

Proposed Managed Plan for Short Term Rental Accommodation

Property Address: 24 Midsummer Avenue Jindalee WA 6036 (Villa at Eden Beach)

Background

I purchased the above property this in July of 2025 and have used the property as a successful short-term accommodation. The property is a very comfortable 3-bedroom, 2-bathroom residence complete with an enclosed alfresco and lounge room.

Jindalee Eden Beach is a coastal suburb that attracts visitors from overseas due to the diversity of residents/immigrants being from the UK, South Africa and New Zealand and other countries.

I aim to provide accommodation to families at a more affordable rate than a hotel or resort meanwhile allowing them to be located close to relatives.

The property is a 15-minute walk to the beach and The Beach House Restaurant. Public transport to Butler train station is close by with trains commuting to the city and onwards to the airport if desired.

Upon purchasing the property, I have repainted all of the interior. The back garden is low maintenance and well maintained. The garden to the front is very tidy with minimal maintenance which I intend to upkeep to a high standard.

Objectives

To provide quality accommodation to guests visiting the Jindalee area. Whilst respecting the neighbourhood and community. I am committed to complying with the regulations outlined by The City of Wanneroo.

Proposed Booking Requirements

There will be a requirement of a minimum 3-night stay and accommodate a maximum of 6 people. The primary guest making the booking must be over the age of 21 years old. Guests must agree to the house rules prior to booking – these include and a no parties or events policy, with quiet hours between 9pm and 7am.

There will be a strict no smoking in the property and no pets policy in the property unless licensed service animals.

All bookings will be subject to approval for a minimal 3-night stay to deter any guests looking to host events/parties. All booking will be made by the Air Bnb Platform only.

Guest Screening Procedures

Booking can only be made by the AirBnb Platform. This will verify guest identities using government issued ID and legitimate contact details.

Prior to accepting the booking I will communicate with the prospective guest to ensure the purpose of their stay and acceptance of the house rules listed above.

Security

When the property is not occupied there is an alarm at the property and myself the owner will check on the property on a regular basis as I reside close to the property.

Check in and Check out

Check in will be advertised as after 2pm and check out before 10am.

24 hours before check in I will provide guests with detailed instructions and photos of the secure lockbox along with security code. In the event the guest has any difficulties or concerns I will be available to attend the property myself to assist.

I will also leave a Guest book review for the guests to write of their stay and any feedback of where improvements or suggestions can move forward.

Guest Handbook

A detailed handbook will be available in the property for guest to read this will include:- check in and check out times and instructions- waste management- Safety information, Emergency contacts, Hospitals - Appliance instructions and Wi-Fi access- Local recommendations of Restaurants, Tourist spots, Local National Parks

Garbage and Recycling

Council provided bins located at the property will be available for the guests use. Details in reference to recycling and rubbish bin days will be detailed in the Guest Handbook. As the manager and owner, I will also ensure the bins are on the verge on a Monday evening ready for a Tuesday am collection.

Parking

Parking available for two cars inside double garage on property. This will be advertised that no parking on the street or driveway.

Further details will be outlined in the Guest Handbook to state no street parking .

Complaints

In reference to complaints management I will be available via mobile and email if residents have any concerns. I only live 10 minutes from the property so will be happy to attend the property to resolve any concerns if required.

I shall also keep a record of the complaints for the Councils request if required.

Thankyou for your consideration of my application. I have attached the site/house plans, Certificate of Title and the completed Application of Development Approval.