw dirt, rubbish, rag or other refuse nor permit the same to be thrown into sinks, baths, lavatories, cisterns or pipes except in proper bins containers.
- l. To keep in good, clean, tenantable repair and condition all the drains and pipes in the Demised Premises and to pay the landlord on demand all costs incurred by the Landlord in cleansing and clearing any of the drains pipes sanitary or water apparatus choked or stopped up owing to careless or negligent use thereof by the Tenant or his employees, servants, workmen, licenses, customers or any persons authorized by him.
- m. Upon expiration or sooner determination of the Tenancy hereby created peaceably and quietly to surrender and deliver up to the Landlord in such decorative and condition as aforesaid the Demised Premises and all additions whatsoever thereto erected or made by the Landlord.
- n. Not to do or cause or permit to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire or otherwise may become void or voidable or whereby the premium thereon may be increased and to repay to the Landlord all sums paid by way of increased premium rendered necessary by any breach of non performance of this covenant.

x *Jup* SC

- o. To pay for any articles of the inventory as attached hereto which is broken or missing through negligence during the Tenancy, fair wear and tear excepted.
- p. To permit the Landlord or his Agents during the two(2) months preceding the termination of the Tenancy hereby created at all reasonable times to bring any person authorized to view the Demised Premises.
- q. That the Tenant shall not nail any part of the walls of the Demised Premises without the previous written consent of the Landlord.
- r. To keep the Landlord indemnified against all actions proceedings expenses damages penalties costs claims and demands which may be brought or made against or incurred by the Landlord by reason or on account of any breach and non-observance of all or any of the stipulations terms and conditions herein contained or otherwise howsoever.
- s. Not to install or cause to be installed in the said premises any heavy equipment or electrical appliances consuming high voltage without the prior written consent of the Landlord first had and obtained.

4. The Landlord agrees with the Tenant as follows :-

- a. To pay all quit rent assessment rates taxes and outgoing except as aforesaid in Clause 3C imposed on the Demised Premises.
- b. That the Tenant paying the rent hereby reserved and observing and performing the several covenants conditions and stipulations on his part herein contained shall during the Tenancy quietly and peaceably hold and enjoy the Demised Premises without any interruption or disturbance by the Landlord or any person rightfully claiming through under or in trust for the Landlord.
- c. To insure and to keep insured throughout the continuance of the Tenancy, the Demised Premises from loss or damage by fire up to the full insurable value thereof and to pay all premiums necessary for that purpose.

x Jap SC

5. PROVIDED ALWAYS and it is hereby expressly agreed between the parties as follows :-

- a. If the rent hereby reserved or any part thereof shall be unpaid for seven (7) days after becoming payable (whether formally demanded or not) or if any covenant condition or stipulation on the Tenant's part has not been performed or observed then in every such case it shall be lawful for the Landlord at any time thereafter to re-enter upon the demised Premises or any part thereof in the name of the whole and thereupon this Tenancy shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of the Tenant's covenants herein contained.
- b. In these presents where the contexts so admits the expression "the Landlord" shall include his heirs, executors, successors in title assigns and any persons for the time being entitled in reversion immediately expectant on the Tenancy hereby erected and other persons whosoever deriving title under the Landlord and the expression "the Tenant" shall include his successors in title and permitted assigns.
- c. Words importing the masculine gender shall be deemed to include the feminine and neuter genders and words importing the singular number shall include the plural and vice versa.
- d. Any notice required to be given under this Agreement shall be in writing and shall be deemed to be sufficiently served on both the Landlord and the Tenant if delivered by registered post to their addresses as herein before set out.
- e. Time is the essence of this Agreement.
- f. In respect of the maintenance of the air-conditioners, Tenant shall maintain and service all the air-conditioners every twelve(12) months during the said tenancy period at the Tenant's own cost and produce service bill/receipt as proof of service.
- g. The Tenant hereby acknowledge that the demised premises is in clean and orderly condition and undertake to hand back the demised premises in same order.

x *Jup* SC

- h. In the event that the Tenant prematurely determine this Agreement before the expiration date, then the Tenant shall hereby serve the Landlord two(2) month's notice in writing and the deposit paid under Clause 3b(ii) of this Agreement shall be forfeited by the Landlord by way of liquidated damages, likewise if the Landlord prematurely determine this Agreement then the Landlord shall two(2) month's notice in writing to the Tenant and to refund all deposit paid by Tenant under Clause 3b (ii) (iii) (iv) of this Agreement and additional two(2) months rental as compensation for the Tenant.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first herein before written.

Signed by the abovenamed)
Landlord in the present of :) x *Jup*

Witness : _____
Name : _____
NRIC : _____

Signed by the abovenamed)
Tenant in the present of :) x *SARWA*

Witness : _____
Name : _____
NRIC : _____

PREMISES NO :
1-7-1, FIERA VISTA CONDO, MEDAN RAJAWALI, 11900 BAYAN LEPAS, PENANG