



Guest Guide

# **HOLLIDAY MANOR**

**19 LEIGHTON ROAD EAST**

**HALLS HEAD**

**MANDURAH**

Hosted by Laura and Brad Holliday  
0422 874 266



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## WELCOME TO HOLLIDAY MANOR

We are delighted that you have selected our property and trust your stay with us will be both enjoyable and comfortable.

This property provides you the opportunity to getaway with family and friends. Perfectly situated in walking distance to the beach and parks. You are in the heart of Mandurah. Leighton Road East and Fairbridge Road area is a beautiful area to enjoy the most peaceful walks along the estuary or the beach.

The Mandurah eateries on the foreshore are amazing and a must during your stay.

Keep an eye out for visiting wildlife. The pelicans, swans and dolphins love to come and visit.

Only 45 minutes from Perth, 2 hours to the Margaret River region, the beautiful Bridgetown or a just a little further for the 100 year old forests around Karri Valley, this is the perfect place for a gathering, getaway or a stopover to many more amazing places in the great South West WA region and beyond.

Should you require any assistance or have any specific requirements, please do not hesitate to contact me on **0422 874 266**. It's imperative to us that you have a great stay.

Wishing you the most memorable and happy holiday. Enjoy.

*Laura and Brad*

## 1. GUIDE TO THE PROPERTY

We hope the details below will help you get the most out of your stay in this holiday home, but if you have any questions, please feel free to get in touch.

Name: Laura Holliday  
Mobile: +61 422 874 266  
Email: BLBAJ5@hotmail.com

**APPLIANCES:** Appliance manuals for all major appliances, please refer to Section 7 of this manual.

**BBQ:** The BBQ is outside. Help yourself. You will need to take the cover off to use it. In the butler's pantry in the cupboards underneath the microwave there are BBQ utensils. Please ensure that the BBQ bottle is turned off after use and that the BBQ is cleaned.

**CANAL: CHILDREN ARE TO BE SUPERVISED AT ALL TIMES.**

Own risk - the user of supplied equipment and private jetty has primary responsibility of their own safety. The Guest acknowledges that the use of any additional amenities is entirely at the Guest's risk and neither the Booking Agent nor the Owner shall accept any responsibility for any injury, loss or damage to property or any third party arising from the use thereof.

**ELECTRICITY:** The fuse box is in the laundry as you enter the garage on the right wall.

**FIRE EXTINGUISHER:** A fire extinguisher and fire blanket can be found on the pantry wall as you enter on the right.

**FIRST AID KIT:** A first aid kit can be found in the pantry as you enter on the left. For your convenience sunscreen and insect repellent have also been provided. The laundry cupboard also contains plug-in mosquito zappers.

**HEATING & COOLING:** The house has the highest insulation rating to ensure it remains warm in winter and cool in summer. The house has reverse cycle air conditioning and heating. The controller panel is mounted outside the master bedroom upstairs. There is a split system in the dining room with the remote control located on the wall between the kitchen / dining.

**KAYAKS:** There are kayaks and crab nets in the storage area near the jetty. There are some life jackets for use in the garage for the little ones. The user of supplied equipment and private jetty has primary responsibility of their own safety. The Guest acknowledges that the use of any additional amenities is entirely at the Guest's risk and the Owner shall accept no responsibility for any injury, loss or damage to property or any third party arising from the use thereof.

**PETS:** We love animals but this property is a no pet property.

**RUBBISH:** Small bins are provided in all bathrooms. The kitchen has an inbuilt rubbish bin (as you enter the kitchen on your right) and additional bin bags have been left on top of the bin. Please DO NOT flush any women's sanitary products in the toilet, as this will cause plumbing issues. We have two large external bins for general waste (green lid) and one for recycling (yellow lid) at the front of the property. Please DO NOT leave any rubbish outside where local wildlife and birds may access it.

**SMOKING:** This a no smoking property.

**TELEPHONE & INTERNET SERVICE:** **There is no telephone on the property.** There is wi-fi internet service throughout the home. Look for the hollidaymanor\_guest network. Your password is may132022.

**TOWELS AND LINEN:** Fresh towels and linen have been provided for the duration of your stay. Beach towels and extra blankets, if needed, are in the linen cupboard in the downstairs corridor outside the king single bed.

**WHEN YOU LEAVE PLEASE...**

- ❖ Switch off the lights
- ❖ Make sure electrical appliances are switched off
- ❖ Empty fridge
- ❖ Lock all doors and windows
- ❖ Leave the property clean and tidy – please return all items in their original place.
- ❖ Check you have all your luggage and belongings
- ❖ Vacate the property by 10am unless otherwise arranged

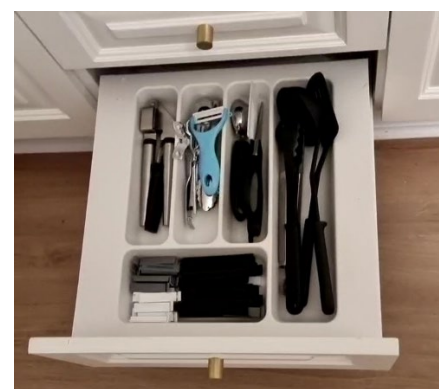
*Have a safe journey home and hope to see you again soon.*

## 2. ROOM GUIDE

### 2.1 KITCHEN

The Kitchen is stocked with all the daily cooking and dining items as detailed below

- **Top Draw** – Cutlery – forks, spoons and knives, and serving spoons and cooking spoon
- **Second Draw** - Chopsticks, steak knives, pate/cheese knives, cooking spoons, wooden spoon, bottle opener and bottle stoppers
- **Third Draw** - Knives, measuring spoons and cups.
- **Bottom Draw** - Utensils: Can opener, spatula, ice-cream scoop, peeler, garlic press, pizza cutter, scissors, ladles, mixing spoons, spaghetti spoon, tongs, and bag closers.



**Sink Cabinet** - Dishwashing tablets, dishwashing liquid, antibacterial disposable wipes, washing up gloves, tea towels, bug spray, microfiber cloths (for kitchen, bathroom, glass and steel), multi-purpose spray, dish racks, tea towel holders.



**Cabinet (under hot plate) –**

- Small, medium and large and extra large stainless-steel pots and
- 1 non-stick frying pan

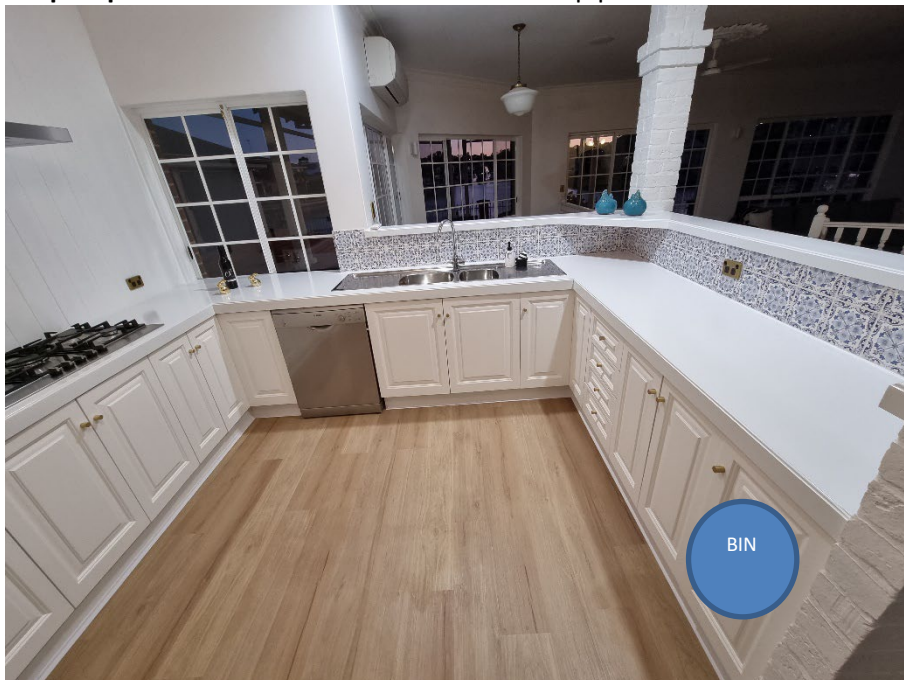


**Cabinet (to the left of the hot plate) –** steel colander, three (3) plastic non-slip bowls, chopping boards, grater and measuring jug.





- **Fridge /Freezer** – with plumbed filtered water and ice dispenser. If water spills please mop it up.
- **Silver tray** – to place all your cooking utensils on.
- **Soap dispenser** – on sink with anti-bacterial soap plus a dish brush.



- **Bin** – pull-out bin and bin liners. Please place your rubbish in the outside bins before you leave.
- **Dishwasher** – please scrape down plates before placing in dishwasher.
- **Hot plate** – please mop up spills and use steel microfiber cloth only.
- **Oven /Grill** – **Please be careful not to open the oven or grill door if the fridge door is open or visa versa.** As this will scratch\dent the door and you be liable for the damages.



## 2.2 PANTRY

In the pantry you will find:

- Crockery - 12 person dinnerware – dinner plates, side plates and bowls.
- Glassware – water glasses and jugs, wine glasses, champagne glasses, beer glasses, plastic glasses and coasters.
- 12 placemats, plastic containers, serving platters and bowls.
- General kitchen supplies including: foil, glad wrap, baking paper, disposal oven trays, paper towels, paper napkins, tissues
- General kitchen condiment and supplies including: salt, pepper, olive oil, balsamic vinegar, Worcestershire sauce, tomato sauce and rice.



Fire extinguisher, Fire blanket, First Aid kit, antibacterial liquid is also stored in the pantry. The first aid kit as insect repellent and sunscreen.

### 2.3 BUTLERS PANTRY

In the butlers pantry you will find:

- Microwave
- Coffee machine (Nespresso)
- Kettle
- Toaster
- Sandwich press
- 12 x cups
- Wine cooler

In addition, the following are provided for your convenience

- Tea, Coffee pods, coffee satchels, hot chocolate, sugar and vegemite.
- Chilled water and ice are provided by the fridge dispensers.

BBQ utensils and a paella pan is stored in the cupboard under the microwave.

An iron and ironing board can be found in the cupboard or you can use the built-in board.

## 2.4 DINING ROOM

- Dining for eight guests, plus child high chair (available on request).



Split System Air-conditioning remote on the ledge between kitchen and dining room for your cooling and heating needs.





## 2.5 FAMILY ROOM - DOWNSTAIRS

Relax and enjoy the view or watch TV. We are awaiting the installation of the fire place we hope to have that installed by end of month, May just in time for your winter vacay.



Enjoy the beautiful water view from the cosy day bed.



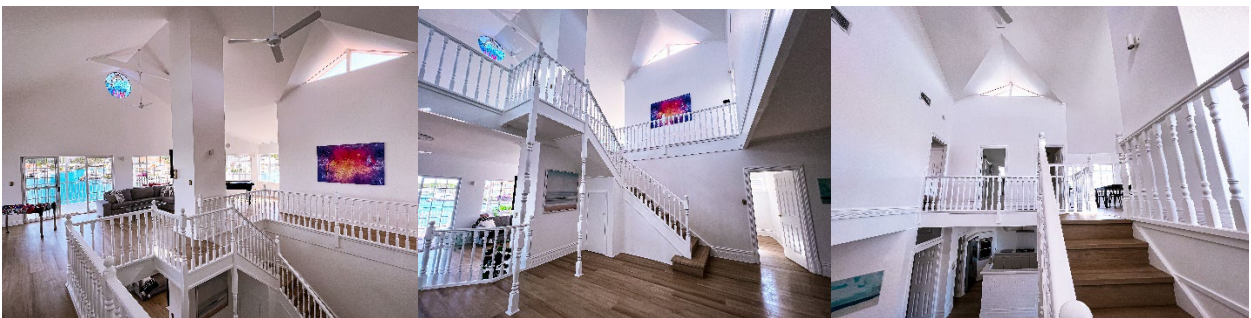
**GAMES** – board games, puzzles and card games are stored in the cupboard to the left of the fire place for your enjoyment.



## 2.6 FAMILY ROOM/GAMES ROOM - UPSTAIRS

The Family / Games room has several leisure activities including:

- TV
- Foosball (soccer table)
- Pool table
- Sit at the table to play cards or a game of chess?
- Chatting whilst taking in those panoramic views.



## 2.7 BEDROOMS

- All upstairs bedrooms have built-in window day beds which are beautiful to sit down at to relax and unwind.
- Additional blankets and throws have also been provided and they can be found in the built-in wardrobes.
- Coat hangers are also provided in each bedroom.
- In the children's bedrooms a range of children's books have been provided for our younger guests to enjoy. They are stored under the window seats in the bedrooms.

## 2.8 BATHROOMS

- Each bathroom is stocked with toiletries and towels. The toiletries comprise of shampoo, conditioner and hand and body wash. Our toiletries are botanical and organic.
- Additional toilet paper rolls have been left in the bathroom vanities.
- A hair dryer has been provided in the ensuite.
- An additional hairdryer is in the cupboard in the downstairs queen bedroom with private shower.

## 2.9 LAUNDRY

- A washer unit has been installed
  - **Fast washing cycle.** The machine offers a quick wash cycle which enables lightly soiled items to be effectively washed in 15 minutes.
- A dryer unit has been installed in the garage.
- Washing powder, pegs, broom, dust-pan and brush, mop and plug-in mosquito repellents can be found in the linen cupboard.
- An external washing line is on the left as you exit the laundry via the sliding doors.
- Toilet paper can be found in the laundry cupboard as well.

## 2.10 OUTDOOR

### Downstairs

- Outdoor BBQ
- Outdoor dining area
- Jetty
- Jetty storage area – There are kayaks galore - 3 single and 1 tandem, plus crab nets (you will need to get bait). Please hose all equipment down with fresh water after use so that it is in good condition for others. There is a retractable hose near the jetty for this purpose.
- Clothes line outside laundry.

### Upstairs

- Outdoor stools and table.
- Outdoor couch.

## 3. HOUSE RULES

We ask that the following house rules are adhered to:

- Keeping our neighbours happy is of paramount importance. There is to be no outdoor music or outdoor entertaining after 9pm.
- Whilst we do a thorough professional clean between each guest, we kindly ask that prior to leaving you clean and put away any dishes or kitchenware used, and leave the house clean and tidy. It



helps us getting through our cleaning process quicker and allows us to keep cleaning costs down for you and future guests.

- We understand accidents happen. Please let us know when they occur. Chances are we can fix them as effortlessly as possible.
- Only the number of guest specified on the booking is to access the property at any one time.
- No events are allowed.
- No pets are allowed.
- Children are allowed but must supervised at all times.
- No smoking.
- No unsocial behaviour.

#### 4. GARAGE

There is plenty of parking at the front of the property behind the gated fence...



So we have converted the garage into a playroom for you to enjoy. There is a dart board, a table tennis and a couch.



## 5. SAFETY

### Inside the house.

We have tried to ensure the house is family friendly and safe for children. However, to reduce the risk of any accidents, please ensure children do not run around, or lean on the internal and external balustrade and please exercise caution when going down the stairs. We recommend holding onto the railing.

### Outside the house.

The property is at the canal edge as such children are to be supervised at all times.

Please ensure that children are fully supervised while outside of the property. Especially on the jetty and balconies.

## 6. LOCAL AMMENITIES & SERVICES

### TOURIST INFORMATION CENTRE:

### MANDURAH VISITOR CENTRE

A: 75 Mandurah Terrace, Mandurah WA 6210

T: (08) 9550 3999

H: Daily from 9am to 4pm. Hours might differ on public holidays.

**MANDURAH HOLIDAY PLANNER**  
[with Publitas.com](http://with.Publitas.com)

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## 7. APPLIANCE MANUALS

### 7.1 AIR-CONDITIONING

#### Bedrooms

There is ducted air-conditioning in bedrooms 1 through 5. These are all controlled by the master air-conditioning panel outside the master bedroom upstairs. To activate the panel press the white button on the lower right corner. To turn the air conditioner on and off, use the AC Unit On/Off button on the touch panel (see illustration below).



Main controls are:

**Mode button** – use to toggle between *Cool*, *Fresh air (fans only)*, *Heat* and *Auto*.

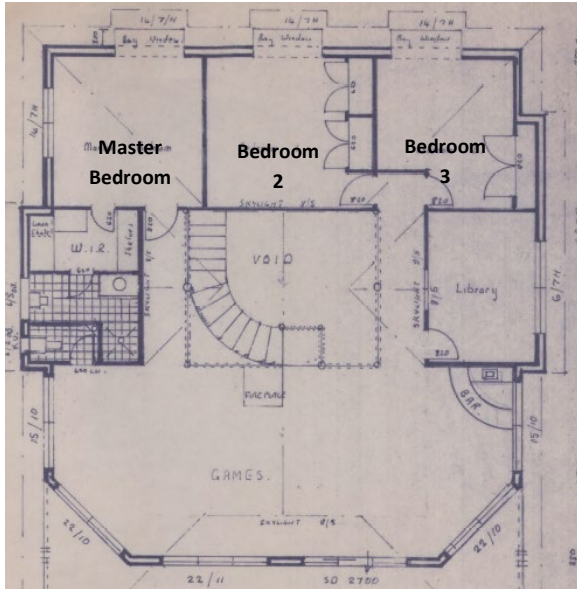
**Slider** - to set your preferred temperature – please keep within the range of 20-26 degrees. As you drag the slider left-right, the Set point temperature will change.

**Fan Speed** – You can adjust the air flow for all areas. Can be set as *Low*, *Medium*, *High* or *Auto*.

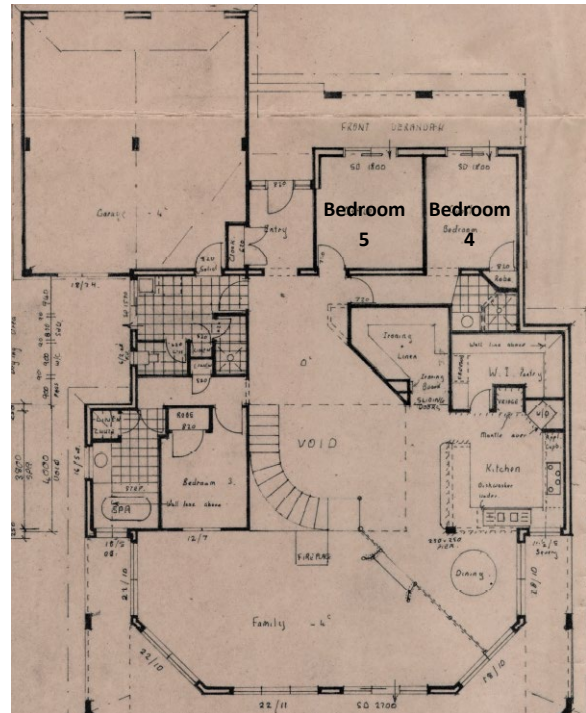
Individual areas can be turned off or on down the left-hand side. You can also use the +/- buttons to adjust the air flows as a percentage of the main airflow setting in each area individually.

The bedrooms are laid out as follows:

### Upstairs



### Downstairs



### Downstairs Living Space

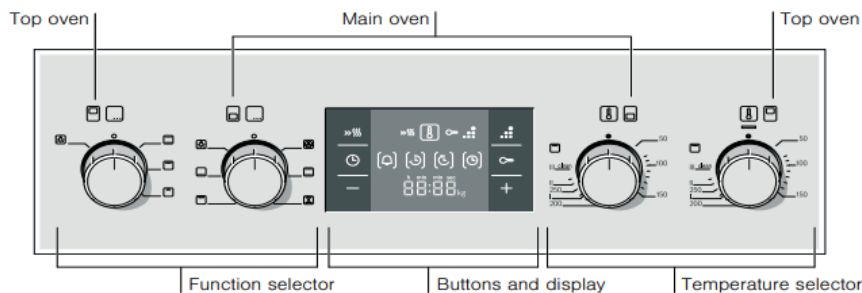
There is split system air-conditioning in the main living room downstairs. The remote control can be found on the kitchen bar top.



## 7.2 OVEN /GRILL

### Control panel

Here is an overview of the control panel. The display never shows all of the symbols at the same time. Details may vary, depending on the appliance model.



### Control knobs

The control knobs can be popped out. Simply press the control knob when it is in the off position to pop it in or out.

### Buttons

The sensors are located under the individual buttons. They must not be pressed too firmly. Only touch the corresponding symbol.

### Buttons and display

You can use the buttons to set various additional functions. You can read the values that you have set in the display.

Button	Use
Rapid heating	Heats up the oven particularly quickly.
Cleaning system	Cleaning system for the self-cleaning surfaces in the cooking compartment.
Time-setting options	Selects the timer  , cooking time  , end time  , and clock .
Childproof lock	Locks and unlocks the control panel.
Minus	Decreases the set values.
Plus	Increases the set values.

The time-setting option that is currently selected in the display is indicated by the brackets [ ] around the corresponding symbol. Exception: for the clock, the symbol only lights up when you are making changes.

### Function selector

Use the function selectors to set the type of heating.

#### Main oven

Setting	Use
Off position	The main oven is switched off.
3D hot air*	For cakes and pastries on one or more levels. The fan distributes the heat from the heating ring in the back panel evenly around the cooking compartment.
Top/bottom heating	For cakes, bakes and lean joints of meat, e.g. beef or game, on one level. The heat is emitted evenly from above and below.
Hot air grilling	Joints of meat, poultry and whole fish. The grill heating element and the fan switch on and off alternately. The fan causes the hot air to swirl around the dish.
Grill, large area	For grilling steaks, sausages, toast and pieces of fish. The whole area below the grill heating element becomes hot.
Bottom heating	For preserving and final baking or crisp browning. Heat is emitted from below.
Oven light	Switches on the oven light.

\* Type of heating used to determine the energy efficiency class according to EN50304.

#### Top oven

Setting	Use
Off position	The top oven is switched off.
Top/bottom heating*	For cakes, bakes and lean joints of meat, e.g. beef or game, on one level. The heat is emitted evenly from above and below.
Grill, large area	For grilling steaks, sausages, toast and pieces of fish. The whole area below the grill heating element becomes hot.
Grill, small area	For grilling small quantities of steaks, sausages, toast and pieces of fish. The centre part of the grill heating element becomes hot.
Oven light	Switches on the oven light.

\* Type of heating used to determine the energy efficiency class according to EN50304.

When you make settings, the oven light in the cooking compartment switches on.

### Temperature selector

Use the temperature selector to set the temperature, grill setting or cleaning level.

Setting	Meaning
Off position	The oven does not heat up.
50-270 Temperature range	The temperature in the cooking compartment in °C.
I, II, III Grill settings	The grill settings for the  Grill, small area and  Grill, large area. I = level 1, low II = level 2, medium III = level 3, high
Clean	Cleaning setting The setting for the cleaning system.

When the main oven is heating, the symbol lights up in the display. When the top oven is heating, the indicator lamp for the temperature lights up. They go out during heating pauses.

### Cooking compartment

The oven light is located in the cooking compartment. A cooling fan protects the oven from overheating.

#### Oven light

During operation, the oven light in the cooking compartment is on. The setting on the function selector can be used to switch on the light without heating the oven.

#### Cooling fan

The cooling fan switches on and off as required. The hot air escapes above the door. Caution: do not cover the ventilation slots. Otherwise the oven will overheat.

So that the cooking compartment cools down more quickly after operation, the cooling fan continues to run for a certain period afterwards.



## Setting the oven

There are various ways in which you can set your oven. Here we will explain how you can select the desired type of heating and temperature or grill setting. You can select the oven cooking time and end time for your dish. Please refer to the section on *Setting the time-setting options*.

### Switching on the oven

Example shown below: Setting the top/bottom heating to 190° C in the main oven.

1. Use the function selector to set the type of heating.



2. Set the temperature or grill setting using the temperature selector.



The oven begins to heat up.

### Changing the settings

The type of heating and temperature or grill setting can be changed at any time with their respective selector.

### Switching off the oven

Turn the function and temperature selector to the off position.

## 8. EMERGENCY CONTACT DETAILS

Below are some **useful contact addresses and numbers** should you need them during your stay.

<b>Emergency Services</b>	<b>000</b> (Police, Fire, Ambulance – in a life threatening emergency)
<b>Storm Damage</b>	<b>132 500</b> <b>SES</b>
<b>Non Urgent Assistance</b>	<b>131 444</b> <b>Police</b>
<b>Nearest hospital:</b>	<b>Peel Health Campus</b> 110 Lakes Road, MANDURAH, WA, 6210 08 9531 8000 Open 24 hours 7 days a week
<b>Nearest pharmacy:</b>	<b>The Bridge 7 Day Pharmacy Mandurah</b> 1/10 Old Coast Rd, Halls Head WA 6210 (08) 9582 9256 Open 7:00 AM To 9:00 PM Monday to Friday Open 7:00 AM To 6:00 PM Saturday and Sunday  <b>Pharmacy 777 Mandurah</b> Unit 4/10 Dower St, Mandurah WA 6210 (08) 9534 9000 Open 8:00 AM To 9:00 PM Monday to Sunday
<b>Dentist:</b>	<b>Peel Family Dental</b> Unit 1/ 280 Pinjarra Road, Mandurah, WA, Australia 6210 (08) 9535 6220  <b>Peel Dental Studio Dentist Mandurah</b> 150 Pinjarra Rd, Mandurah WA 6210 (08) 9535 4900
<b>Local police:</b>	<b>Mandurah Police Station</b> 333 Pinjarra Rd, Mandurah WA 6210 (08) 9581 0222

