

Management of the Property

The amenity of adjoining / nearby land uses

(Eg. Demonstrate how the holiday home will not have an adverse impact on the amenity)

The property comprises two detached dwellings (house and granny flat) which are separated by a fence each and ~10 meters, additionally each have their own access. The granny flat will be the holiday home accommodation.

The accommodation is suitable for maximum 4 people per night, but set up ideally for 2 people max (the allowance for the extra 2 being on a sofa bed).

Located in the middle of Moresby Road on a 5 acre block, directly adjoining a vacant bush block and opposite properties of a similar size, the holiday home will have minimal impact on adjacent lots. Buildings within each property are difficult to see from any other, let alone notice or hear from.

Check in/out procedures usually happen over the day and don't cause any noise impact as everything is handled by the manager or online. The tenants are provided with House Rules and property guide, including things such as limits on visitor numbers and times, to reduce both noise and vehicle number impacts.

The holiday home has its own driveway, vehicle access gate, and yard big enough for cars, trailers, caravans and or boat; meaning no vehicles will be left on verges or street sides.

Management of noise impacts of visitors

(Eg. Demonstrate how noise from the property will be managed and how noise complaints will be handled)

Tenants will be provided with "house rules" including no pets, events/parties and noise cut off times (9pm week nights, 10pm weekend nights). Residing on the same property, the manager will be aware of any breach of noise issues likely before they become a complaint. If a complaint occurs, the Manager will be able to quickly attend in person or contact the tenant via phone.

Through our booking system we also have direct communication with tenants to rectify anything if the Manager is not on the property. Through rating based sites, tenants will endeavour to act in their best interest and behavior to avoid bad reviews.

Management of property on a day-to-day basis

(Eg. Demonstrate how the property be managed daily including how keys will be made available during the day and after hours, provision of on-site assistance and arrangements for cleaning / waste management etc.)

Check in/out instructions are sent within the booking system and procedures are via a lockbox that the guests have access to from their check-in time. Arrival and departure are happening in a normal manner to any other standard tenancy.

The Manager resides on site so is readily available for on-site assistance, though processes and systems will be setup to reduce the contact tenants need to have with the Manager, unless desired.

If the Manager is out of town for the duration of the stay, another suitable Manager will be engaged casually to manage anything required physically in person, or the accommodation will be unavailable.

Cleaning will occur the day of check-out, coordinated by the Manager.

Waste management is not expected to be an issue, with the small size of the dwelling and a limit of one week booking per tenant. Disposal will occur through the main residence's waste system including use of local recycling options.

Relevant site specific matters

(Eg. Demonstrate how site specific matter will be addressed including fire management and emergency response plans for visitors and managing risks for visitors etc.)

The accommodation is equipped with smoke detectors in both the bedroom and lounge room, as well as emergency evacuation instructions in the case of an emergency. A current fire extinguisher is provided in the kitchen.

A property guide is provided to tenants outlining practical details of the property, appliances etc. including a detailed map on how to access the holiday home. A sign will be erected with the Manager's name and contact details once approval is received, and these details will be readily available inside of the property as well.

Being a sizeable property, the main residence has its own fire risk management plan including maintaining fire breaks.

The Proponent holds separate landlords insurance for the holiday home accommodation and intends to apply for accreditation from the Tourism Council of Western Australia upon approval of this application.