

HOUSE RULES FOR GUESTS AND VISITORS

“SHABBY CHIC SHACK” – 5 Dreyer Court, Yanchep, WA, 6035

House rules are provided at the property to ensure that Guests and Visitors know and comply with the specific rules governing their permission to enter and occupy the property. A full copy of the “**Code of Conduct**” is provided in the “**Guest and Visitor Information Folder**” and guests and visitors are asked to read through these.

As per 4.1 of the COC: **GENERAL REQUIREMENTS**

- a. Guest and Visitors must comply with all House Rules, By-Laws and instructions 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.

As per 4.2 of the COC: **NOISE AND RESIDENTIAL AMENITY**

- a. Guests and visitors must not create noise that is offensive to occupiers of neighbouring properties especially between 10pm – 8am and during arrival time or any time throughout their stay. Guests will be greeted on arrival at 3pm and at departure at 10am. (unless other arrangements have been organised with Guest)
- 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
- c. Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

Maximum number of Guests:

NO more than 4 Guests can stay at Property at one time as arranged upon booking.

As per 4.3 of the COC: **VISITORS**

- a. Guests are responsible for ensuring the limits set on Visitor numbers is complied with at all times; and
- b. Guests are responsible for ensuring that Visitors comply with these House Rules.
- c. Visitors are **NOT** permitted after **9PM**.

AS per 4.4 of the COC: **GATHERINGS OR FUNCTIONS**

- a. The property is not a “party house” and any such activities are strictly prohibited; and
- b. **NO** gatherings, celebrations or entertainment are permitted at the Property so as not to conflict with residential amenity and must comply with all the other requirements.

As per 4.5 of the COC: **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:

Cars are to be parked within the property in the garage adjacent to the Property or on the driveway leading up to the Property.

As per 4.6 of the COC: **GARBAGE AND RECYCLING**

- a. Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (set out below) in the allocated bins and excess rubbish must not be left in public.
- b. Rubbish is to be separated: General waste in RED bin and recyclable items in YELLOW bin.
- c. Garbage and recycling arrangements at the Property are as follows:
 - i. All rubbish to be placed in the bins at the end of the driveway by Tuesday evening.
 - ii. Manager to put bins to verge for Wednesday AM pick up.

As per 4.7 of the COC: **SECURITY**

- a. Whenever Guests or Visitors are absent from the Property:
 - i. All windows and doors to be closed and locked (where possible) and;
 - ii. Lights, Air-conditioners and any other electrical item to be switched off.

As per 4.10 of the COC: **SMOKING**

- a. Smoking is not permitted inside the property
- b. Butts to be disposed of in bin

As per 4.11 of the COC: **PETS**

NO pets are permitted at the property

As per 4.13 of the COC: **DAMAGES AND BREAKAGES**

Damages and breakages must be reported to Manager

As per 4.14 of the COC: **DEPARTURE ARRANGEMENTS**

Keys to be returned to manager on departure (unless previous arrangement has been made with manager)

AS per 4.15 of the COC: **EMERGENCY CONTACT**

In the event of an emergency relating to the Property, please telephone VERAINE MEWS (Manager/Owner) on 0410 446 302. Email: terrasunder@hotmail.com.

As per 4.16 of the COC: **COMPLIANCE**

- a. Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b. The Owner/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.

Position of ~~Accommodation~~ Accommodation on block. Short term Accommodation

COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au

BUILDER :
CLIENT : Mews
LOT 372 #5 Dreyer Court, Yanchep

OLD AREA

LEGEND		SEC Dome
[Symbol]	[Symbol]	Power Pole
[Symbol]	[Symbol]	Phone Pits
[Symbol]	[Symbol]	Water Conn.
[Symbol]	[Symbol]	Top Pillar/Post
[Symbol]	[Symbol]	Top Wall
[Symbol]	[Symbol]	Top Retaining
[Symbol]	[Symbol]	Top Fence

J/N: 491640 DATE: 05 Feb 21 SCALE: 1:200 DRAWN: T.Currey

Plan 10181

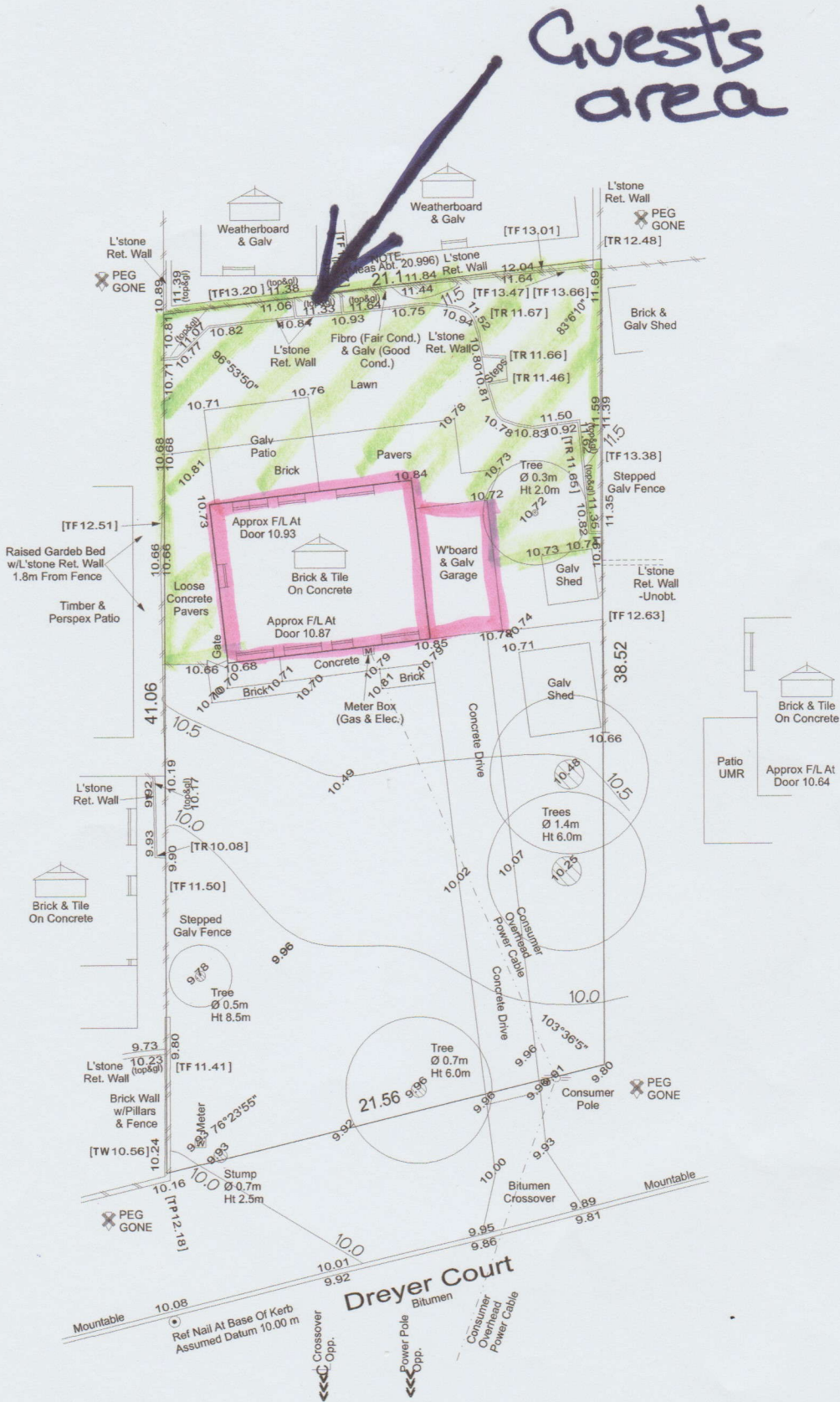
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

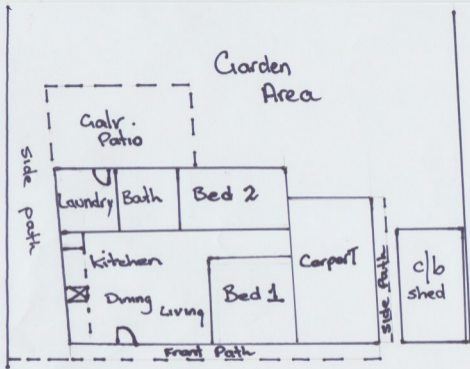
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.



LOT MISCLOSE
0.009 m

SOIL DESCRIPTION
Sand
Refer to Survey



FLOOR
PLAN

5 Dreyer Crk, Yanchep
(rear house).

Scale: 1:100

PROPOSED S.T. ACCOM