

MANAGEMENT ARRANGEMENTS

Unit 6, 7 Napier Street will continue to be managed by the Property Manager:

Executive Escapes (www.executiveescapes.com.au) under the Company Name Beach Stays Australia Pty Ltd.

The STRA Manager's name is Graham Nicol.

Phone number: (08) 9286 2641.

Mailing address: PO Box 1007, South Perth WA 6951

Website: <https://executiveescapes.com.au/property/cottesloe-marine-apartment>

In case of emergency, Executive Escapes will be the prime contact.

NUMBER OF GUESTS TO BE ACCOMMODATED:	4
SLEEPING ARRANGEMENTS:	1 x Queen bedroom; 1 x Double bedroom
HOUSE RULES FOR GUEST BEHAVIOUR:	See attached House Rules
COMPLAINTS PROCEDURES:	All complaints need to be addressed to the Property Manager
REQUIREMENTS FOR PETS:	No pets are allowed at the property
NOISE AND WASTE MANAGEMENT:	See the House Rules
CHECK-IN/CHECK-OUT:	Check-in arrangements are made directly with the Property Manager. A safe key lock box is situated at the entrance of the unit. A pin number is disclosed to the incoming guest shortly before his/her scheduled arrival. Two entrance keys are provided to every guest. Guests must return the keys to the safe key lock box on departure.
PARKING:	There is street parking available across the road from the unit as well as a dedicated parking bay for Unit 6, in the basement parking lot.
SIGNAGE:	There is no signage at the property.
ADVERTISEMENTS:	The Property Manager advertises the unit on various short term accommodation platforms including www.booking.com , www.airbnb.com , www.stayz.com.au , and www.executiveescapes.com.au .

NOTICE TO TENANTS AND OWNERS OF PARKSIDE TOWERS SP 32021

7 NAPIER STREET COTTESLOE

Welcome to Parkside Towers, 7 Napier Street, Cottesloe. We consider it a privilege to live here, so close to the beach and in such a quiet and beautiful and secure neighbourhood. We hope you enjoy your time here as tenants or a short-term holiday guest.

Parkside Towers is managed by Gow Property.

Contact details: Dee Gow
 Strata Manager
 Tel: (08) 6389 7777
 dee@gowre.com.au
 www.gowre.com.au

Owner: Mr & Mrs Wilhelmij (04) 0869 1158

Please feel free to contact us at any time in case of any concerns. Please use the landline phone located near the TV

Our Strata Manager takes instruction from the Strata Companies Council of Owners.

1. PUBLIC AREAS: The Council of Owners employs a gardener and maintenance man (Ray) to maintain the gardens, mow the lawns, attend to reticulation, look after outside lighting, sweep and maintain all public areas including the downstairs car parking area, and attend to all rubbish removal, including cleaning the bins and putting them out and returning them each week. He usually works here on Thursday and Friday afternoons.

2. RUBBISH: General rubbish collection (green bins) happens early on Friday mornings. Please help to avoid smelly bins by freezing all meat and seafood scraps until the night before bin collection. In addition, the collection of recycling materials (yellow-lidded bins) for glass, metals, plastics and papers, happens every second Friday morning. Please assist the maintenance man by rinsing out beer bottles etc before dumping them into the bins.

3. NOISE and GENERAL CONDUCT: Parties are not allowed. Please remember at all times that this is not just a block of beach flats with transient tenants but that it is home for some of the people who own and live in their apartments. In addition, it is a business for some owners, who rent out their apartments on a short-term holiday basis. So that we can all enjoy living here, please consider your neighbours, keep noise levels down, and behave appropriately so that we make sure it remains a delightful environment for everyone. Except in case of emergency, there is to be no heavy walking, loud talking, entertainment of guests, playing of music or noise-making instruments, television, radio, or use of washing machines and dryers between the hours of 10pm and 7am.

4. APPEARANCE of the building from the street: The Council of Owners has invested much time and energy and money (via gardening and the uniform appearance of the front of each apartment) to make sure that the street view of this block of apartments is aesthetically pleasing. Please make sure that your balconies on the street side are tidy. Please do not hang washing or beach towels over your balcony rails on the street side. If you need to hang beach towels, please use your back balcony.

5. LAWNS: You will see that there are No Parking signs on the lawns. This is because the underground reticulation system gets broken if vehicles drive over it or park on it. Please make sure that your visitors or tradies do not drive over the lawns or park there.

6. CAR WASHING: Because we cannot park on the lawns this also means that it is difficult to wash cars on the premises. It is however possible to park your car at the highest point of the driveway to wash it making sure the water does not run into the car park. Residents often find it easier to use commercial car washes. There are car washing places on Stirling Highway in Claremont and Mosman Park.

7. PETS: No pets are allowed to live at the premises.

8. BALCONIES LEVELS 2 and 3: Remember to be mindful when sweeping, cleaning or watering plants to prevent dirt and water dropping on balconies below.

9. RENOVATIONS: If permission has been obtained from the Strata to carry out renovations or alterations, noise from the works should be kept to a minimum and only be carried out on week days between 8am and 3pm.

Thank you all in anticipation of your help to keep this a beautiful place to live.