

MANAGEMENT PLAN

123A WESTMINSTER STREET EAST VICTORIA PARK W.A. 6101

20/12/2019

BACKGROUND This property is a single-story dwelling which is situated in front of the B lot behind it. The one in question is a renovated 1960's 3 bedroom 2 bathroom house. 2 bedrooms and 2 bathrooms will be available for guests to use. All facilities of the premise will be available except the 3rd bedroom. It will be used for a short-term stay Air bnb accommodation. I work FIFO 2week roster so I plan to have it available when I am away at work. The Air BnB model will work well for me and guests travelling to the area. I own rental properties and can assure you guests and neighbours will be looked after and well represented.

Premise is 1.5km from Curtin Uni, Bus transport is 120m from front door to take them to City, Albany Hwy , Uni or other places if they don't happen to have their own transportation.

1km from shopping or 15min walk, service station 400 but the area is well serviced so I can't see any problem for guest getting what they need or want being it entertainment or supplies, sightseeing or experiencing Perth for what it has to offer. centre park 170m ect

OBJECTIVES OF MANAGEMENT PLAN

There will be a no party policy so there should not be any complaints but any issues will be dealt with immediately. The guests will only be accepted if they have used Airbnb before and have a good rating.

MANAGEMENT STRATEGIES

3.1 MANAGER

Tyron Quirk 0439919087

tyronequirk@hotmail.com

3.2 CHECK-IN/CHECK-OUT Check in will be from 2.00pm and check out will be 10.00am

Guests will get full address and entry instructions eg code to gate and key lock box location with code once they have confirmed the booking.

3.3 MITIGATION AND COMPLIANTS PROCEDURE

Neighbour will have my contact details in case of any problems.

Any issues will be dealt with immediately and if guests don't comply, police will be called to remove from premise although I don't see this ever being required. All communication with

guests will be handled through the Air bnb app so I will check for messages but they will also be able to call me if they wish.

3.4 USE AND MAINTENANCE The up keep of the property maintenance will be handled by me as I will be looking over everything on a regular basis. Gardens are pretty self-sufficient but all will be monitored for any maintenance required. Expected one car bay will be used for each staying guest.

3.5 SAFETY, HYGIENE AND AND SECURITY

3.5.1 SAFETY Premise has fire and smoke detection for all common area's and each bedroom, extinguisher, fire blanket and first aid kit available to guest.

3.5.2 HYGIENE AND COMFORT The premise will be professionally cleaned before and after each guest stay. New or cleaned linen will be applied to beds and fresh towels supplied. One fridge is available and bins are on side of house ready for use. All bathrooms and kitchen has exhaust fans installed and working. Aircon/heating in each bedroom and laundry facilities can be seen on plans supplied.

3.5.3 SECURITY The premise has secure fencing all around the building with a electronic security gate. All windows and doors have working lockable systems installed.

3.6 CAR PARKING There is enough parking space behind the gate for up to 3 vehicles not that it will be required 6m x 12m area. Expected one car bay will be used for each guest booking.