

CHARMING CENTRAL HOME – CODE OF CONDUCT and HOUSE RULES

Council regulations require that all short-term rentals have a Code of Conduct and House Rules in place in order to ensure that guests, neighbours and property owners all co-exist in harmony.

By booking this property you agree to abide by, and be bound by the following rules. Failure to do so may result in fines or immediate termination of your booking with no refund.

Safety

Safety of our guests is our number 1 priority. If you notice anything unsafe in the house,



Child safety: measures have been taken to make the house reasonably child-safe:

- Bookcases and tallboy drawers have been attached to the walls to prevent them falling over.
- Chemicals and sharp kitchen utensils are stored in higher cupboards and drawers.
- The rear garden is completely enclosed so children cannot get out.
- A high chair and cot are available on request.

Nevertheless, parents are requested to be extra careful and take responsibility for keeping children safe. **Please ensure that children:**

- Do not climb on the furniture,
- Do not play in the kitchen area,



- Do not take baths unattended,
- Do not dig in the garden and nor play in the garden shed, as they may disturb spiders or other fauna. **Redback spiders are poisonous and can prove fatal to children!** Please take your child to hospital immediately if you see an adverse reaction to any insect bite.

Number of Guests and Use

No more than **6 guests** may sleep at the property. The property must be **used for residential purposes only**. No parties, events, or commercial activities of any form may be held at the property. **No pets** of any kind are permitted on the property.

Check in, Check out and Security



Parking rules in the neighbourhood are very strict and heavily policed. Please:

- Do not park on footpaths or verges,
- Do not park in front of driveways or any place where you may block an exit,
- Park only in areas clearly marked for parking and follow the instructions on any parking signs.
- Check for time limits on street parking, these are very strict.

Rubbish and Cleaning

A professional clean of the house is included in your booking. Nevertheless, it is not permitted to leave rubbish lying loose in the garden or the front of the house, and any excessive dirt or rubbish that requires extra cleaning will be charged to you.

You will find two large council bins at the front of the house. The **GREEN** lid bin is for general waste and the **YELLOW** lid bin for recycling.

The **Yellow** bin accepts:

- glass jars and bottles (clean, no lids)
- aluminium and steel cans
- plastics - codes/types 1,2,3, 4,5, 6 and 7 (check the bottom of container/bottle)



- No loud music or conversations should be held in the garden area after 9pm.
- Please be quiet when returning to the house in the evenings, and avoid loud conversations in the street, as the sound carries into neighbouring houses at night.

Should you fail to adhere to these guidelines and a neighbour complains, then depending on the situation a fine may be imposed or your booking terminated immediately, and you will be liable for all associated charges or liabilities that may result.

Smoking

Smoking is not permitted inside the house, but you may smoke in the rear garden. Please do not leave cigarette stubs in the garden. Ash trays are provided for this purpose.



If you are found to have smoked inside the house then a \$400 cleaning charge will be applied to cover steam cleaning of curtains and furniture.

Problem or Malfunction

ABODE endeavours to ensure that all appliances and services at the house are in good working order. **If anything is not working properly** or you notice a problem such as a leak or unusual noise, **please report it to ABODE immediately**.

We will make all attempts to remedy the problem as soon as possible, or organise an alternative service as per your needs. If we are unable to resolve the problem satisfactorily then we will offer you a partial refund of your booking fee in compensation.

Damage



howsoever caused due to negligence,

- Any injury or loss suffered by the occupants, their invitees or guests whatsoever or howsoever caused as a result of insects or wildlife in or around the house;
- Any noise, disturbance or inconvenience caused as a result of renovation/building/road works being carried out in or near the vicinity of the accommodation.



Emergency & Other Contact Numbers
8 Moir St Perth WA 6000

General Emergency (Fire, Ambulance, Police) – 000

Nearest Police Station – (+61) 131 444

Emergency Services (SES) – (+61) 132 500



Taxis:

**Maxi Taxi - (+61) 406 553 313, Black & White Taxis - (+618) 131 008,
Swan Taxis - (+618) 13 13 30, Disabled Taxi Service - (+618) 9422 2240**

Owner/Manager:

Property Manager: Contact details redacted for privacy purposes.

Owners: Contact details redacted for privacy purposes.