

Wadan Cusub – Guri Cusub: Kireysiga, Xuquuqda iyo Waajibaadka

Waa tilmaame loogu talo-galay dadka soo-galootiga iyo qaxootiga dhawaanta yimid

Tilmaamahan waxay talooyin wax-ku-ool ah ka bixiyaan:

- isu diyaarinta inaad suuqa gaarka ee Victoria ka soo eegato guri kiro ah
- ka codsashada guri kiro ah guryaha gaarka ah
- garashada xuquuqdaada iyo waajibaadkaaga kireyste ahaan
- inay si caddaalad ah kuula dhaqmaan milkiilaha ama wakiilka gurigu

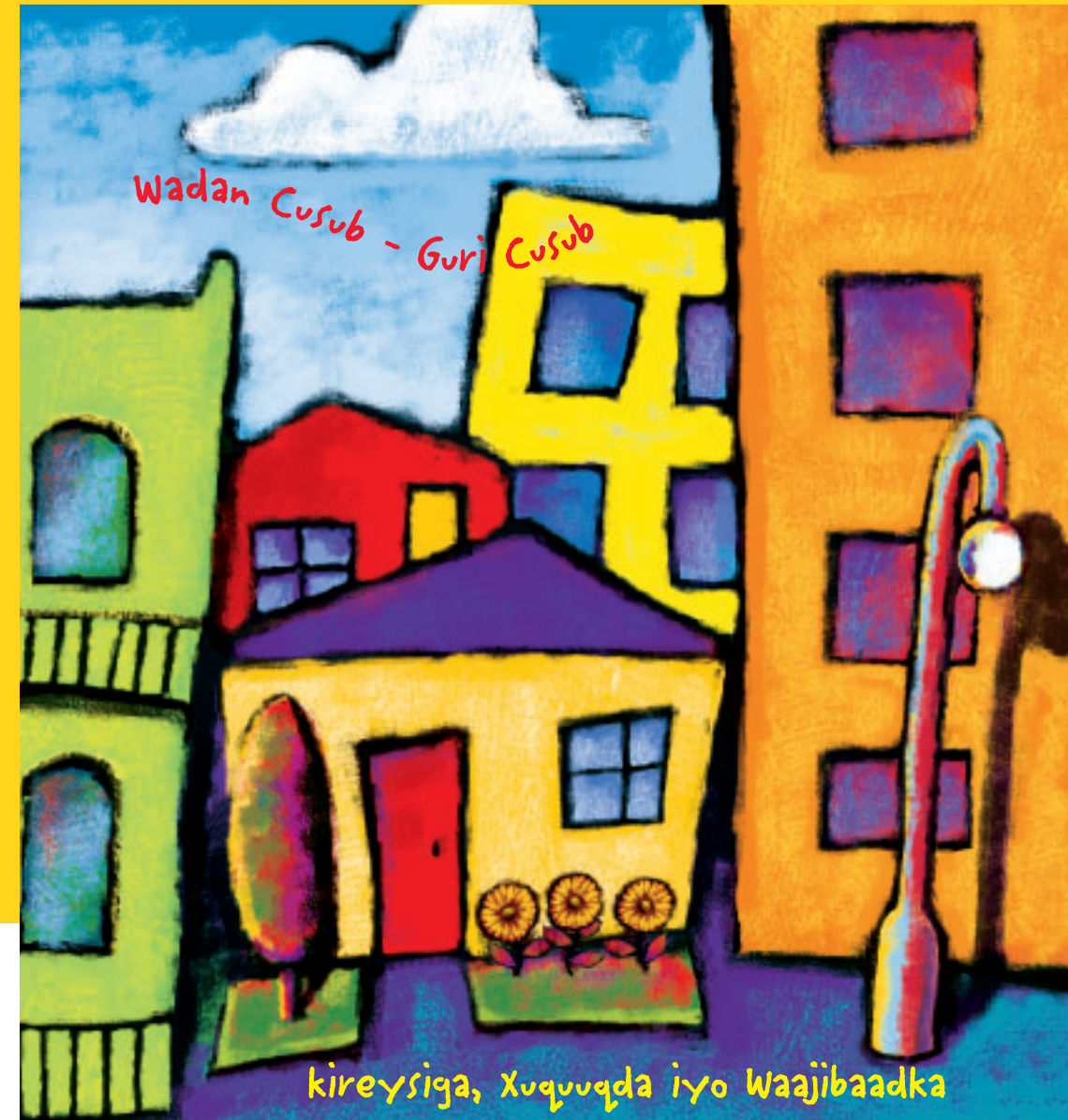
Wac Hay'adda Consumer Affairs Victoria khadka daabacaadaha oo ah (03) 9627 7126 si aad u codsato mid ka mid ah koobiyada:

- *Renting a home in Victoria: A guide for newly arrived migrants and refugees* (14 luqadood) (Tilmaame loogu talo-galay dadka soo-galootiga iyo qaxootiga dhawaanta yimid).
- *Renting a home in Victoria: A guide for landlords and estate agents* (5 luqadood) waa Tilmaame loogu talo-galay milkiilayaasha iyo wakiillada guryaha.

Wixii macluumaad ah ka eeg www.eoc.vic.gov.au
amase www.consumer.vic.gov.au

Ka-kireysiga guri Victoria

Waa tilmaame loogu talo-galay dadka
soo-galootiga iyo qaxootiga ee dhawaanta yimid





Kuu tilmaamidda gurigaaga cusub

Tilmaamahakan waxay kaa siinayaan macluumaad waxtar leh:

- sidaad ugu diyaar-garoobi lahayd inaad Victoria ka raadsato guri kiro ah oo gaar ah
- sidaad uga codsan lahayd guri suuqa kirada gaarka ah
- xuquuqdaada iyo waajibaadkaaga kireyste ahaan
- sidii si caddaalad ah uu kuula dhaqmi lahaa milkiilaha guriga ama wakiilka guriga (estate agent)

Xuquuqda iyo waajibaadka

Sharciga ugu weyn kaas oo tilmaama xuquuqda iyo waajibaadka kireystayaalka, wakiillada guryaha iyo milkiileyaasha ee Victoria waa Sharciga Kirooyinka Guryaha (*Residential Tenancies Act 1997 (Vic)*). Hay'adda Arrimaha Macaamiisha ee Victoria (Consumer Affairs Victoria) ayaa maamusha sharcigan.

Sharciga ugu weyn ee tilmaama takooridda ka dhacda hoyga ee Victoria waa Sharciga U-Sinnaanta fursadaha (*Equal Opportunity Act 1995 (Vic)*). Guddiga U-Sinnaanta Fursadaha ee Victoria (*Equal Opportunity Commission Victoria*) ayaa maamula sharcigan. Guddigu wuxuu kaloo bixiyaa macluumaad iyo talooyin la xirriira sharciga takooridda ee federaalka ah halka uu ku habboon yahay.

Wixii macluumaad dheeraad ah ee la xirriira Sharciga U-Sinnaanta fursadaha ee Victoria ka eeg bogga 11aad.

Haddaad u baahato caawimaad ama talooyin dheeraad ah

Waxaa jira dhowr hay'adood oo kaa caawin kara inaad guri ka kireysato Victoria. Ka eeg bogga 18-23aad wixii faafaahin xirriiro ah.

Nasiib wacan sidaad u heli lahayd guri cusub.

U-Diyaar-garowga sidii loo heli lahaa guri cusub

Waxaa jira dhowr tallaabo oo muhiim ah oo la qaadi karo sidii looga heli lahaa guri cusub suuqa kirada gaarka ee Victoria.

Garo doorashooyinkaaga guri ee kuu furan

Saraakiisha dejinta ayaa laga heli karaa dhowr hay'adood ee dowladda ama bulshada si ay uga caawiyaan soo-galootiga iyo qaxootiga dhawaanta yimid sidii ay u garan lahaayeen doorashooyinkooda guri.

Kala xirriir Xarrunta Migrant Resource Centre wixii talooyin ah ee hay'adda ku caawin karta. Ka eeg bogga 22aad wixii faahfaahin xirriir ah.

Sarkaalka dejinta ayaa kaa caawinaya inuu kuu caddeeyo waxa ay yihiin doorashooyinkooda guri, oo ay ka mid yihiin:

- kirada gaarka ah
- guryaha dowladda
- inaad xaq u leedahay Nidaamka Amaahda Debaajiga - Bond Loan Scheme – (Ka eeg qeexidda bogga 15aad.)

Haddii aad go'aansato inaad guri ka raadsato suuqa kirada ee gaarka ah, tilmaamahan ayaad adeegsan kartaa.

Halka laga raadsado guriga kirada ah

Siyaabaha ugu waa weyn ee guri cusub looga raadsado suuqa kirada gaarka ah waa:

- meelaha wakiillada guryaha
- adoo ka eega qaybaha ('To Let') ee wargeysyada maalin laha ah ama degaanka.

Dokumiintiga saxda ah

Ka-hor intaadan u imaan milkiilaha ama wakiilka guriga, waxaad hubisaa inaad sidato dukumiintiyada saxda ah oo codsigaaga taageeraya.

Dokumiintiga aqoonsiga

Waxaad u baahan tahay caddaynta aqoonsiga oo ay ku jiraan sawir iyo saxiixaaga. Mac-hadka Real Estate Institute of Victoria waxay ku talinaysaa in dokumiintiyada sawirka ee soo socda in loo adeegsan karo inay xaqiijiyaan aqoonsiga:

- laysanka (licence) darawalnimada ee Victoria
- bogga sawirka ee baasaboorka
- dokumiintiga loogu soo socdaali karo Australia oo ay bixisey dowladda Australia
- foomka PLA56 oo ay bixisey Dowladda Australia.

Dadka ku yaqaan

Waxaad u baahan tahay ugu yaraan laba qof oo ku yaqaan waxayna noqon karaan:

- magaca iyo lambarka taleefoonka dad Australia jooga oo ku yaqaan, sida kafiilkaaga, barahaaga, loo-shaqeeyahaaga ama sarkaalkaaga dejinta.
- Warqad tixraac ah qof ka shaqeeya bulshadaada ama sarkaalka dejinta. (ka eeg tusaalaha warqadda tixraaca bogga 14aad.)

Haddii aad u baahan tahay caawimaad sidii aad iskula heli lahayd dokumiintiyadaan, weydiiso sarkaalka dejinta.

Ballanta soo-eegidda

Isla markiiba dokumentiyadaadu ay kuu dhammaadaan oo aad hesho guri aad doonayso inaad degto, la xirriir milkiilaha ama wakiilka guriga si aad u ballansato soo-eegid.



Waxaad xaq u leedahay inaad soo eegto guriga kirada ah ka-hor intaadan saxiixin Heshiiska Kirada Guriga (*Residential Tenancy Agreement*) (ka eeg qeexidda bogga 16aad).

Si wacan u labbiso marka aad doonayso inaad furaha ka soo qaadata milkiilaha ama wakiilka guriga. Tani waxay kaa caawinaysaa inay milkiilaha iyo wakiilka gurigu fikrad fiican kaa qaataan.

Waa sharci darro in milkiilaha ama wakiilka gurigu ay kaa qaadaan rahmad marka ay kuu ogolaanayaan inaad soo eegto guriga.

Si kastaba ha ahaatee, haddii aad soo eegayso guri ayagoon kula socon milkiilihii ama wakiilkii guriga, waxaa lagu weydiin karaa inaad dhigto rahmad oo dib laguugu celin doono oo ah \$50. Waxaa kaloo lagu weydiin karaa inaad keento dokumiintii aqoonsi, sida baasaboorkaaga ama laysankaaga darawalnimada ee Victoria marka lagu siinayo furaha.

Markii aad soo celiso furaha, milkiiluhu ama wakiilka gurigu waa inay kuu soo celiyaan rahmadii oo dhan iyo dokumiintigii aqoonsiga.

U sheeg milkiilaha ama wakiilka guriga haddii aad raacayso gaadiidka dadweynaha si ay u ogaadaan inay waqti dheer kugu qaadanayso inaad soo celiso furaha.

Soo Eegidda guriga

Marka aad eegayso gudaha iyo dibadda guriga, halkan waxaa ku yaalla dhowr waxyaalood oo aad hubin karto:

- gurigu ma leeyahay gaas ama koronto? (gaaska ayaa raqiisan in la isticmaalo)
- dariishaduhu si fiican ma u xirmayaan?
- albaabada dibadda ma leeyihiin fure?

- ma shaqaynayaan nalalka iyo ofanku?
- ma shaqaynayaan tuubooyinku, musquluhu iyo biyaha kulul?
- laynka taleefoonku ma ku jiraa? haddii uusan gurigu lahayn laynkaas markaas waxay tahay inaad bixiso kharashka laynka taasina aad bay qaali u tahay.
- gurigu nadiif ma yahay?
- gurigu ma kugu habboon yahay? Qolol kugu filan ma leeyahay, ma u dhow dahay dukaannada, dugsiyada iyo gaadiidka?

Isla marka aad hubinayso xaalladda guriga, waxaa kaloo lagaa doonayaa inaad:

- hubiso oo aad su'aalo ka weydiiso qodobada Heshiiska Kirada Guriga
- ka raadsato caawimaad sarkaalkaaga dejinta haddii aadan fahamsanayn waxyaalaha ku jira Heshiiska Kirada.

Haddii aad doonayso guriga hase ahaatee uusan nadiif ahayn ama uusan si fiican u dayactirnayn, ka raadso talooyin sarkaalkaaga dejinta ka-hor intaadan codsan.



Codsiga in la kireysto guri

Buuxinta foomamka

Waxaa lagu weydiinayaa inaad buuxiso foomka codsiga iyo inaad keento dokumiintiyo caddaynaya.

Codsigaaga ku soo xir sawirka laysankaaga darawalnimada ama bogga sawirka leh ee baasaboorkaaga.

Soo buuxi oo soo celi foomka sida ugu dhakhsaha badan ayadoo ay la socdaan dokumentiyadii caddaynayey oo dhan. Milkiilayaasha iyo wakiillada guryaha waxay jecel yihiin inay go'aankooda si dhakhso ah u gaaraan, badanaa 24 saacadood gudahooda.

Waxaad caawimaad weydiisan kartaa sidaad u buuxin lahayd foomka codsiga sarkaalka dejinta ama hay'adda Ururka Kireysteyaasha Victoria (Tenants Union of Victoria) (ka eeg bogga 20aad wixii faahfaahin xirriiro ah).

Keenidda foomka codsigaaga

Milkiilaha ama wakiilka guriga waxay ku weydiinayaan xoogaa su'aalo ah. Su'aalahani waa inay la xirriiraan oo keliya awoodda aad u leedahay inaad kiro bixiso iyo inaad daryeesho guriga.

Wixii talooyin dheeraad ah waxaad eegtaa bogga 11aad qaybta oo ah *inay si fiican kuula dhaqmaan milkiilaha iyo wakiilka guriga*.

Fahmidda iyo saxiixidda Heshiiska Kirada Guriga.

Haddii uu ogolaado milkiiluhu ama wakiilka gurigu inuu kaa kireeyo guriga, waxaa lagu siinayaa Heshiiska Kirada Guriga si aad u saxiixdo.

Heshiiska Kirada Guriga waa heshiis sharciyeed, kaas oo ay tahay inaad saxiixdo markii aad kireysanayso guri.

Markii aad saxiixdo heshiis sharci, waxaad ogolaatay wax kasta oo ku jira heshiiska kaas oo muujinaya:

- lacagta kiradu intay tahay (ka eeg qeexidda bogga 16aad)
- debaajiga oo lagu soo celin doono (ka eeg bogga 15aad) oo ay joogto inaad bixiso
- dhererka waqtiga aad ku kireysan karto guriga
- shuruudaha ama xeerarka kale

Ka-hor intaadan saxiixin, waxaad hubisaa inaad akhriso oo aad fahamto shuruudaha heshiiska. Tusaale ahaan, heshiiska kirada ee muddada-go'an ah macnihiisu wuxuu yahay inaad ogolaatay inaad degto guriga aadna bixiso kirada muddada heshiiska.

Waa wax sharci darro ku ah milkiilaha iyo wakiilka guriga inay ku weydiiyaan:

- wax ka badan kirada hal bil oo horumarin ah
- debaajiga la soo celiyo iyo damaanad labadaba isla mar

Haddii kirada gurigaagu ka badan tahay \$350 asbuuciiba, milkiilaha ama wakiilka guru wuxuu ku saari karaa dhigaal ahaan wax ka badan inta u dhiganta kirada hal bil.

Haddii aadan hubin marka aad saxiixayso, waa inaad caawimaad weydiisataa sarkaalkaaga dejinta, Hay'adda Ururka Kireysteyaasha Victoria ama Migrant Resource Centre ka-hor intaadan saxiixin.

Marna ha saxiixin foom bannaan. Waa inaad hubisaa in Heshiiska Kirada Guriga si sax ah loo buuxiyey ka-hor intaadan saxiixin.

Haddii milkiilahaagu ama wakiilka gurigaagu uu ku daro hadal Heshiiska Kirada Guriga taas oo baabi'inaysa xaq uu caddaynayo Sharciga Kirooyinka Guriga 1997 (Vic) (*Residential Tenancies Act 1997 (Vic)*) markaas hadalkaasi waxba kama jiraan.



Haddii heshiiska lagu siiyey ay ku jiraan haddalo lagu daray ama laga saaray ama isbeddello lagu sameeyey heshiishyada (matalan, waxaa lagu weydiyey debaaji sare), waxaa markaas laga yaabaa inaad la kulantay takoorid sababtoo ah dhawaan ayaad Australia timid, ama sabab ka mid ah astaamaha ku qoran bogga 11aad.

Bixinta debaaji ee la soo celiyo

Ka-hor intaadan ku soo guurin gurigaaga cusub, waxaa badanaa lagu weydiinayaa inaad bixiso kirada hal bil oo horumarin ah iyo kirada hal bil oo kale oo ah debaaji la soo celiyo. Tana waxaa badanaa loo yaqaan debaaji.

Markii aad bixiso dhigaalka boonka, oo aad ka bixiso lacagtaada ama Nidaamka Foomka Codsiga debaajiga (Bond Loan Scheme), adiga iyo milkiilaha ama wakiilka guriga waa inaad saxiixdaan Foomka Codsiga debaajiga (Bond Lodgement Form) (qeexiddu waxay ku taal bogga 15aad).

Foomka Codsiga debaajiga, waxaa loo diraa asaga oo ay la socoto debaaji (*Residential Tenancies Bond Authority (RTBA)*).

Lacagta debaajiga waxaa haynaya RTBA ilaa uu ka dhammado heshiiskii kiradaada (*Residential Tenancies Bond Authority (RTBA)*).

Milkiiluhu ama wakiilka gurigu ma isticmaali karaan lacagtaan.

Codsiga Debaajiga

Haddii aadan bixin Karin debaajiga, waxaad xaq u leedahay debaajiga oo laga helo Victorian Government Office of Housing Bond Loan Scheme.

Debaajiga waa amaah aan dulsaar wadan oo loo adeegsan karo oo keliya boonanka: looma adeegsan karo horumarinta kirada ama kharashyada guuridda.

Ma codsan kartid Debaajiga ilaa uu milkiilaha ama wakiilka gurigu uu ogolaado codsigaaga inaad guriga kireysan karto.

Markii aad codsato Debaajiga, waa inaad soo raacisa koobiga Heshiiskaagii Kirada ama warqad ka socota milkiilaha ama wakiilka guriga oo ay ku jiraan:

- magacooda iyo cinwaannadooda
- lambarka taleefoonka lagala xirriiri karo
- magacyada qof kasta oo guriga degaya
- cinwaanka guriga
- lacagta kirada asbuucii layska rabo
- lacagta debaajiga layska rabo
- taariikhda bilowga iyo dhammaadka kirada
- tirada qolalka jifka ee guriga

Waxaad u baahan doontaa inaad la xirriirto Xafiiska Guryaha ee degaankaaga wixii macluumaad dheeraad ah iyo foomamka codsiga. Ka eeg bogga 20aad wixii faahfaahin xirriir ah.

Hellidda Nidaamka Debaajiga Amaahda ah (Bond Loan Scheme)

Haddii aad xaq u leedahay, waxaad xaq u leedahay maaddaama aad tahay soo-galooti ama qaxooti cusub inaad hesho Nidaamka Amaahda Debaajiga.

Amaahda Debaajiga oo laga helo Nidaamkaas waa dhigaal hubanti ah oo lacag caddaan ah.

Buuxinta Warbixinta Xaalladda Guriga (Condition Report)

Warbixinta Xaalladda Guriga waa dokumiinti muhiim ah kaas oo dhigaya xaalladda ama heerka dayactir oo uu gurigu ku sugan yahay marka u horraysa oo aad kiraysigiisa bilowdo.

Warbixinta Xaalladda Guriga waxaa loo adeegsadaa caddayn ahaan markii wax muran ah ka yimaado nadaafadda, waxyeellayn ama waxyaalo maqan.



Markii aad hesho Warbixinta Xaalladda Guriga, milkiiluhu ama wakiilka guriga wuxuu hore u buuxiyey qaybta milkiilaha.

Haddii aad diiddan tahay waxa uu milkiiluhu ama wakiilka gurigu soo qoray, adna waa inaad faalladaada qortaa. Waa arrin xasaasi ah in si sax ah loo buuxiyo warbixinta.

Markii aad buuxiso oo aad saxiixdo Xaalladda Warbixinta Guriga, hal koobi u soo celi milkiilaha ama wakiilka guriga adiguna koobiga kale ku hayso diiwaankaaga.

Xiritaannada

Ka-hor intaadan ku soo guurin gurigaaga cusub, waa inaad hubisaa inay kuu xiran yihiin gaaskii, biyahii, korantadii iyo taleefoonkii.

Waa inaad la xirriirtaa adeegyadan 48 saacadood ka-hor intaadan ku soo guurin.

Waxaad masuul ka tahay bixinta adeegyadaas.

Waxaad ka heli kartaa magacyada iyo lambarada taleefoonada adeegyadaas milkiilaha ama wakiilka guriga ama tusaha taleefoonnada ee Yellow Pages-ka.

Ku soo guuridda

Waa inaad hubisaa in milkiilahaagu ama wakiilkii gurigaagu inuu ku siiyey:

- koobiga Heshiiska Kirada Degaanka oo saxiixan
- warbixinta Xaalladda Guriga oo dhammaystiran saxiixanna
- koobiga Foomka Codsiga Debaajiga
- risiidhka lacagta aad u bixisay kiro ama debaaji
- koobiga Buugga Renting: Statement of Rights and Duties Book. Buuggan waxaa lagu heli karaa luqooyinka aan Ingiriisiga ahayn (ka eeg bogga 18aad wixii faahfaahin ah).
- lambarka taleefoonka degdegga ah wixii dayactir degdegga ah.

Inay si fiican kuula dhaqmaan milkiilaha iyo wakiilka guriga

Halkan Victoria waa sharci darro in qof la takooro ama loola dhaqmo si aan caddaallad ahayn markii la siinayo hoy iyadoo loo eegayo:

- jinsigiisa
- da'diisa
- caqiidada diintiisa
- siyaasadda uu rumaysan yahay
- jinsigiisa dhalasho
- dookhiisa galmo/nashaadka galmo bannaan
- asalka jinsigiisa
- muuqaalkiisa jireed
- iin/curyaanimo
- uur
- naas-nuujin
- xaalladiisa guur
- xalladiisa waalidnimo ama daryeele
- xubin ka noqoshada urur ama hay'ad xirfad-yaqaan
- xirriir qof ahaaneed oo la leeyihiin qof kasta oo astaamahaas leh.

Sidee buu ku dhacaa takoorka hoygu

Waa ku sharci darro milkiilaha ama wakiilka guriga inuu ka diido inuu guri ka iibiyo ama ka kireeyo qof sababtoo ah qofkaas jinjigiisa ama diintiisa ama mid ka mid ah astaamaha lagu sheegay kor.



Takooriddu waxay kaloo dhici kartaa markii milkiilaha ama wakiilka gurigu uu sameeyo mid ka mid ah waxyaalaha soo socda sababtoo ah qofka jinjigiisa ama diintiisa ama mid ka mid ah astaamaha kale ee lagu taxay boggii hore:

- inuu u socodsiiyo codsiga si ka duwan codsiyada kale ee guri kale oo isla mid yihiin
- inuu baddelo shuruudaha hoyga lagu bixiyo, sida samaynta dhigaalka boonka oo sarreeya
- inuu baddelo shuruudaha kuwaas oo mar hore guriga loogu bixiyey
- inuu diido ama xadeeyo hellidda hoyga ama tas-hiilaadka kuwaas oo u furan kireysteyaasha kale
- inuu adeegsado nidaamka xulidda oo aan macquulka ahayn taas oo dulmisa koox dad ah oo gaar ah
- inuu qofka guriga ka saaro
- inuu diido inuu u kordhiyo/cusboonaysiiyo heshiiskii hoyga
- inuu diido inuu ogolaado eeyaha wax haga

Sharciga Kirada Guryaha 1997 (Vic) (The Residential Tenancy Act 1997) wuxuu kaloo sheegayaa noocyada qaarkood ee takooridda. Tusaale waxaa noqon karaa haddii milkiiluhu ama wakiilka gurigu uu diido inuu guriga ka kireeyo qof kireyste ah oo carruur wata.

Arrintan looma tixgeliyo takoorid haddii:

- milkiiluhu ku nool yahay isla guriga
- gurigu uusan ku habboonayn ama u qalmin in carruur ku noolaato
- ay dowladdu si gaar ah u siisay guriga dadka kelida ah ama xaasaska aan carruurta lahayn.

Adiga ma lagu takooray?

Haddii wax ka mid waxyaalahan kugu dhaceen, markaas si gaar ah ayaa lagu takooray. Haddii aad u malaynayso in xaalladdu sidaas tahay, waxaad cabasho u soo gudbin kartaa Guddiga U-Sinnaanta Fursadaha (Equal Opportunity Commission).

- adeegga cabashadu waa lacag la'aan, qarsoodi iyo dhexdhexaad
- uma baahnid inaad tahay muwaadin Australia ah si aad cabasho u soo gudbisatid
- codso turjumaan haddii aad u baahan tahay mid
- Guddigu way kugu caawin karaan inaad soo qorato cabashada
- Wac (03) 9281 7100 ama 1800 134 142 si aad si toos ah cabasho ugu gudbisatid Guddiga U-Sinnaanta Fursadaha.



Sambalka codsiga guri kiraysiga warqadda tixraaca (reference letter)

Tani waa sambalka warqadda tixraaca taas oo ay qori karaan adeegga dejinta ama hay'ad bulsho taas oo si dhow ula shaqayn jirtey kireystaha.

Warqaddu waxay bixinaysaa faahfaahinta khuseysa codsadhaha/yaasha, oo ay ka mid yihiin magaca, asalka, waqtiga Australia uu joogey iyo cinwaanka hadda uu ku nool yahay.

Ka: cinwaanka Adeegga Dejinta/Hay'adda Bulshada Tariikhda:

Salaan Magaca (milkiilaha ama wakiilka guriga)

Uj: Tixraaca hoyga kirada ee (magaca codsadhaha)

Xarunta Migrant Resource Centre/Xarunta Bulshada waxay ku faraxsan tahay inay taageero ka siiso codsiga (magaca codsadhaha/yaasha) kirada degaanka gaarka ah.

(magaca codsadhaha iyo qoyskiisa/keeda) waxay Australia yimaadeen (taariikhda), waxayna ka yimaadeen (waddankii ugu dambeeyey ee uu deganaa). (Codsaduh/qoysku) wuxuu hadda ku nool yahay (cinwaanka degaankiisa) wuxuuna deganaa cinwaankaas ilaa (taariikhda).

Si aad ula socoto, Migrant Resource Centre (ama hay'adda kale) waa hay'ad bulshada la shaqaysa oo caawisa dadka soo-galootiga iyo qaxootiga ah ee dhawaanta yimid Victoria.

Waxaan si dhow ugala shaqaynaa macaamiishayada mowduucyo kala duwan oo ay ka mid yihiin caawimaadda siday u heli lahaayeen hoy ku filan. Waxaan talooyin iyo adeegyoba ka siinnaa waddadii ay u mari lahaayeen inay la qabsadaan nololsha Victoria.

Haddii aad u baahato faahfaahin dheeraad ah ee ku saabsan awoodda codsaduhu inuu si joogto ah kiro u bixiyo, guriga uu dhaqaaleeyo iyo inuu ku dhaqmo shuruudaha Heshiiska Kirada Degaanka, fadlan igala soo xirriir (lambarka taleefoonka) inta lagu jiro waqtiga shaqada.

Mahadsanid

Magaca

Darajada shaqada (matalan Shaqaale Taageeridda Dejinta)

Qeexidyo waxtar badan

Debaajiga (Bond) – waa lacag debaaji ah oo la soo celiyo lana bixiyo bilowga kirada waxaana dib loo soo celiyaa dhammaadka kirada haddii uusan kireystuhu waxyeellayn guriga ama uusan jebin inuu bixiyo kirada. debaajiga badanaa wuxuu la mid yahay kirada hal bil. Milkiiluhu ama wakiilka gurigu ma kharashgareyn karaan lacagtan sababtoo ah waxay la taal RTBA.

Debaajiga ayaa lagu soo celinayaa asaga oo dhan marka uu dhammaado muddadii kirada in milkiilaha ama wakiilka gurigu soo gudbiyo codsasho maahee ku saabsan waxyeellaynta guriga oo laga yaabo inaad adigu u geysatey guriga, ama inuu jiro kiro aadan dhiibin. Tani waxay keliya oo dhici kartaa haddii aad ogolaato codsashada iyo in VCAT (ka eeg hoos qeexidda) amarto in qayb ka mid ah debaajiga loo celiyo milkiilaha.

Foomka Codsashada Debaajiga (Bond Claim Form) – Markii uu kireyste uu ka guuro guri, waxaad saxiixaysaa Foomka Codsashada Debaajiga si lacagtaas ay kuugu soo celiso RTBA.

Nidaamka Amaahda Debaajiga (Bond Loan Scheme) – waa amaah aan dulsaar lahayn oo uu bixiyo Xafiiska Guryaha ee Dowladda Victoria taas oo daboosha dhammaan ama qaybka mid ah kharashka dhigaalka boonka. Markii ay dhammaato kiradaadu, milkiilahaagu ama wakiilka guriga ayaa kaaga codsanaya RTBA lacagtii dhigaalka boonka si loo siiyo Xafiiska Guryaha ee degaankaaga. Haddii uu milkiilahaagu ama wakiilka gurigaagu uu reebto qaar ka mid ah debaajiga sabab kiro aan la bixin ama waxyeellaynta guriga, waxaa wali lagaa rabaa inaad Amaahdii Debaajiga dib u siiso Xafiiska Guryaha.

Foomka Codsiga Debaajiga (Bond Lodgement Form) – Markii aad bixiso debaajiga, adiga iyo milkiilaha ama wakiilka guriga waa inay saxiixaan Foomka Codsiga Debaajiga kaas oo la raaciyo debajiga loona diro RTBA.



Warbixinta Xaalladda Guriga (Condition Report) – waa liis la saxayo oo ku saabsan xaalladda guriga (gudaha iyo dibaddaba) markaad ku soo guuraysid. Markii ay dhammaato kiradu, Warbixinta Xaalladda Guriga waxaa loo adeegsadaa in la go'aamiyo bal inay jiraan waxyaalo kharashyo nadiifin ama waxyeellayn ah kuwaas oo loo sheegan karo kireystaha.

Takoorid (Discrimination) – ula macaamilid qof leh astaamo shakhsiyeed oo u gaara ah (ayna ka mid yihiin jinsiga ama diinta) si ka hooseysa qof kale oo aan astaamahaas oo kale lahayn.

Wakiilka Guriga (Estate Agent) – waa qofka ka wakiilka ah milkiilaha inuu ka kireyo guriga kireyste.

Milkiile (Landlord) – twaa qofka ka kireeya guriga kireystaha.

Guri (Property) – dhismaha sida guri, unid, qayb ama falaad kuwaas oo dadku kireystaan ama gataan.

Kiro (Rent) – waa lacagta aad siiso milkiilaha ama wakiilka guriga si aad guriga ugu noolaato.

Heshiiska Kirada Guriga (Residential Tenancy Agreement) – tan waxaa kaloo loo yaqaan ijaaro ama heshiis. Heshiis waa caqdi sharci kaas oo aad saxiixdo markii aad kireysato guri kaas oo qoraya shuruudaha iyo faahfahinta kirada. Heshiiska Kirada Guriga badanaa waa qoraal laakiin waxay kaloo noqon kartaa heshiis af ah si loo kireysto guri.

Taliska debaajiga Kirooyinka Guriga (Residential Tenancies Bond Authority (RTBA)) – waxay heysaa debaajiga kirada degaannada ayadoo dhexdhexaad wakiilna u ah milkiilayaasha iyo kireysteyaasha. RTBA waxay keliya oo ay celisaa debaajiga sida ay isku raacaan milkiilaha iyo kireystaha ama amar ay bixisay VCAT ama maxkamad.

Kireyste (Tenant) – waa qofka bixiya kirada oo haystana Heshiiska Kirada si uu ugu noolaado guriga.

TIS (Translating and Interpreting Service) – Adeegga Turjumaada Af celinta iyo Qoraalka, badanaa loo yaqaan TIS, waa hay'adda keliya ee Australia oo Afcelin iyo turjumid qoral ah u samaysa heer qaran.

Maxkamadda-yar ee Arimaha Madaniga iyo Maamulka Victoria (Victorian Civil and Administrative Tribunal (VCAT)) – Maxkamad-yartan waa hab aan rasmi iyo qaali ahayn oo lagu xalliyo murannada idiin dhexmara milkiilahaaga ama wakiilka gurigaaga.



Wixii macluumaad dheeraad ah

Hay'adda Arrimaha Macaamiisha Victoria (Consumer Affairs Victoria)

Hay'adda Arrimaha Macaamiisha Victoria waxay maalgelisaa adeegyada macaamiisha iyo talo-ka-siinta kirada ee Victoria oo dhan. Si aad u hesho faahfaahinta xirriirada ee hay'adda degaankaaga, waxaad wacdaa lambarka Khadka Caawimaadda ee hoose, ama haddii aad taageero uga baahan tahay luqadda ka wac TIS 13 14 50 waxaadna weydiisaa in lagu gudbiyo Hay'adda Arrimaha Macaamiisha ee Victoria.

Hay'adda Arrimaha Macaamiisha ee Victoria waxay kaloo soo saartaa qalabyo macluumaad oo kala duwan ayna ka mid yihiin 'red book' loo yaqaan Renting: *Statement of Rights and Duties*, kaas oo lagu heli karo luqadaha Giriigga, Talyaaniga, Shiinayska, Vietnaamese-ka, Carabiga, Ruushka, Spanishka iyo Turkiga.

Consumer Affairs Victoria
Level 2, 452 Flinders Street
Melbourne 3000
Helpline: 1300 55 81 81
www.consumer.vic.gov.au

Guddiga U-Sinnaanta Fursadaha ee Victoria (Equal Opportunity Commission Victoria)

Guddiga U-Sinnaanta Fursadaha ee Victoria waa hay'ad madax-bannaan oo loo sameeyey inay baabi'iso takoorrida sharcidarrada ah iyo inay kor-u-qaaddo u-sinnaanta fursadaha ee Victoria ayadoo:

- bixinaysa adeegga xallinta cabashooyinka oo caddaallad, dhexdhexaad, qarsoodi iyo kharash-yar ah.
- la socd-siinaysa waxna ka baraysa dadka Victoria arrimaha xuquuqdooda iyo waajibaadkooda ayadoo la raacayo sharciyada U-Sinnaanta fursadaha.

Qof kasta oo rumaysan in loola dhaqmay si takoorid ah wuxuu awood u leeyahay waxaana lagu dhiiri-geliyaa inuu la soo xirriiro guddigaas halkaas oo uu ka heli karo caawimaad siduu cabasho u soo gudbisan lahaa.

Macluumaadka ku saabsan xuquuqda iyo waajibaadka takooridda oo ku qoran 20 luqadaha bulshooyinka ayaa laga heli karaa Guddiga. Wac guddiga si aad uga codsato macluumaadka ku qoran luqaddaada.

Equal Opportunity Commission Victoria
3/380 Lonsdale Street
Melbourne 3000
Khadka la-Tallinta: (03) 9281 7100
Telephone: (03) 9281 7111
Fax: (03) 9281 7171
Taleefoonka lacag la'aanta ah (dadka tuulooyinka ka soo wacaya): 1800 134 142
TTY: (03) 9281 7110
Email: eoc@vicnet.net.au
www.eoc.vic.gov.au



Hay'adda Ururka Kireysteyaasha ee Victoria (Tenants Union of Victoria)

Hay'adda Ururka Kireysteyaasha ee Victoria waa il macluumaad oo heer sare ah lagana heli karo dhammaan waxyaalaha la xirriira adeeyada kiraysiga, xuquuqda kirada iyo kala-tallinta kirada ee Victoria oo dhan.

Macluumaadka luqadaha badan ku qoran ayaa lagu heli karaa Amhaarigga, Carabiga, Shiinayska, Karooshiyaanka, Beershiyaanka, Boolishka, Ruushka, Seerbiyaanka, Soomaaliga, Spaanishka, Turkiga iyo Vietnaamese-ka.

Tenants Union of Victoria
55 Johnston Street
Fitzroy 3065
Khadka La-tallinta: (03) 9416 2577
www.tuv.org.au

Xafiiska Guryaha (Office of Housing)

Xafiiska Guryaha waa qayb ka mid ah Wasaaradda Department of Human services. Xafiiska Guryahu wuxuu bixiyaa adeegyada guryaha oo kala duwan oo ay ka mid tahay Nidaamka Amaahda Debaajiga iyo guryaha laga kireeyo daweynaha degan Victoria ee xaqa u leh.

Wixii macluumaad dheeraad ah oo ku saabsan caawimaadda uu bixiyo Xafiiska Guryaha iyo foomamka lagu codsado Nidaamka Amaahda Debaajiga, la xirriir Xafiiska Guryaha ee kuugu dhow oo ku qoran buugga White Pages A-K meesha ay ku taal Human Services, Housing Services ama ka eego website-kooda www.dhs.vic.gov/housing.

Mac-hadka (Real Estate Institute of Victoria)

Mac-hadka Real Estate of Victoria waa urur matala wakiillada guryaha ee Victoria.

Mac-hadka Real Estate Institute of Victoria wuxuu kaloo leeyahay qorshaha kireysiga ee u-sinnaanta fursada taas oo ay heli karaan milkiilayaashu iyo kireysteyaashuba.

Real Estate Institute of Victoria
335 Camberwell Road, Camberwell 3124
Telephone: (03) 9205 6677
Fax: (03) 9205 6699
Email: reiv@reiv.com.au
www.reiv.com.au

Taliska Debaajiga Kirooyinka Guryaha (Residential Tenancies Bond Authority - RTBA)

RTBA waxay heysaa debaajiga kirada degaannada ayadoo dhexdhexaad ah wakiilna u ah milkiilayaasha iyo kireysteyaasha.

Residential Tenancies Bond Authority
Level 2, 452 Flinders Street, Melbourne 3000
Telephone: 1300 137 164

Translating and Interpreting Service (TIS)

Adeegga Turjumaada Afcelinta iyo Qoraalka, badanaa loo yaqaan TIS, waa hay'ad keliya ee Australia oo fasiraadda iyo turjumid u samaysa heer qaran.

Turjumaannada Af celinta iyo Qoraalka xirfad-yaqaanka ah ayaa la heli karaa si ay dadka soo-galootiga iyo qaxootiga ah uga caawiyaan inay ka dabaashaan is-fahmid la'aanta ay keento aqoon la'aanta Ingiriisiga.

TIS waxay samayn kartaa wada-hadal saddex geesood ah oo u dhaxeeya adiga, turjumaanka iyo cid kasta oo aad doonayso inaad la xirriro. Waxaa lagugu xirayaa turjumaan saddex daqiiqo gudahooda (celceliska waqtiga waa 30 daqiiqo).

Telefoonka: 13 14 50) hubi kharashka marka aad bilowdo wacidda).



Xarunta Macluumaad-siinta Dadka Soo-galootiga ah (Migrant Resource Centres)

Xarrunta Macluumaad-siinta Dadka Soo-Galootiga ah (MRC) waxay loo sameeyey inay dadka soo-galootiga iyo qaxootiga ka caawiso sannooyinka hore ee degitaanka.

Adeegyada uu bixiyo mid kastaa way kala duwanaan karaan hase ahaatee guud ahaan waxay bixiyaan adeeyada macluumaadka luqadaha badan, la-tallin iyo meel-u-dirid oo ay siiyaan dadka soo-galootiga iyo qaxootiga ah.

Waxay kaloo bixiyaan caawimaadda shaqada, caawimaad sidii loo heli lahaa hoy, taageerid shakhsi ah, casharro luqadda ingiriisiga ah, iyo kullano macluumaad-siin oo ku saabsan mowduucyada muhiimka ah ee luqaddaada ah.

Geelong MRC

153 Pakington Street
Geelong West 3218
Phone: 5221 6044
Fax: 5223 2848

Gippsland MRC

100-102 Buckley Street
Morwell 3840
Phone: 5133 7072
Fax: 5134 1031

Inner Western Region MRC

2nd Floor, 289 Barkly Street
Footscray 3011
Phone: (03) 9689 2888
Fax: (03) 9687 9286

North West Region MRC

45 Main Road West
St Albans 3021
Phone: (03) 9367 6044
Fax: (03) 9367 4344

Hoppers Crossing Outreach Service

Central Park
Community Centre
80 Lonsdale Circuit
Hoppers Crossing 3029
Phone: (03) 9748 3066
Fax: (03) 9748 3340

MRC North East

251 High Street
Preston 3072
Phone: (03) 9484 7944
Fax: (03) 9484 7942

Migrant Information Centre Eastern Region

333 Mitcham Road
Mitcham 3132
Phone (03): 9873 1666
Fax (03): 9873 2911

Northern Metropolitan MRC

175 Glenroy Road
Glenroy 3046
Phone: (03) 9306 5611
Fax: (03) 9306 5644

South Central Region MRC

40 Grattan Street
Prahran 3181
Phone: (03) 9510 5877
Fax: (03) 9510 8971

Oakleigh Outreach Service

22a Atherton Road
Oakleigh 3166
Phone: (03) 9563 4130
Fax: (03) 9563 4131

South Eastern Region MRC

Level 1, 314 Thomas Street
Dandenong 3175
Phone: (03) 9706 8933
Fax: (03) 9706 8830

Westgate Region MRC

78-82 Second Avenue
Altona North 3025
Phone: (03) 9391 3355
Fax: (03) 9391 1796



Qoraalo

Wadan Cusub – Guri Cusub waa mashruuc ay wadaagaan Guddiga U-Sinnaanta Fursadaha ee Victoria iyo Hay'adda Arrimaha Macaamiisha ee Victora ayagoo iskaashi kala leh Kooxaha Ka-Shaqeeya Takooridda ku saabsan Kiraysiga Guryaha Gaarka ah ee dadka soo-galootiga iyo qaxootiga ah. Xubnahu waxay ka kooban yihiin:

- Real Estate Institute of Victoria
- Department of Human services, Xafiiska Guryaha
- Northeast Migrant Resource Centre
- Department of Immigration and Multicultural and Indigenous Affairs
- Tenants Union of Victoria
- Springvale Community Aid and Advice Bureau.

Kooxda Shaqaysa waa tallaabo uu sameeyey Guddiga Qorshaynta Dejinta ee Victoria (Victorian Settlement Planning Committee) (VSPC), waa iskaashato ka kooban hay'adaha dowladda Federaalka, dowlad-Goboleedka, iyo dowladda Hoose iyo hay'adaha bulshada kuwaas oo wada qorsheeya adeegyada dejinta Victoria oo waxtar leh.

Maalgelinta

Mashruuca Wadan Cusub – Guri Cusub waxaa lagu maalgeliyey deeq ay bixisay Estate Agents' Guarantee Fund uuna soo ogolaadey Wasiirka Arrimaha Macaamiisha.

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Daabacaaddan waa xaqa-daabacaha. Lama soo saari karo qayb ka mid ayadoo la raaco sharciga *Copyright Act 1968* mooyee. Wixii talo ah oo ku saabsan sidii looga samayn lahaa daabacaad la xirriir Guddiga U-Sinnaanta fursadaha ee Victoria.

Afeef sharci ah

Macluumaadkan waxaa loogu talo galay inuu wax tilmaamo oo keliya. Baddalna uma noqon karo la-tallinta sharciga ah.

Marka aad guriga ku soo guurayso

Milkiilaha ama wakiilka gurigu waa inuu ku siiyaa:

- koobiga Heshiiska Kirada guriga oo saxiixan
- warbixinta Xaalladda guriga oo dhammaystiran isla markaasna saxiixan
- koobiga dhammaystiran ee Foomka Codsiga Debaajiga
- risiidhka lacagta debaajiga
- risiidhka lacagta kirada ee la horumariyey
- koobiga buugga ('red book') (Renting: Statement of Rights and Duties) oo laga heli karo Hay'adda Consumer Affairs Victoria
- lambarka taleefoonka degdegga ah ee dayactirrada degdegga ah
- ogeysiin qoraal ah ee magaca milkiilaha oo buuxa iyo cinwaakiisa.

Isafgaranwaaga idiin dhaxeeyn kara adiga milkiilaha ama wakiilka guriga

1. Kala xirriir wixii caawimaad ah Hay'adda Consumer Affairs Victoria ama Tenants Union of Victoria.
2. Waxay kugula talin karaan inaad codsi u qorato Victorian Civil and Administrative Tribunal (VCAT) si ay kaaga caawiso inay xalliso isafgaranwaaga.