

HOUSE RULES — QUICK REFERENCE

QUIET HOURS

- **Sun–Thu:** 10 pm – 7 am | **Fri–Sat:** midnight – 8 am
- Headphones for all media during quiet hours
- No skateboards, scooters, or rollerblades on premises

CLEANLINESS — COMMON AREAS

- **Clean as you go** — stovetop, dishes, benchtops after every use
- No dishes in the sink — use the dishwasher
- Weekly: vacuum, mop, fridge clean, balcony sweep (all 3 residents)

Failed inspection → 48hr notice → professional clean at your cost

WASTE & RECYCLING

- Take rubbish to bin area daily
- Bin full? Use the other one — **never leave rubbish on the ground**
- Sort recycling correctly | Car park is CCTV monitored

\$100 per incident for rubbish on the ground

FIRE SAFETY

- **No candles, incense, open flames, or portable heaters**
- Do not tamper with smoke detectors or fire equipment
- Stairwells & fire exits must stay clear — no storage

POOL, GYM & FACILITIES

- Pool: 7 am–9:30 pm | No glass, no diving, no rough play
- Clean BBQ after use | Clean dryer lint filter every use
- Gym: own risk, wipe equipment, no guests

GUESTS & VISITORS

- Max **2 visitors** per unit (5 persons total)
- Max **2 overnight stays/week** — register + unit consent required
- Guests must be accompanied at all times

\$25/night registered | \$50/night unregistered

YOUR ROOM & ENSUITE

- **Ventilate 30 min after every shower** (window or fan)
- Squeegee shower screen after every use
- **Mattress protector must stay on at all times**
- Clean A/C + exhaust filters every 3 months

Mould from poor ventilation = you pay remediation

SMOKING & DRUGS

- Smoking & vaping **only in the Designated Smoking Area**
- Prohibited everywhere else inc. units, balconies, stairwells
- Illegal substances = police + immediate eviction

Butt on ground: \$100 | Fire alarm callout: \$1,550

SECURITY & PROPERTY

- Lock doors — don't prop open security doors or gates
- Report all damage within **24 hours**
- No nails, screws, hooks, or tape on walls

Lockout: \$165 (business hrs) / \$275 (after-hours)

PARKING

- **Visitor parking = visitors only** — not for residents
- **15-min parking = drop-off / pick-up only**
- Bikes in your room or bike racks — **not stairwells**

EMERGENCY: Call **000** | Evacuate via stairs | Assemble at **Dawson Road entrance**

Maintenance: Submit in writing via unit QR code or email genesis1apartments@gmail.com

Breach process: Verbal warning → Written warning → Form R11 (5 days) → Form R12 (eviction) | Serious = immediate



SCAN FOR FULL
HOUSE RULES