

Responsibilities of the occupants at A1 Homestay

Responsibilities of the Tenants

1. Personal Safety: Safety and Security of yourself and your personal items while staying at A1 Homestay - is your responsibility.
2. Your Room: Keeping your room, bed linen and items in the room clean and arranged - is your responsibility. Rooms are inspected weekly by the Management for cleanliness, hygiene, safety, maintenance & possession of any unauthorized items, if any.
3. Common Areas and Items: All occupants are responsible to keep the common areas and items clean and arranged. Soon after usage, please clean the common areas and items that you have used, leaving them clean for other's usage. If you make the floor, bench-top or any surface, place or item dirty, you must clean it up as soon as possible, before leaving that area/items. Failing to clean as stated, will require professional cleaners to be called in on your behalf, the wages of the cleaners are then paid by the tenants.
3. Management of garbage and Waste Bins: There are no common bins inside the house/flat. Each occupant is given a personal Waste bin. All your rubbish and waste is not to be left anywhere in common areas and inside or outside the house. Your waste & rubbish, created by you, is to be collected in your personal bin (given to you) and the same to be disposed of in the appropriate large Council Waste Bins instantly. The Yellow Bin is for the recyclable items (Glass, metal, paper and plastic only) and the Red Bin is for all other items which are not recyclable. Yellow and Red bins are kept in the parking area. Keeping the personal bin clean is your responsibility. Fines ranging from \$5 to \$50 apply for failure to clean or leaving waste behind.
4. Waste Bin Collection by Council: The Community Waste collection day is Tuesday for our street. The Council bins have to be placed on the street by Monday evening, so that the same could be picked up by Council Trucks on Tuesday morning. Remember to bring back the Bins from street to car park, once the bins are cleared by the Council Trucks. This Weekly responsibility of placing the bins at the kerb is shared by all occupants, in turns, to divide the workload evenly. A Weekly roster for bin management by tenants is displayed in the Kitchen/living area, and is to be followed by all. Alternatively, you will be advised when it is your turn. Penalties, ranging from \$5 to \$50, apply on failures in one's allocated duties.

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5. A1 Homestay Rules & Occupancy Agreement: Please follow the House Sharing Rules listed in the "Terms and Conditions for stay at A1 Homestay". A hard copy of the same will be given to you on your arrival. Salient Notices are also placed in your rooms and common areas which have to be read and followed. Occupancy Agreement has to be signed by both parties (tenant & Management) prior to commencement of stay. Your stay is illegal without signing the "Occupancy Agreement".

6. Misc Rules: In addition to Terms & Conditions of A1 Homestay, the following are also to be followed:-

- (a) Tamworth Regional Council Rules
- (b) NSW Government Rules
- (c) Notices displayed at A1 Homestay common areas and in your rooms.
- (d) Messages sent by the Management to occupants regarding safety, security, health, administration, alerts, Covid safety, etc.

7. House/Flat Security: Keeping the external doors closed and secured at all times, after each entry and exit, is your responsibility. Actual codes are not to be left on key boxes wheels. This is to avoid possible unauthorized entries by thieves and unwanted people as well as the pests. Thefts are avoidable only if you keep the entries secure at all times. Tamworth does have thieves breaking in now and then.

8. Breakdowns & Malfunctions of Services: : Please text me for a short supply of common consumable items provided, in advance, so that the same could be topped up in time. Any failures of services (power, water, gas, internet, appliances, etc.) and other abnormalities and malfunctions, are to be messaged to me immediately, so that the same could be rectified as soon as possible.

Wish you a safe, comfortable and enjoyable stay at A1 Homestay.

With regards and best wishes.

Raj Poonia

Owner, Proprietor & Manager

A1 Homestay

45 Cunningham Street, Westdale, NSW, 2340

Mobile & WhatsApp:: +61 424 220 892

Email: rkpoonia@gmail.com Facebook: Raj Poonia