

# HOUSE RULES

## 107 Arthur Street, Fortitude Valley

The prescribed house rules are outlined in the Residential Services (*Accommodation*) Regulation 2002, section 4. Service provider for the listed property is Steve Roberts, a Justice of the Peace.

### **1. Residents' and guests behaviour**

- a. Residents must not interfere with the reasonable peace, comfort or privacy of other residents and neighbours.
- b. Residents must ensure their guests do not interfere with the reasonable peace, comfort or privacy of other residents and neighbours.

### **2. Maintenance of rooms.**

- a. Residents must maintain their rooms –
  - i. In a way that does not interfere with any one, in any way.
  - ii. In a clean condition, including vacuuming carpets regularly.
- b. Residents must not intentionally, or recklessly, damage or destroy any part of their room or facility in their room.
- c. Residents must ensure fans, air conditioning and lights are turned off when not using rooms.

### **3. Common Areas.**

- a. The service provider must take reasonable steps to ensure the common areas and facilities provided in the common areas are safe and in good repair.
- b. Residents MUST leave the kitchen neat and clean. Dishes should be washed up and not left dirty in the sink. Refer part 8 of these rules.
- c. Residents should take reasonable steps to ensure common areas are kept clean and tidy. This includes the Upstairs Bathroom, Toilet and Lounge spaces.

### **4. Guests and Visitors.**

- a. Residents must ensure their guests are aware of the house rules.
- b. Visitors must not be left on premises without a resident present.

### **5. Access to residents' rooms.**

- a. The service provider must take reasonable steps to ensure the residents have quiet enjoyment of their rooms and common areas.
- b. The service provider must not enter residents' rooms other than as provided under the Residential Services (*Accommodation*) Act 2002.

### **6. Doors, locks and keys.**

- a. Residents must not tamper with, or change a door lock in the premises.
- b. Residents must not make copies of any key.
- c. All external doors must be locked when closed. Don't presume another will lock the door.
- d. Finger print scans will be taken to access the front door locks. A dry finger works best.

### **7. Animals.**

- a. Residents must not keep any animal. Steve Roberts keeps a cat, 'auGUSTine', downstairs. She is not to be fed anything other than continuous supply of food for her downstairs.
- b. She is house trained and can open doors that have been left slightly ajar. However do not close her in any room at any time. Check balcony before closing lounge sliding door.

### **8. Kitchen Facilities.**

- a. Residents and their guests should be considerate of other users of the kitchen. This includes washing up and cleaning the kitchen after a meal.
- b. Sink, stove tops, bench space, and tables should be wiped down when finished.
- c. If the under sink bin is full, tie it up and drop it in the green bin out front.
- d. Recycling is to be dropped into the yellow bin out front, not under the sink.
- e. Brisbane City Council comes to collect the bins on Wednesday mornings at 6am.

**9. Parking of vehicles.**

- a. Residents and guests are provided on street parking.
- b. Residents must have a Parking Permit on display on the left of their dashboard. These are available from the service provider.
- c. Residents should ensure they and/or their guests do not park across any driveway or block a footpath in any way.
- d. This is a two hour, Brisbane central parking district.

**10. Alcohol consumption.**

- a. Residents should note part 1 when considering the consumption of alcohol.
- b. Drunken, loutish, disruptive or loud behaviour will not be tolerated at all.

**11. Smoking.**

- a. There is no smoking inside this property whatsoever!
- b. Smoking will be permitted outside as long as it is more than 4 metres from any door.
- c. Smokers areas are established at the bottom of the front stairs and on the concrete out the downstairs back door.
- d. The service provider has a bloodhound nose so please do not test this rule.
- e. Ashtrays are not to be emptied in any inside bin. The green bin out front is acceptable.
- f. Smoking anything other than commercial cigarettes will face immediate eviction.

**12. Illegal activities.**

- a. Residents and their guests must note that any activity that in breach of any Commonwealth, State or local legislation on the premises is not permitted whatsoever!
- b. Under section 548(1) of the Criminal Code, as a Justice, the service provider has the power to place any person, found breaking any law, under arrest.

**13. Phone usage.**

- a. Residents are provided a pay as you go phone for local calls on a honor system.
- b. Calls cost 30 cents regardless of destination. This should be placed in the tin provided.
- c. The number to give to callers is 07 3254 3318 or 61 7 3254 3318 for international callers. Reverse charges will not be accepted.

**14. Internet Access.**

- a. Free internet broadband is provided for residents subject to the following conditions
  - i. The service is monitored by the service provider. Computers are not to be used for downloading any copyright material including music and movies.
  - ii. Residents must ensure they turn off their computers when leaving their rooms. Leaving an unattended connection may result in being terminated by the server.
  - iii. Using any file sharing or peer to peer software, such as Limewire, is not permitted whatsoever.

**15. Breakages and maintenance.**

- a. Should anything be broken, damaged or be in need of repair, inform the service provider so it may be serviced or replaced. A note on the board will suffice if the service provider is not present.

**16. Security.**

- a. Residents and their guests should be aware a computerized monitored security system is installed. This system runs on batteries and continually broadcasts to the internet.
- b. Cameras are situated on external faces of the property and in the downstairs area.

**17. Noise – internal and external.**

- a. Residents should be aware noise includes music, video, computers and voices.
- b. Please use part 1 as a guide. Regard for other residents should be considered when determining volume levels.
- c. Parties and other social gatherings are welcome using the 10pm curfew as a guide.
- d. Consider how quiet the neighbourhood is and if you may disrupt others quiet enjoyment.

**NOTE THAT WHEN YOU APPLIED TO SHARE OUR HOME, YOU AGREED TO ACCEPT THESE RULES AND THE TERMS SET DOWN IN THEM. A BREACH WILL RESULT IN EVICTION.**