

SHORT-TERM ACCOMMODATION MANAGEMENT PLAN

Address: 44A Manchester Street, Victoria Park WA 6100

Introduction

This Short-Term Accommodation Management Plan has been developed to ensure the amenity of 44A Manchester Street, Victoria Park WA 6100 is maintained and in alignment with the Town of Victoria Park Local Planning Framework.

The property is a single-story home featuring 4 bedrooms, 2 bathrooms, a living and dining area, a fully equipped kitchen, an outdoor area, and a secure two-car garage. Located just 2km from Curtin University, 5km from the Perth CBD, and within walking distance from the Victoria Park Eatery District, this home is ideally situated for both leisure and business travelers.

This plan outlines appropriate standards of guest and visitor behavior, aiming to minimize any negative impacts on neighbors, the local community, and the property owner. Bookings will be available through reputable short-stay platforms such as Airbnb. The home is rented as an entire property, not on a per-room basis.

Guest Check-In & Check-Out

Check-In:

- Guests must agree to the house rules at the time of booking, including:
 - No parties or events – violation will result in immediate eviction without refund and, if necessary, police involvement.
 - ID verification is required before check-in details are released.
 - Quiet hours begin at 10:00pm.
 - Check-in time is from 3:00pm to 8:30pm daily.
- Lockbox code and check-in instructions are provided via the online booking portal after pre-check-in requirements are completed.

Check-Out:

- Check-out is between 8:00am and 10:00am on the day of departure unless otherwise arranged.



Use of Premises

- The property is rented in its entirety, not on a per-room basis.
- Maximum occupancy: 6 adults or a single family.
- All guest vehicles must be parked in the garage. Verge parking is strictly prohibited.
- Guests must be considerate of noise and neighbour privacy, particularly in outdoor areas.
- Minimum stay: 3 nights | Maximum stay: 90 days
- The property is professionally cleaned after each check-out and weekly for longer stays.
- A full maintenance team (gardener, cleaner, electrician, plumber) supports the property.
- Only one booking is accepted at any time.
- Subleasing or renting individual rooms is not permitted.
- All guest names must be submitted at the time of booking. Any changes must be approved by the Manager.

Noise Monitoring System

To maintain the peaceful enjoyment of the neighbourhood and ensure compliance with occupancy and noise limits, Minut smart monitoring devices are installed inside the property and on the outdoor alfresco area. These devices do not record conversations or video, but monitor decibel levels and detect crowd noise, helping to enforce house rules regarding quiet hours and maximum occupancy.

Key features of the Minut system:

- Automatically detects if noise levels exceed acceptable thresholds, particularly during quiet hours (10:00pm–7:00am weekdays, until 9:00am on Sundays/public holidays).
- Monitors occupancy levels. If more than 8 individuals are detected inside the home, the system will generate an alert.
- Sends instant notifications to both the Manager and the guests advising them to reduce noise or occupancy within 10 minutes.
- If the issue is not resolved within this timeframe, the system will alert a contracted 24/7 security company, who will contact the guests directly.
- If guests do not comply after the security call, immediate eviction will be enforced in accordance with the house rules.

By booking the property, guests acknowledge and agree to the use of these monitoring systems for the sole purpose of maintaining compliance and protecting community amenity.

Complaints Management

- Neighbors can contact the Manager directly for any issues related to guest behavior.
- All complaints will be responded to within 12 hours.
- If unresolved, the Manager will attend the property.
- Minut smart monitoring assists in proactively managing noise and occupancy levels. If a breach is detected and not resolved within 10 minutes, security services will intervene.
- If a second validated complaint is received or security intervention fails to resolve the issue, guests will be evicted immediately without refund, as per the house rules.
- Illegal activity should be reported directly to police by neighbours.

Maintenance

- Maintenance, including garden care, is managed by the owner.
- Non-urgent work will be scheduled between guest stays. Urgent issues may be addressed during occupancy if necessary.
- All works will be carried out during business hours to minimise disruption.

Guest Guide

A Guest Guide is provided with the following information:

- Manager contact details
- House rules and Code of Conduct
- Wi-Fi login details
- Lockbox instructions
- TV and air conditioner operation
- First aid kit location
- Bin locations and collection procedures
- Check-in/check-out times
- Local dining, shopping, parks, and attractions
- Emergency contacts
- Community and business support initiatives

Manager's Guide

A Manager's Guide is maintained to document all procedures, including:

- Guest communication and coordination
- Cleaning between stays
- Waste and bin management
- Laundry and linen
- Garden and property maintenance

Code of Conduct for Guests & Visitors

General Principles:

- Treat the home with care and respect
- Respect neighbours and community
- Leave the property in the same condition it was found

General Requirements:

- Guests must comply with this Code and Manager's instructions
- Any neighbour complaints must be reported immediately

Noise & Amenity:

- Noise is monitored through Minut smart devices. If noise or excessive occupancy is detected, guests will receive an alert to reduce noise. If not resolved within 10 minutes, a security company will contact the guests, and if the issue persists, eviction will be enforced.
- Offensive noise is prohibited and may result in eviction and loss of rental.

Visitors:

- No unregistered visitors allowed without Manager approval
- Guests are responsible for visitor conduct

Parties & Events:

- No parties, events, or commercial activities (including photography)
- Violations result in immediate eviction without refund

Parking:

- Garage parking only; verge parking is not permitted

Garbage & Recycling:

- FOGO system applies
- Collection: Thursday morning
- Manager checks bins are out Wednesday 6pm and back in by Thursday 6pm

Security:

- Lock doors and windows when leaving
- CCTV outside the house and RCDs are located in the meter box

Other Rules:

- No smoking
- No pets
- No motorbikes/bicycles inside
- Clean BBQ after use
- Report damages promptly

Compliance:

- Breaches result in eviction, loss of rental, and/or security deposit
- Manager and owner reserve the right to enforce all rules in accordance with the law