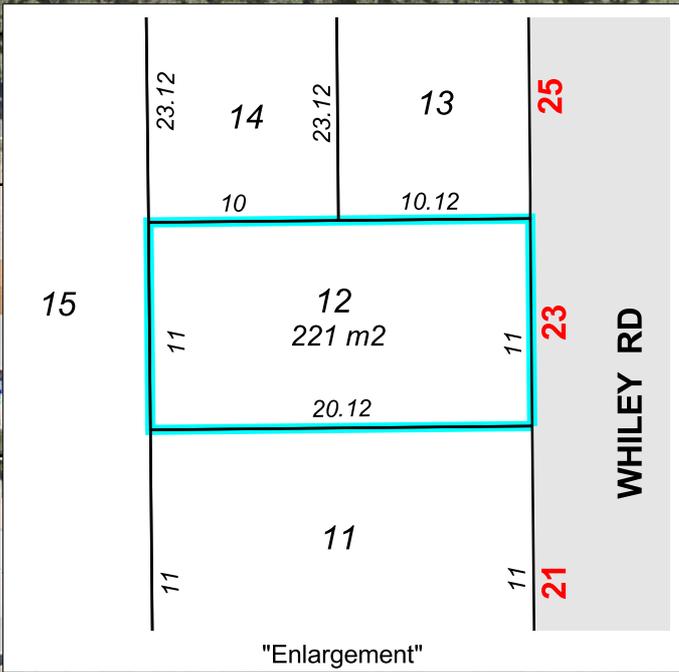
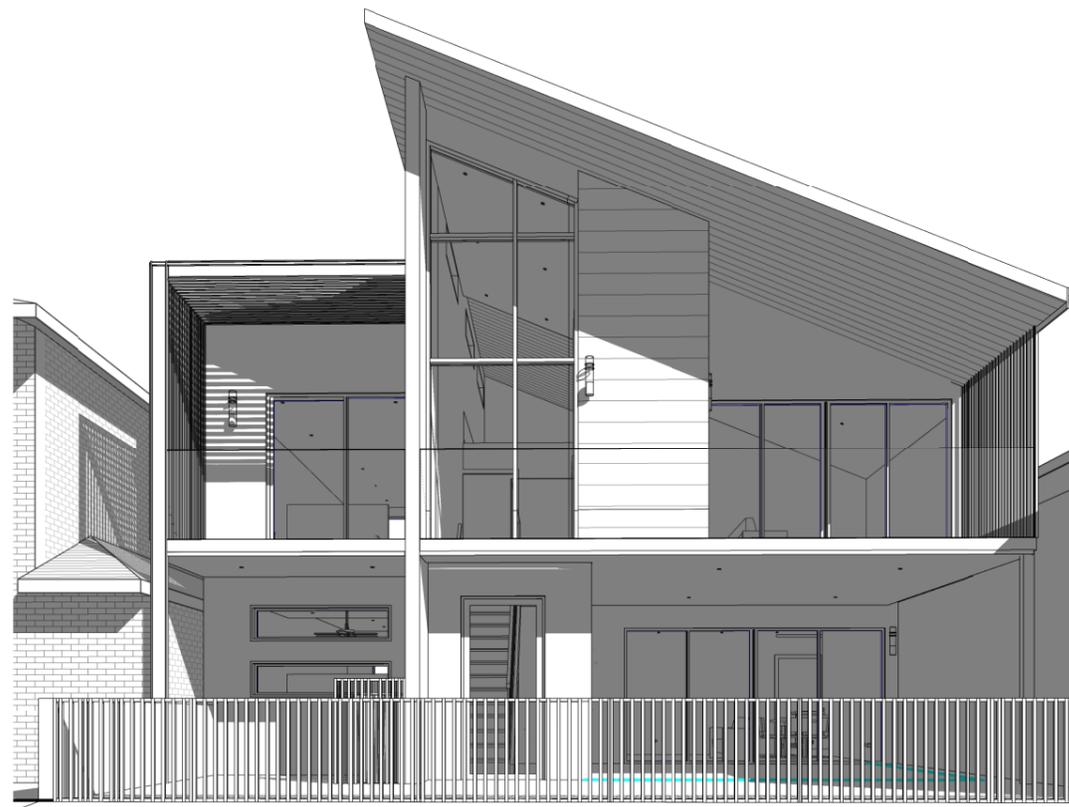


Subject Lot  
 Lot 12 Deposited Plan 62115  
 23 Whiley Road, Marmion





3D View 1



3D View 2

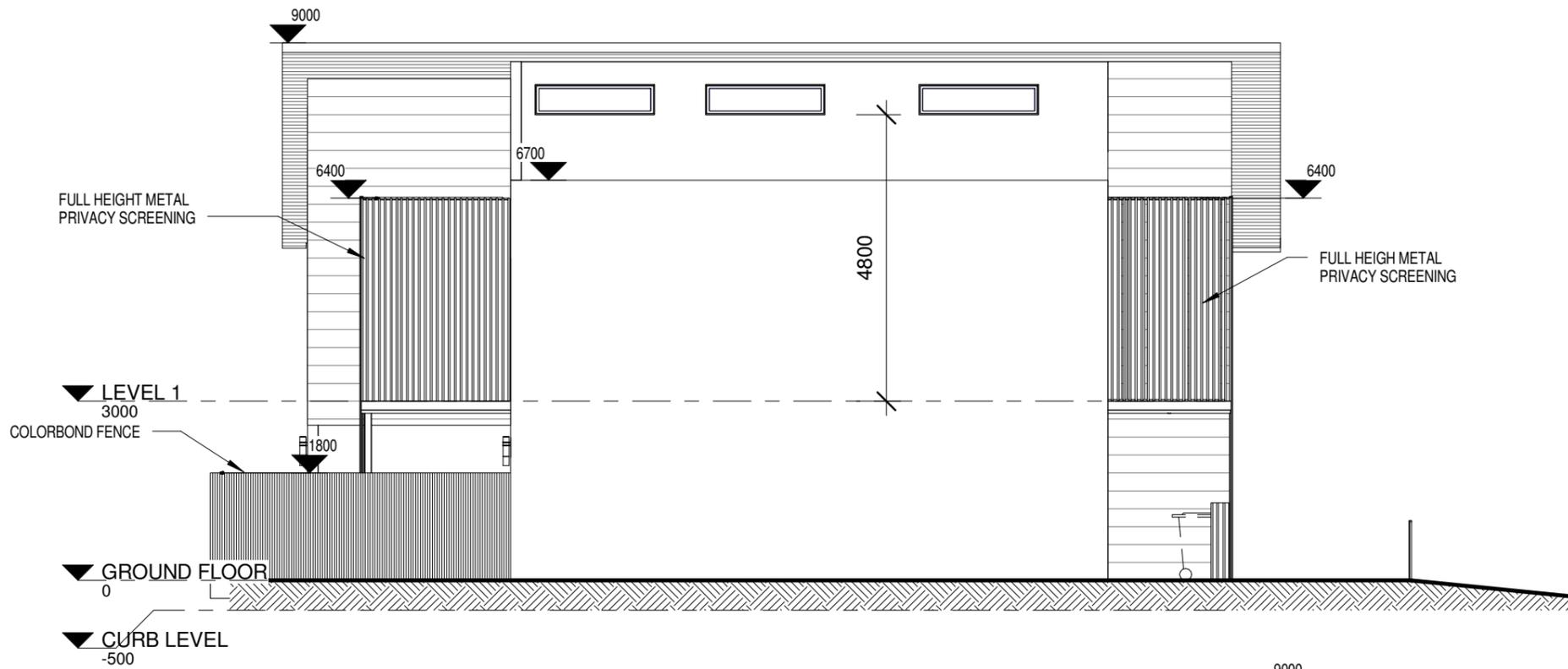
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No.	Description	Date

ANCA AND GARETH BARRETT

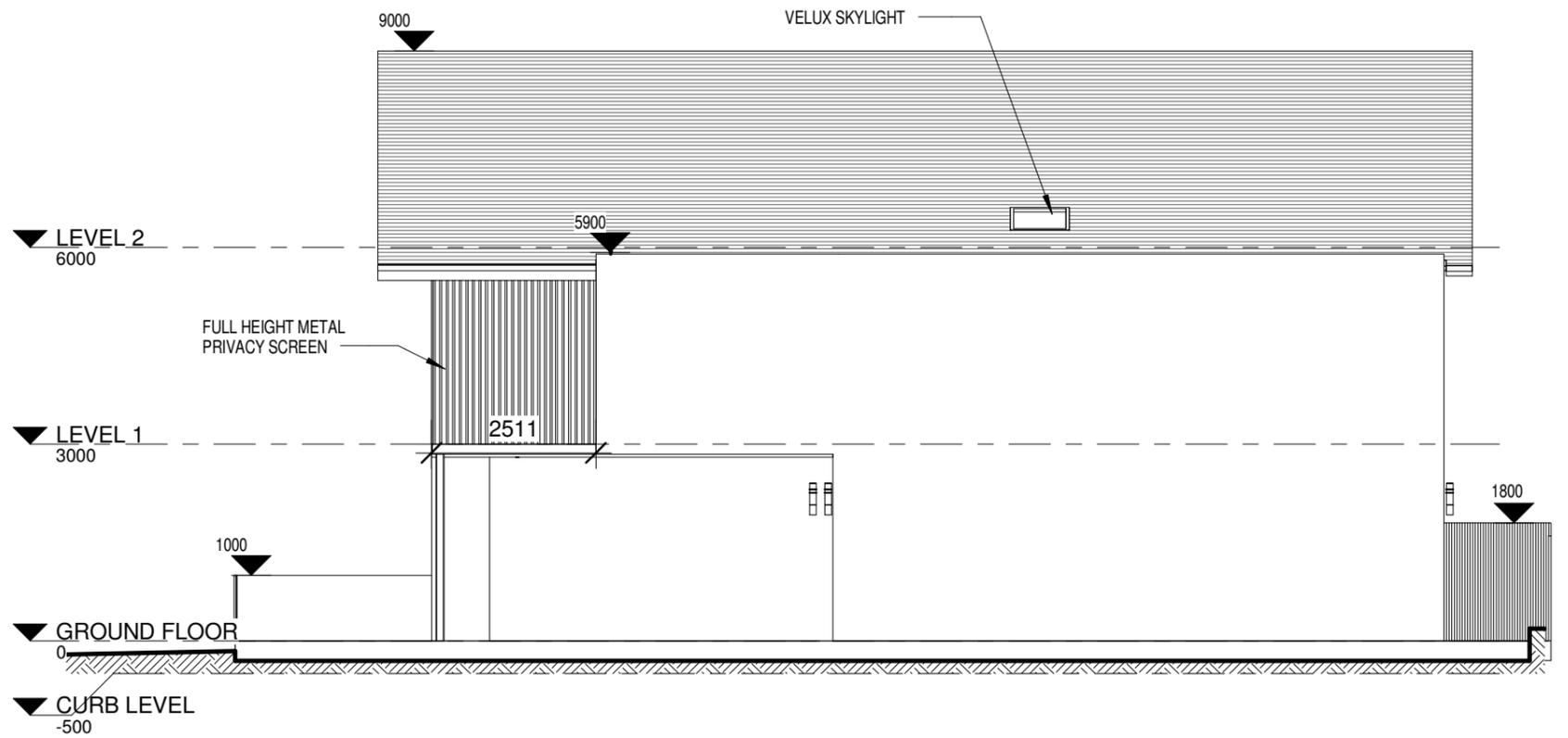
23 WHILEY ROAD MARMION

3D	Page 1 of 6	
Project number	107	A700
Date	10/02/2014	
Drawn by	AB	Scale
Checked by	GB	



**LEFT ELEVATION**

1 : 100



**RIGHT ELEVATION**

1 : 100

No.	Description	Date

ANCA AND GARETH BARRETT

23 WHILEY ROAD MARMION

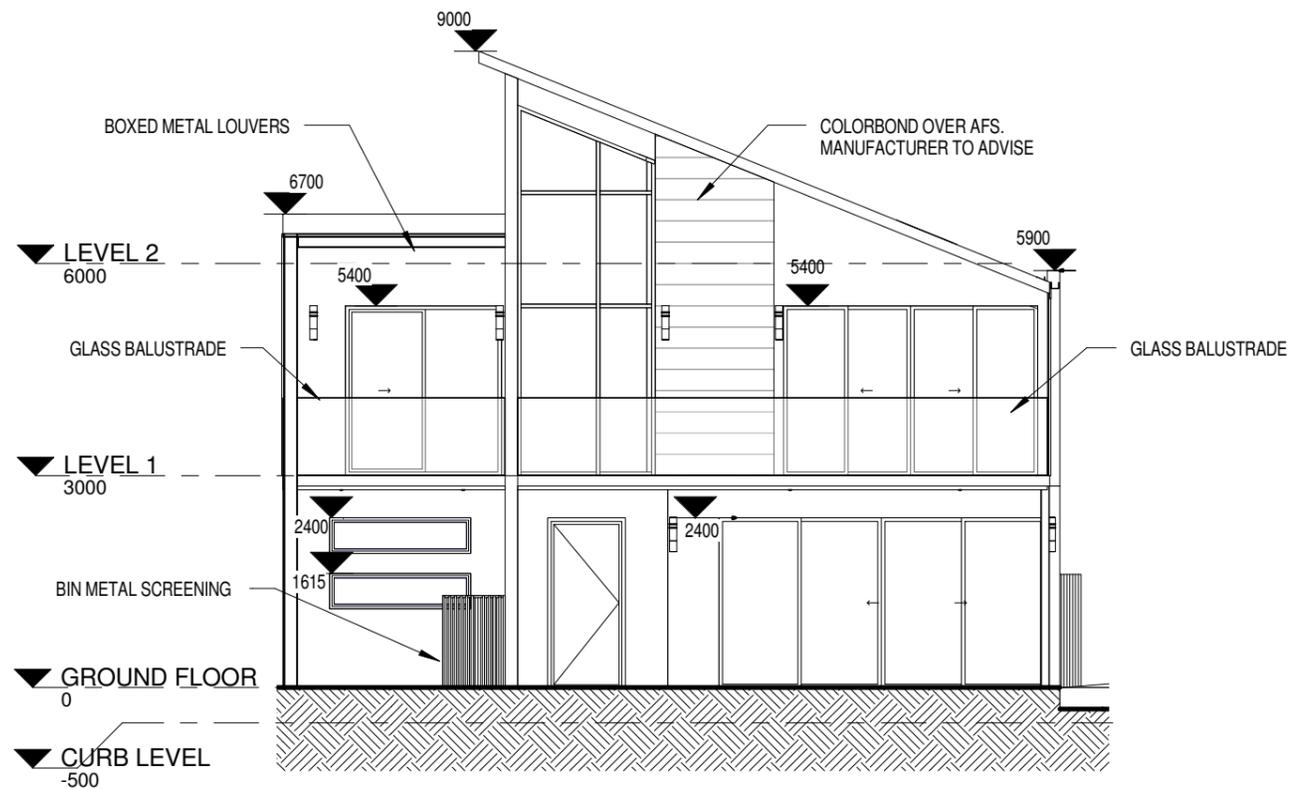
ELEVATIONS

Project number	107
Date	10/02/2014
Drawn by	AB
Checked by	GB

Page 2 of 6

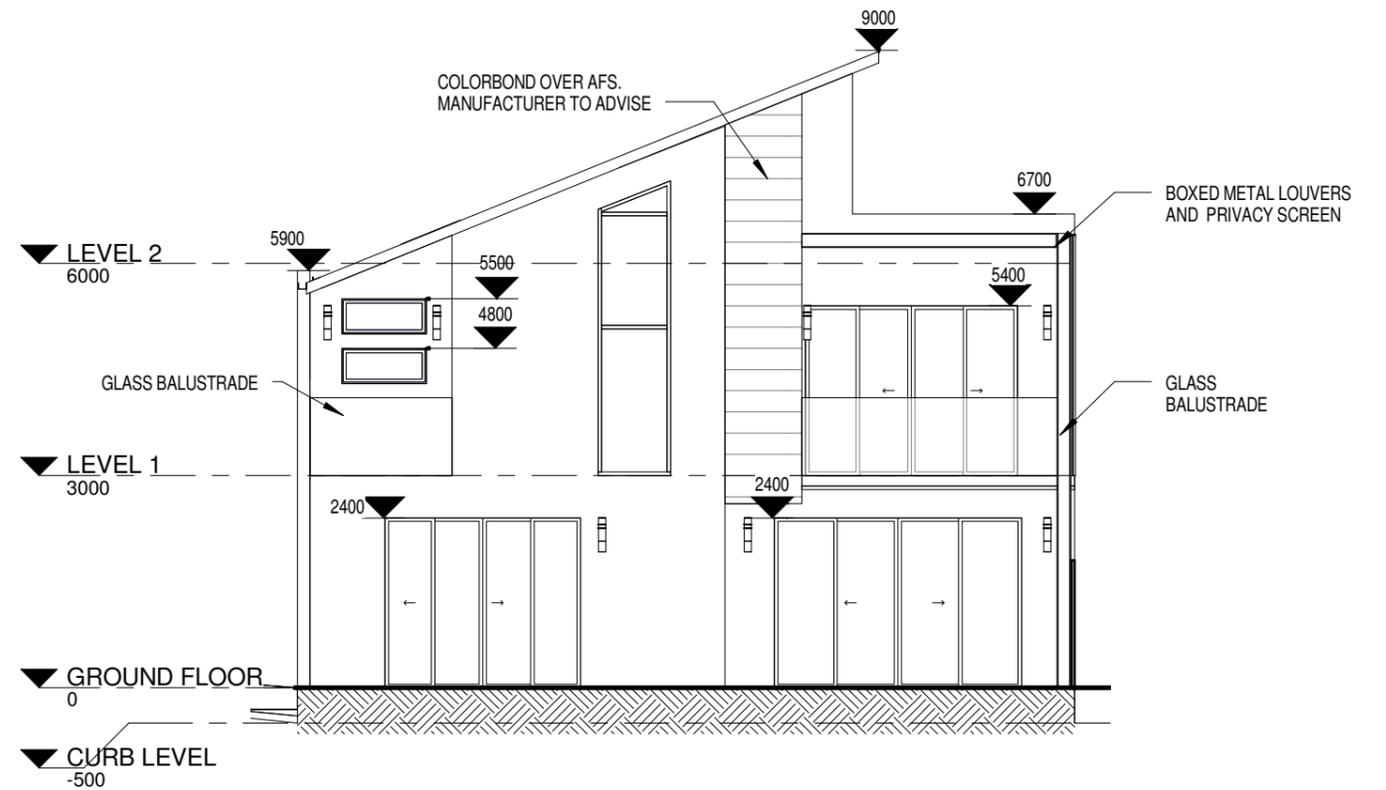
A401

Scale 1 : 100



**FRONT ELEVATION**

1 : 100



**REAR ELEVATION**

1 : 100

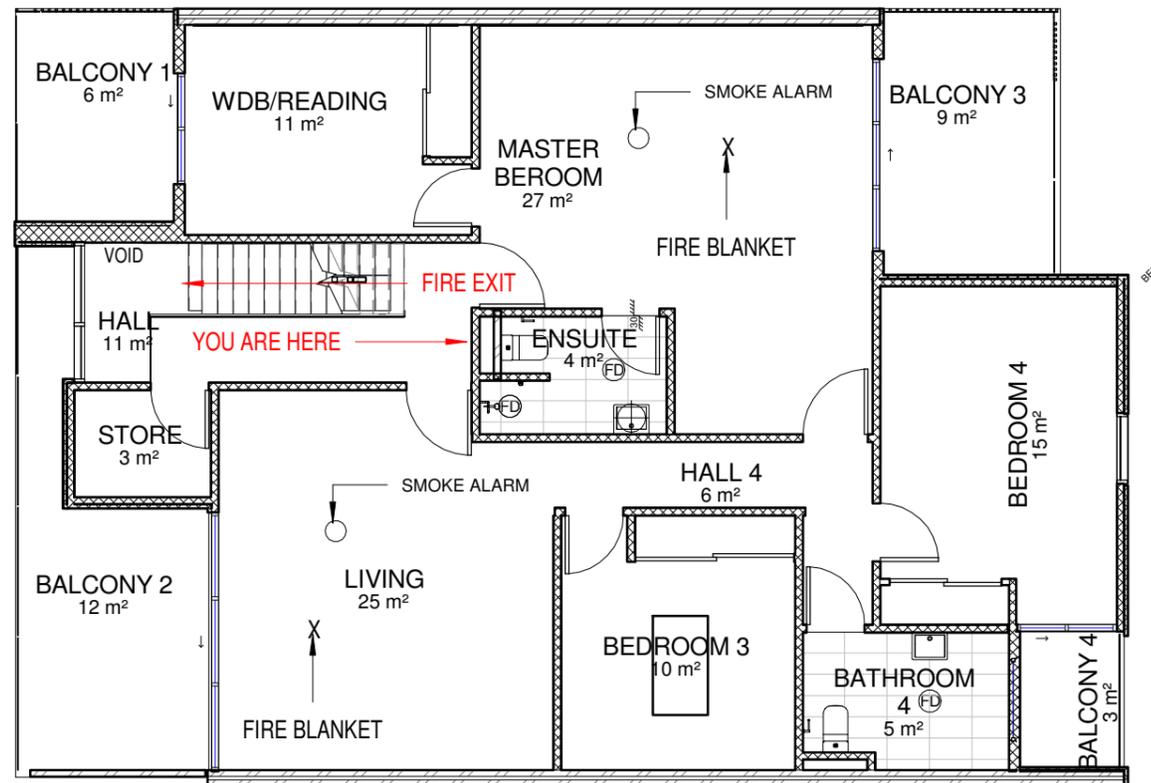
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No.	Description	Date

ANCA AND GARETH BARRETT

23 WHILEY ROAD MARMION

ELEVATIONS		Page 3 of 6
Project number	107	A400
Date	10/02/2014	
Drawn by	AB	Scale 1 : 100
Checked by	GB	



LOCATION PLAN FIRST FLOOR  
1 : 100



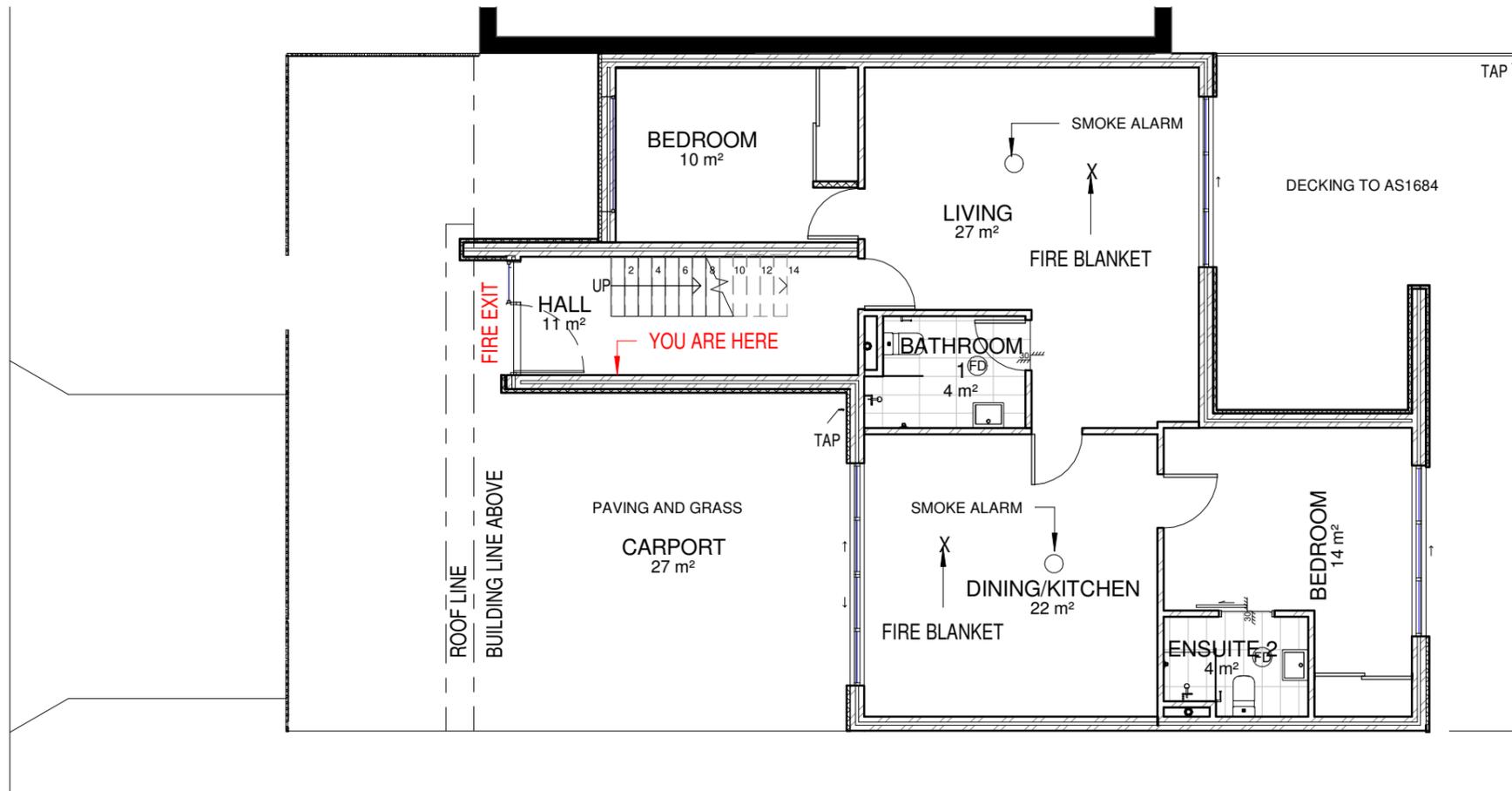
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No.	Description	Date

ANCA AND GARETH BARRETT  
  
23 WHILEY ROAD MARMION

LOCATION PLAN FIRST FLOOR		Page 4 of 6
Project number	107	A207
Date	07/09/2017	
Drawn by	AB	
Checked by	GB	Scale 1 : 100

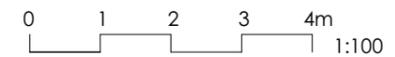
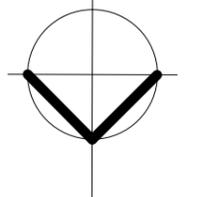
○ SMOKE ALARM  
 X FIRE BLANKET



**LOCATION PLAN GROUND FLOOR**

1 : 100

**NORTH**



No.	Description	Date

ANCA AND GARETH BARRETT

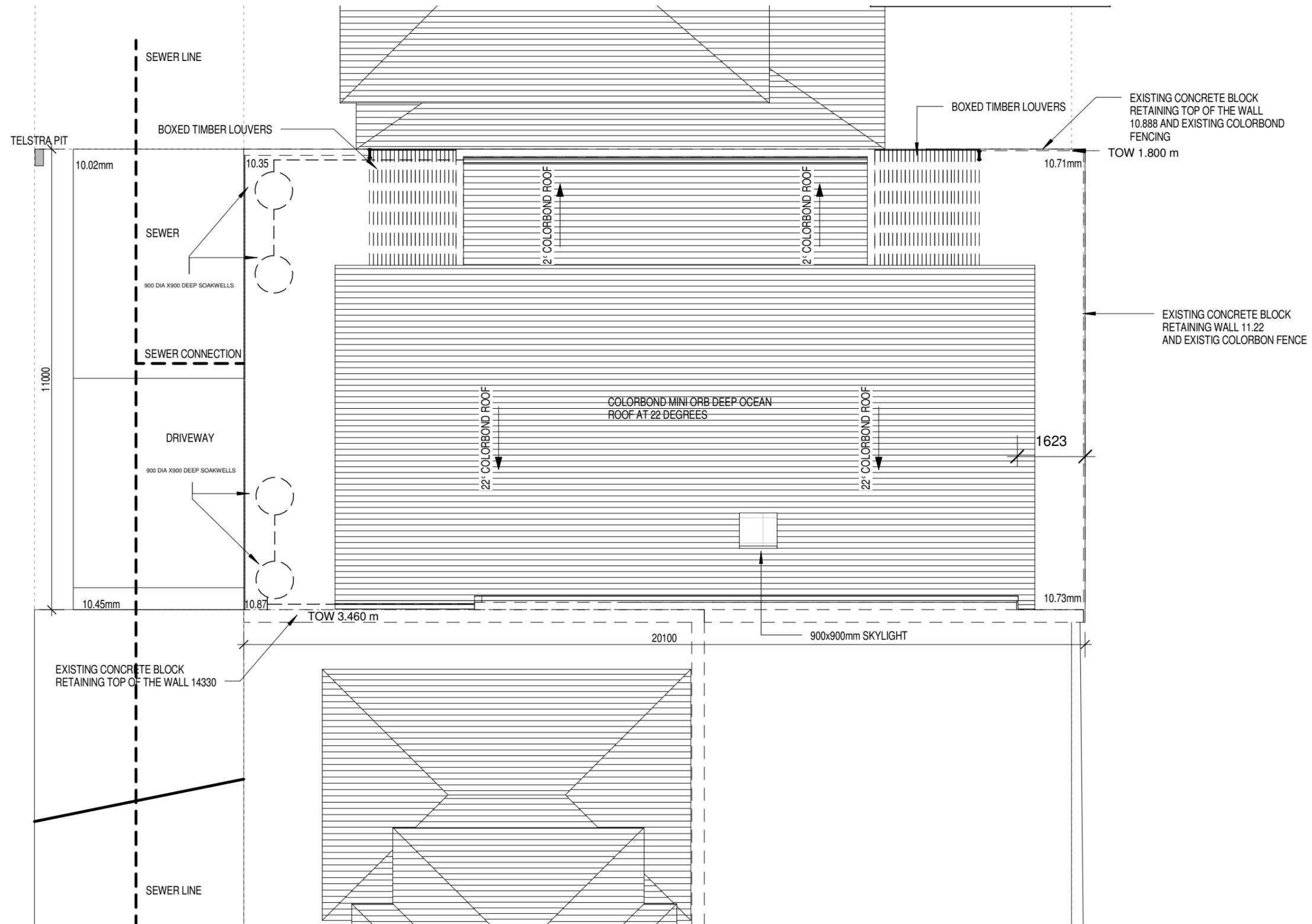
23 WHILEY ROAD MARMION

LOCATION PLAN GROUND FLOOR Page 5 of 6

Project number	107
Date	07/09/2017
Drawn by	AB
Checked by	GB

A206

Scale 1 : 100



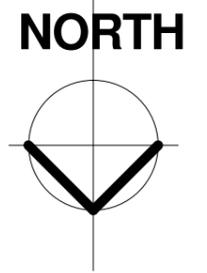
**SITE**  
1 : 100

LOT 12 Hse. no23 (SITE-221sq.m)

BACK GARDEN =47.5sq.m  
HOUSE =105sq.m  
GARAGE =27sq.m  
FRONT GARDEN =41.5sq.m

SITE COVER=221sq.m

HOUSE AND CARPORT TOTAL =132sq.m 59.73%  
OPEN SPACE TOTAL = 89sq.m 40.27%



No.	Description	Date

ANCA AND GARETH BARRETT  23 WHILEY ROAD MARMION	PROPOSED SITE PLAN		Page 6 of 6
	Project number	107	A203
	Date	10/02/2014	
	Drawn by	AB	
	Checked by	GB	Scale

3/22/2014 9:39:43 PM



**HOLIDAY HOUSE - PROPERTY  
MANAGEMENT PLAN**  
**PROPERTY ADDRESS: 23 WHILEY  
ROAD MARMION 6020**

November 2017



**PROPERTY MANAGER DETAILS:**

**Name: OANA ANCA BARRETT**

**Address: 13 JEANES ROAD KARRINYUP 6018**

**Telephone Number: 0406584801**

**Email: anca.barrett@me.com**

### 1. COMPLAINTS MANAGEMENT PROCEDURE:

- Respond to complaints pertaining to guest behaviour made before 1am, within a two hour timeframe;
- The Property Manager provides contact information to neighbouring properties.
- In relation to any other complaints, respond within a reasonable timeframe but within 24 hours.
- Control of anti-social behaviour and the potential conflict between tenants and permanent residents of the area, the expected behaviour of tenants and control of noise are detailed in the code of conduct.

### 2. DETAILS OF RESERVATION ARRANGEMENTS:

Internet – Advertise through holiday rentals sites as Stays, Trip advisor, Booking.com and own website

### 3. DUTIES OF PROPERTY MANAGER

- Supply, readily visible in the kitchen or living area of the home, the Code of Conduct, The Property Management Plan and the Fire and Emergency Plan (including the Fire Evacuation Route);

- Validate bookings, ensure all details of tenants are available and registered and check feedback on tenants from previous short term lets.
- Ensures the premises are registered with City of Joondalup.
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure tenants are aware of the Code of Conduct;
- Maintain a register of all people who utilise the premises, available for inspection by the City Of Joondalup upon request;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation;
- Ensure rubbish and recycling bins are put out and collected as required;
- Ensure that there is a good recycling programme in place for the tenant;
- Dispose of any excess recycle or waste by employing specialised contractors;
- Put out and collect bins; and
- Maintain and repair the property when necessary ensuring the highest standard is kept throughout.

### 4. HOLIDAY HOME - CODE OF CONDUCT

The code of conduct shall be displayed in a prominent position within the premises.

The code of conduct is part of terms of agreement upon booking and will be made available and referred when booking on our website as well as other booking engines.

The following Code of Conduct governs tenant behaviour and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

**TENANT:** A responsible adult (over 18 years of age) will be required to be on site at all times when children are present. No unauthorised people are permitted to stay overnight. This will be included as a condition of lease.

**NOISE AND NUISANCE:** The tenant will be required to agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday. Noise should be kept at a level that is respectful of others and not a disturbance.

**VEHICLE PARKING:** The tenant will be required to agree to use the parking spaces provided and not to park on the lawn, garden areas, or on the street verge or street itself outside the property. The tenant will be required to agree not to park any additional vehicles on the property in excess of the parking spaces provided.

Compliance with the above will be included as a condition of lease.

**SHIRE REGULATIONS:** The tenant will be required to comply with all Shire regulations, including noise and fire limitations. This will be included as a condition of lease.

**SECURITY:** The Tenants allowed on the premises will be checked prior to arrival based on references and the Manager will have contact details such as address, telephone number, e-mail address, as well as credit card details and security deposits.

The property will be inspected daily by the Property manager ensuring all guests and residents are secure.

The property has outside lighting on PIR system which will deter any intruder from getting closer to the property.

**PREMISE CONDITION AND CLEANLINESS:** The tenants will be required to agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Tenants are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring.

Any damage repairs or excessive cleaning that is attributable to the tenant's stay will be paid for by the tenant.

The above will be a condition of lease.

**FIRES:** The tenant will be required to agree not to allow any candles, open fires or similar burn within the premise.

No open fires are permitted outside at any time. Barbeques are not provided.

A Fire & Emergency Plan will be displayed in an easily visible location within the tenancy.

**TORCHES:** Will be located in the first draw in the kitchen.

**CLEAN LINEN AND TOWELS:** Will be supplied every 7 Days.

**RUBBISH DISPOSAL:** The tenant will be required to agree to contain all their rubbish in the bins provided. Tenants will be notified that the Yellow lid is recycling only and red lid is general waste. A brochure with regards to recycling items that are allowed in the Yellow lid bin will be provided.

The property manager is responsible for bin collection days and checking on recycle requirements.

**ENVIRONMENT:** Our Holiday House is trying to be considerate towards the environment and we invite our guests to join us in our efforts.

Our cleaning products in the kitchen and the laundry are environmentally safe.

Tenants will be asked to switch off the lights and the AC when not required.

#### **PLEASE RECYCLE**

**CHECK IN AND CHECK OUT PROCEDURE:** The Property Manager always checks in the tenant, going through the Code of Conduct and house rules, location of fire blankets, fire exits, and noise regulations.

Check in hours will be between 2pm-7:30pm.

Check out hours will be between 7am-12pm.

At the end of the agreed tenancy, the tenant will be required to lock the premises, close all windows and return the keys to the Property Manager. Any lost or damaged keys will be replaced at the tenant expense. This will be included as a condition of lease.

**TERMINATION OF ACCOMMODATION:** If tenants are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

## 5. HOLIDAY HOME - FIRE AND EMERGENCY PLAN

### EMERGENCY CONTACT DETAILS

Oana Anca Barrett 0406 584 801

### **FOR ALL EMERGENCIES DIAL 000**

Property Manager:

Oana Anca Barrett 0406 584 801

### EMERGENCY INFORMATION

In the event of a fire or emergency, evacuation information may be broadcast or available from the following sources:

ABC Radio: 6.30AM

DFES: [www.dfes.wa.gov.au/](http://www.dfes.wa.gov.au/)

132 500 for SES emergency assistance

13 DFES (13 33 37) for emergency information

### **FIRE EVACUATION ROUTE & FLOOR PLAN OF PREMISES**

Attached floor plan of the dwelling showing the following:

- Hardwired smoke alarms
- Fire blanket
- External taps/garden hose locations
- 'You Are Here' symbol.