

House Rules

General Requirements

- a) Guest and Visitors must comply with all House Rules, By-Laws and instructions from the Manager and security services during their stay; and
- b) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practicable.

1 Check in and Departure Procedure

Upon arrival the house manager will give the guests the keys to the property and all guests will be required to sign the guest register and to provide proof of identity in the form of driver's licence or passport numbers.

Upon departure the guest register will be updated to include the date of departure and the owner will collect the keys from the guests and inspect the property for any damage or breakages. The bond will then be returned less the cost of any breakages or damage.

2 Parking and the Maximum Number of Guests

Six guests only are to be allowed to stay in the house in a maximum of two cars to be parked in the garage.

3 Noise and Residential amenity

- a) Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties especially between 10 pm - 8 am and during arrival and departure at any time throughout the occupancy;
- b) Offensive noise is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from Security Deposit or Bond under the Terms and Conditions; and

4 Anti-Social Behaviour

- a) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community. Serious anti-social behaviour will result in the police being called and may result in termination of permission to occupy the Property, eviction, loss of rental

paid and extra charges for security and other expenses which may be deducted from Security Deposit or Bond under the Terms and Conditions

5 Visitors

a) A maximum number of six visitors are allowed in the house at any one time in a maximum of two visitor cars to be parked in the two available parking bays adjacent to the house on Graceful Blvd. Visitors are not permitted to stay overnight.

Guests are responsible for ensuring the limits set on Visitor numbers and visitor car numbers is complied with at all times; and

b) Guests are responsible for ensuring that Visitors comply with these House Rules.

6 Gatherings or Functions

a) The Property is not a “party house” and any such activities are strictly prohibited; and

b) Any gathering, celebration or entertainment permitted at a Property must not conflict with residential amenity and must comply with all the other requirements.

7 Parking

a) Guests and Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles; and

b) Parking arrangements at the Property are as follows:

i) Guests are required to park their cars the garage with the maximum number of cars being allowed being two.

ii) Visitors are required to park their cars in the two available parking bays adjacent to the property on Graceful Blvd with the maximum number of visitor cars allowed being two.

8 Garbage and Recycling

a) Guests and Visitors are to dispose of garbage and recycling correctly with foodstuffs and other biodegradable materials to be placed in the green bin. All other rubbish is to be placed in the yellow bin.

Excess rubbish must not be left in public or common areas.

b) Garbage is collected once a week on Wednesdays and guests are required to wheel the wheelie bins out to the edge of the garage driveway before 9 am each Wednesday to facilitate collection and to obey all requirements relating to the disposal of garbage in the right bin and to minimise waste.

9 Security

a) Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

10 Smoking

Smoking is not permitted indoors.

11 Pets

Pets are not permitted at the property and any pets owned by visitors must not be allowed in the house.

12 Damages and breakages

Damages and breakages must be reported to the Manager. Guests are responsible for any damage or breakages that occur. The house will be expected for damage and breakages at the time of departure with the cost of any damage or breakages being deducted from the bond.

14 - Emergency Contact

In the event of an emergency relating to the Property, please telephone the House Manager Yanhuai Liang on tel: 0406 1036 12

If she is not available ring the Assistant House Manager Matthew Buttsworth

tel: 0468 3127 93

15 Compliance

a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.

b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.

16 Consequences of not meeting the Terms and Conditions

- a) The consequences of not complying with the Terms and Conditions requirements can include enforcement action from the owner, Manager, security services, local councils or, in some instances, the Police.
- b) Enforcement action is subject to the Australian Consumer Law and other relevant legislation.
- c) Such enforcement action could result in termination of permission to occupy the Property, eviction, loss of rental paid, deductions from security deposits and extra charges.
- d) It is therefore important for all Guests to be aware of their obligations and of their responsibilities to make any Visitors to the Property aware of these requirements to maintain the amenity of the Property and its neighbourhood.

Yanhuai Liang House Manager

Tel: 0406 10 3612

If no answer ring the Assistant House Manager Matthew Buttsworth

Tel: 0468 31 2793

Annex A

Guest Register Alkimos Beach Cottage

Arrival Date	Departure Date	Full Name of All Guests	Car Licence or Passport Number	Signature