

14 JUN 2022

21 Brazier Rd Yankeep. W.A.

Complaints/Issues

Any issues or complaints regarding this property be forwarded to

Name	Cheryl Spers contact number 0400593001
Email	cherylandclon@bigpond.com <i>Spers</i>
	<ul style="list-style-type: none"> • All issues will be reported to within 24hrs • Urgent matters will be attended to immediately • Any complaints received will be actioned appropriately with the complainant notified of the measures that have been undertaken to resolve the issue.
Rubbish	Guests are to dispose of rubbish in bins provided and the owner will take out bins on Tuesday evening for Wednesday morning. When the guest is residing in the residence on a Tuesday evening they are required to place the green bin on the verge of the property. In the instance this doesn't happen and the bin is in disarray the property owner will organize the removal of any extra rubbish.
Parties	There are strictly <u>no</u> parties permitted at this residence.
Noise	Excessive noise is banned at all times. The property is located in a residential area therefore any noise that would otherwise disturb the neighbours is not permitted. There cannot be any heavy machinery at the property. There is a house curfew of 9pm and abuse of this house rule may result in the termination of the stay.
Pets	No large dogs - small well behaved dog permitted
Parking	Double garage or 10 metre driveway - <u>no</u> street parking
Guest Occupancy	4 guests (2 adults 2 children) or combination no extra sleeping guests
Check in check out	Check in 2pm Check out 10am

1. Only on air bnb
2. Minimum 3 nights maximum 1 month
3. I do not live at the house my address [redacted] - so change will be partial.
4. If they ask for a day visitor only but to be gone by 5pm.

Parking

- a As house is fully fenced with front gates 2 cars only to be parked behind gate with NO street parking and Turnout used only as access to driveway.

Management Plan

John [redacted]

lives next door and has looked after it for 18 years. [redacted]

As it is an expensive property we highly maintain it.

There is a register for names addresses and phone numbers (also applicable for covid 19)

There will be a copy of management plan in register to be read on arrival.

If any conflict between guests and permanent residences in the area I will attend to resolve however any anti-social behaviour occurs the W.A Police will be contacted in the first instance.

Guests

Guests to act lawfully

Guest must not engage in conduct in their capacity as a guest that contravenes:

- (a) the criminal law
- (b) planning laws or by-laws (if the premises are in a strata or community scheme) that apply to the premises
- (c) the terms of a short-term rental accommodation arrangement for the premises. Obligations to neighbours

A guest must not at any time during the occupancy period:

- (a) create noise that because of its level, nature, character, or quality, or the time it is made, is likely to harm, offend, or unreasonably disrupt or interfere with the peace and comfort of neighbours and other occupants of the premises
- (b) act in a violent or threatening manner towards neighbours or other occupants of the premises
- (c) act in a manner that could reasonably be expected to cause alarm or distress to neighbours and other occupants of the premises
- (d) use or enjoy the premises in a manner, or for a purpose, that interferes unreasonably with the use or enjoyment of common property by neighbours and other occupants
- (e) intentionally, recklessly or negligently cause damage to premises, any common property or any other communal facilities within the immediate vicinity of the premises, or any public property in the vicinity of the premises
- (f) intentionally, recklessly or negligently damage the personal property of neighbours of the premises or other occupants

Responsibilities to hosts

A guest must take reasonable care of the host's premises and the host's property at the premises. 2.

A guest must notify the host or the host's representative of any dispute or complaint about a guest's or visitor's behaviour as soon as possible after the dispute or complaint arises.

Guests responsible for conduct of visitors

A guest is responsible for the actions of visitors they invite onto the premises during the occupancy period and must ensure visitors to the premises comply with house rules