SHORT-TERM RENTAL ACCOMMODATION MANAGEMENT PLAN

Property Address: 62 Basilio Avenue, Landsdale WA 6065

Local Government: City of Wanneroo

Accommodation Type: Unhosted Short-Term Rental Accommodation (STRA)

Bedrooms: 5 (four bedrooms and the former second living room used as a fifth sleeping room)

Proposed Maximum Occupancy: 10 registered overnight guests, subject to Council approval

Maximum Unregistered Visitors: 0

Minimum Stay: 2 consecutive nights

Proposed On-Site Parking: 4 vehicles, subject to verification and Council requirements

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1. Property Description

The property is a single-storey residential dwelling proposed to operate as unhosted short-term rental accommodation.

The original 2018 Floor Plan identifies four bedrooms and a Second Living Room.

The Second Living Room is currently furnished with a bed and used as the fifth sleeping room. No building works or structural modifications have been undertaken. No walls, doors or windows have been added, removed or altered.

There is no swimming pool at the property. Although the original Site Plan indicates a "Future Pool by Owner", no swimming pool has been constructed.

The proposed maximum occupancy is 10 registered overnight guests, subject to Council approval and applicable building and safety requirements.

2. Maximum Occupancy and Visitor Management

The maximum permitted occupancy will be 10 registered overnight guests, subject to Council approval.

No unregistered visitors are permitted on the premises at any time, including during daytime and overnight hours.

The maximum number of unregistered visitors permitted at any one time is strictly **zero (0)**.

There are no permitted visiting hours for unregistered visitors.

Only guests whose names are included in the confirmed booking and guest registration records may enter or remain on the premises.

Parties, functions, events and large gatherings are strictly prohibited.

Guest numbers will be monitored through booking records, pre-arrival guest registration and property management checks where reasonably necessary.

All guests will be informed of these restrictions before arrival.

Any unauthorised visitors must leave the property immediately upon notification by the property manager. Serious or repeated breaches may result in termination of the booking in accordance with applicable laws and booking conditions.

3. Guest Identification

All adult guests will be required to provide valid identification before check-in.

The primary guest must provide the names and number of all people staying at the property, including children.

The property manager will verify that the number of registered guests does not exceed the approved maximum occupancy.

Personal information will be handled securely and used only for legitimate accommodation management purposes.

4. Minimum Length of Stay

A minimum stay of two consecutive nights will apply to all bookings.

One-night bookings will not be accepted.

5. Property Management and 24-Hour Contact

The property will be managed by Elin.

The property manager will be contactable by telephone 24 hours a day during all guest stays to respond to emergencies, complaints and urgent property management matters.

Complaints from neighbouring residents will be recorded, investigated and addressed promptly.

Where necessary, the property manager will contact guests, arrange an inspection or attendance at the property and take appropriate corrective action.

A complaints register will be maintained, recording the date, nature of the complaint, actions taken and resolution.

6. Noise Management

The property will operate as quiet residential accommodation.

Parties, functions, events, excessive noise and disruptive behaviour are strictly prohibited.

Amplified music, including music played through portable speakers, is prohibited in all outdoor areas.

Guests must respect neighbouring residents and comply with applicable noise regulations at all times.

The property manager will respond promptly to any noise complaints and enforce the accommodation rules.

There is no swimming pool at the property; therefore, pool-specific noise management requirements are not applicable.

7. Parking Management

A maximum of four guest vehicles is proposed, subject to verification of suitable on-site parking spaces and compliance with Council requirements.

The proposed parking arrangement comprises:

- P1 and P2: Existing double garage.
- P3 and P4: Existing driveway, subject to confirmation of dimensions and vehicle access.

The final parking layout will be identified on an annotated Site Plan.

Guests will receive clear parking instructions before arrival.

Vehicles must be parked only in designated approved parking spaces.

Parking on footpaths, nature strips or neighbouring properties, or in any location obstructing driveways or accessways, is prohibited.

The property manager will monitor parking compliance and address any breaches promptly.

8. Guest Information and Emergency Procedures

All guests will receive a Guest Information Guide before or upon check-in.

The guide will include:

- Emergency services contact number: 000 (Police, Fire and Ambulance).
- Property manager's 24-hour contact:
- The name, address and contact details of the nearest appropriate hospital.
- Emergency evacuation procedures and exit routes.
- A designated outdoor emergency assembly point.
- Fire safety instructions and the locations of available safety equipment.
- Parking arrangements and designated parking spaces.
- Maximum occupancy and visitor restrictions.
- Noise restrictions and house rules.
- Check-in and check-out procedures.

Emergency evacuation information will also be displayed in an accessible location within the property.

The emergency information, evacuation arrangements and relevant safety equipment will be checked before guest occupation.

9. House Rules

The following house rules will apply to all bookings:

1. A maximum of 10 registered overnight guests is proposed, subject to Council approval.
2. No unregistered visitors are permitted at any time, including during the day or overnight.
3. No parties, functions, events or large gatherings.
4. Minimum stay of two consecutive nights.
5. No excessive noise or amplified music in outdoor areas.
6. Vehicles must be parked only in designated approved parking spaces.
7. Guests must comply with emergency procedures and safety instructions.
8. Guests must respect neighbouring residents and surrounding properties.
9. All registered guests must comply with the accommodation rules throughout their stay.

The house rules will be provided before check-in and included in the Guest Information Guide.

10. Monitoring and Enforcement

The property manager will monitor compliance through booking information, guest registration, communication with guests and reasonable property management checks.

Any complaints or suspected breaches will be investigated promptly.

Where necessary, corrective action may include:

- Contacting guests and reminding them of the house rules.
- Requiring unauthorised visitors to leave immediately.
- Addressing parking or noise breaches.
- Arranging attendance at the property where appropriate.
- Terminating bookings for serious or repeated breaches, subject to applicable laws and booking conditions.

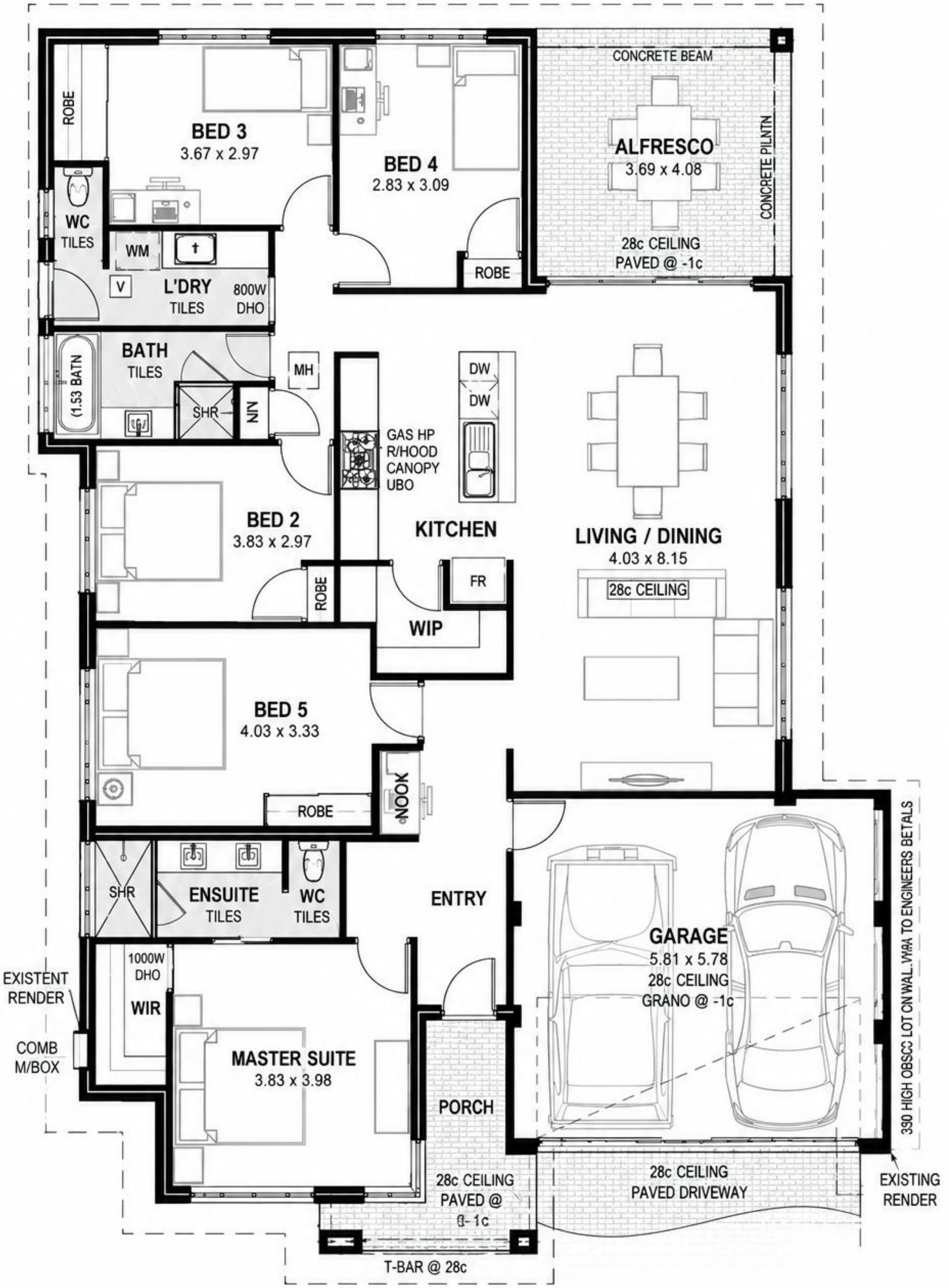
A record of significant complaints and corrective actions will be maintained.

11. Ongoing Compliance and Review

The property will be managed to minimise impacts on neighbouring residents and maintain the residential amenity of the surrounding area.

This Management Plan will be reviewed as necessary, including following significant complaints, changes to property operations or additional requirements imposed by the City of Wanneroo.

The accommodation will operate in accordance with applicable planning approvals, building and safety requirements and any conditions imposed by the City.



HOUSE AREAS (approx.)	
Living	181.2 m²
Garage	36.3 m²
Alfresco	15.1 m²
Porch	3.8 m²
Total	**236.4 m²**

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62 BASILIO AVENUE, LANDSDALE

FLOOR PLAN (THEATRE CONVERTED TO BEDROOM 5)

SITE PLAN

LOT 126 (No. 62) BASILIO AVENUE, LANDSDALE WA 6065

LOT DETAILS

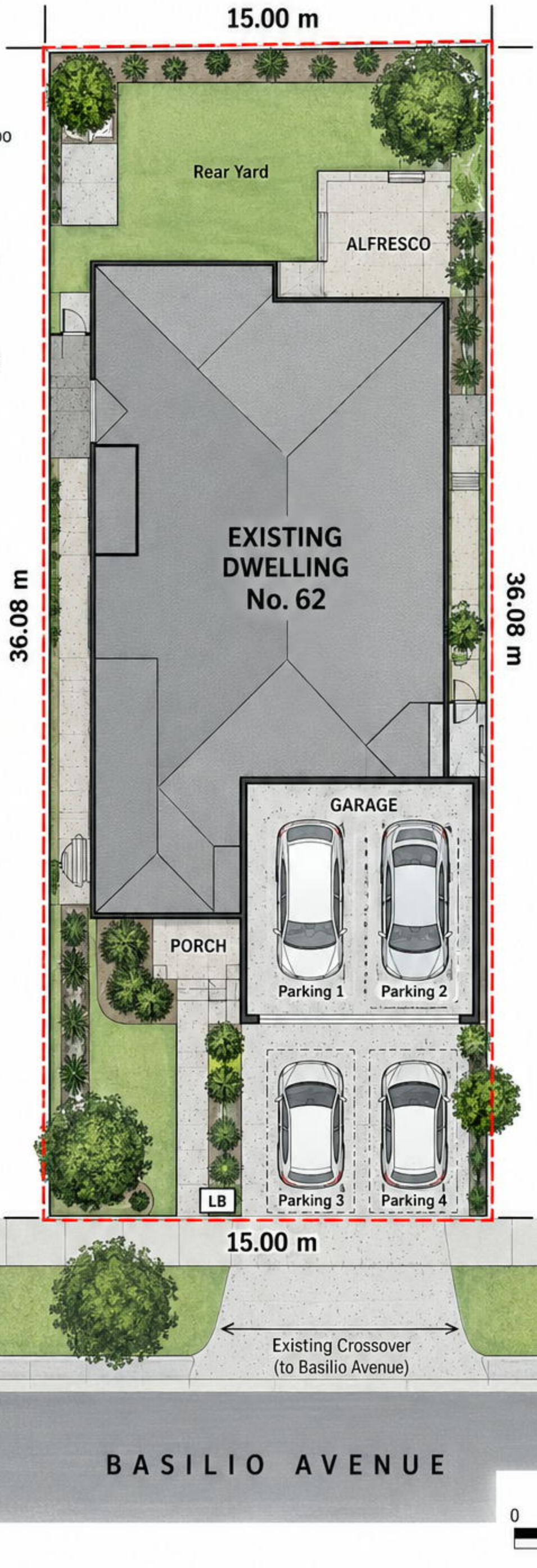
Lot Number:	126
Deposited Plan:	409099
Site Area:	541 m²
Local Government:	City of Wanneroo
Zoning:	Residential
Scale:	1:200 @ A4

PARKING ARRANGEMENTS

- 4 x existing on-site parking spaces (2 in garage + 2 on driveway)
- Guest parking accommodated within existing approved parking arrangements.
- No additional paving or new parking area is proposed.

LEGEND

- Lot boundary
- Existing dwelling
- Driveway / crossover
- Paving
- Landscaping / garden
- Parking space
- LB — Letterbox



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NOTES

1. This plan is based on Deposited Plan 409099 (Landgate) and existing architectural floor plan.
2. All dimensions and boundaries are subject to the Deposited Plan and survey.
3. 4 on-site parking spaces provided (2 in garage + 2 on driveway). Guest parking is accommodated within existing parking arrangements.
4. No additional paving or new parking area is proposed.
5. This plan is prepared for Development Application – Change of Use to Unhosted Short-Term Rental Accommodation.

SITE AREA
541 m²

SCALE 1:200 (A4)

0 2 4 6 8 10

Metres