

# House Rules

## Anchor Down



Guests will be required to acknowledge these House Rules on check-in. By signing a summary of the house rules it is understood and acknowledged by the guest that they agree to abide by all Anchor Down Holiday Apartments House Rules as outlined below.

Management reserves the complete discretion when interpreting and implementing house rules for the purpose of protecting the property's assets and the safety and comfort of all other guests and owners. It is further understood that breach of the House Rules may result in immediate eviction with 100% cancellation fees payable for the remaining nights.

The only means of Entry to the Resort will be via the Main Entrance.

### Check-in

On arrival, all unit occupants are to re-read the house rules and complete the registration form with their full name, address, mobile phone number, and emergency contact details, ie Parents/guardian etc.

Only 2 sets of keys will be issued per apartment. Replacement cost is a minimum of \$150.00 per set. The Replacement cost of only the electronic fob is \$80.00. Should you have a motor vehicle each apartment only has one space allocated, all other vehicles must be kept off premises. Unauthorised vehicles will be towed off the premises at the owner's expense for recovery. Management will organise access to the garage when necessary. Please inspect your apartment on arrival and report any discrepancies breakages or damage. Any reports after 1 hour will not be accepted.

### Apartments

All rubbish MUST be removed from your apartment EVERY DAY and placed in the commercial bins in the basement. All guests are required to keep, retain and leave the unit in good order. Any housekeeping services over and above normal cleaning will incur an additional cleaning fee of \$50.00 per hour, which will be deducted from your bonds. Jumping over balcony railings is not permitted. Each apartment group is responsible for their balconies, and ground floor apartments are also responsible if any damages occur to surrounding plants and balcony rails. The whole apartment will be fined unless the people responsible own up. No items should be removed from the Apartments.

### Damages, Breakages, Cleaning

Discharging of fire extinguishers, except in the case of emergency, places everyone's lives at risk and will not be tolerated. A levy of \$100.00 will be charged to each apartment in the stairwell where a fire extinguisher is set off to cover the cost of recharging and cleaning, unless the perpetrator owns up and pays the appropriate costs. The cost incurred by damages to Body Corporate Property will be split through all schoolies guests unless the offender owns up to it.

### Facilities

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The Pool and BBQ area will be open from 8 am to 9 pm; under no circumstances is glass to be brought into the pool, spa and BBQ area for safety reasons. Any breach will result in the area being closed. Any person found misusing facilities at any time or after hours will be evicted. BBQ users are to ensure the BBQ is cleaned for the next person, failure to do so will incur a cleaning charge of \$50.00 deductible from your bond. PLEASE OBEY ALL POOL SAFETY RULES CLEARLY MARKED AROUND THE POOL.

### Inspections

Management and Security may make random inspections of apartments at any time of day or night.

### Noise

No noise, considered offensive by others, from radios, TV's, door slamming, voices etc. is to be made at any time within the apartment or grounds and in particular the lobbies and common area when returning home late. After 10pm no noise is to be audible outside the apartment and, if necessary, doors and windows should be closed to ensure this. Under no circumstances will offensive behaviour, yelling from doors, balconies or windows be permitted and foul language will not be tolerated at any time.

### Safety

Drinks in Glass Bottles are not allowed inside the Resort or it's grounds at any time. We have a Zero Glass Policy for safety reasons. However, Plastic Bottles can be purchased at Reception to transfer the liquid from the Glass Bottles into the Plastic Bottles. Any glass discovered in the Apartments or Grounds will be impounded and will result in a 1st Warning and a \$100.00 Fine. Second Offenders and all Apartment Occupiers will be evicted at Management's Discretion. Any Glasses in the Apartments are to be used in the apartments only. For your safety and that of others please do not climb on or over any balconies or pool railings. Climbing over Balconies or Pool railings cause damage and a minimum charge of \$150.00 will be taken out of your Bond if convicted. Under no circumstance are any items to be hung, thrown or dropped from any balcony or window or thrown into the garden areas offenders will be evicted.

### Security

Your Schoolies Building Pass is to be carried with you at all times and must be made available at any time on request to the manager or security guard. NO PASS NO ENTRY. Occupants of ground floor apartments are to ensure that the security screen doors are key locked whenever you are not using the balconies and especially at night. Ensure all doors and windows are securely fastened when the premises are unattended, and valuables etc. kept out of sight .

### Smoking

All apartments are non-smoking however, smoking is allowed on the balcony with closed balcony doors. All butts must be extinguished in an ashtray and not thrown into gardens etc. If convicted of inside the apartment an extra ordinary cleaning cost will be taken from your bond. No smoking is allowed in any stairwells,

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reception or public areas.

### Visitors

Your visitors are your sole responsibility and must be informed of our house rules. You will be responsible for any damage, breakages and cleaning caused by your visitors. Only Schoolies registered to Anchor Down Holiday Apartments are permitted access between the hours of 6pm and 9am. However visitors can be registered at reception and can stay the night at a fee of \$50.00 per person after reading, understanding and signing the house rules, providing all registered occupants of the apartment are in agreement. Unregistered visitors found in the Resort between the hours of 6pm and 9am will result in a first warning of a \$150.00 fine per person. Second time caught all occupants of the apartment will be evicted. At all other times the maximum number of visitors allowed in each apartment is 6. All visitors MUST SIGN IN at reception and surrender their building pass or ID (returnable on departure) and must depart no later than 6pm. Any unauthorised visitors caught sneaking into or found in your apartment between 6pm and 9am will result in the eviction of all the apartment occupiers.

### Check-out

Check-out time on day of departure is 9am sharp. All rubbish is to be removed from the apartments and placed in the industrial bins in the basement. All crockery, cutlery, glassware, utensils and pans are to be cleaned, dried and put away.

Failure to abide by the house rules may result in eviction or loss of bond.

Please note that House Rules are subject to change at any time without notice. In case of a variation between the House Rules above and the House Rules of the accommodation provider, The accommodation provider House rules will apply.

House Rules should be read in conjunction with the terms and conditions. Please see [www.schoolies.com/terms](http://www.schoolies.com/terms).