

## **Management Plan for Airbnb at 28 Whipbird Road Alkimos 6038**

### **1) The Number of Patrons at 26 Whipbird Road Alkimos 6038**

The maximum number of patrons at Alkimos 6038 is six.

### **2) The Number of Guests**

The maximum number of guests allowed at any one time is six.

### **3) Car parking**

There are two parking bays in the garage catering for a maximum number of 6 guests at any one time. There are two parking bays on Graceful Blvd adjacent to the house which may be used by guests. The number of guests is limited to six.

### **4) Code of Conduct and Complaints and Dispute Resolution Process**

i - A code of conduct will be placed in the kitchen of the house at Alkimos detailing the expected behaviour and obligations of guests. The house rules are in Annex A.

ii - Complaints and dispute resolution procedure

Guests

Guests are obliged to report any problems or incidents promptly to the owner.

All complaints will be responded to promptly and professionally an effective action will be taken to stop any problems.

Neighbours.

Neighbours will be informed in writing of how to contact Yanhuai Liang in case of guest noise or bad behaviour so that action can be taken to resolve the problem.

iii - A log or related communication and actions to resolve disputes or complains will be made and maintained. It will record the following particulars of each complaint:

- a) Date and time received;
- b) Name and designation (e.g. Guest, neighbour, council, police etc.) of complainant and contact details of complainant;
- c) Nature of complaint;
- d) Action taken (by whom and when); and
- e) Outcome and/or further action required (e.g. community consultation, meet with council, meet with local police, review management systems or issue resolved.)

## **5 - Guest Register**

Guest details will be recorded when bookings are made and a deposit will be taken.

Upon check-in the guests will be met by the owner, shown the house rules regarding expected and unacceptable behaviour, and made to sign the guest register, detailing the names of all guests checking in.

Upon check out, the guests will be asked how they enjoyed their stay and asked if they have any complaints or suggestions about any improvements that can be made. The property will then be inspected for any damage, and guests will be refunded their deposit, less the cost of any damages.

The guest register can be seen in Annex A.

## **6 - Management of car parking**

There is enough parking in the garage and at the side of the house to cope with the expected number of guests which will not detract from the residential appearance of the dwelling. Guests will be required to park in the garage or the parking bays on Graceful Boulevard on the side of the house.

## **7 - Garbage and household waste**

Guests are to dispose of garbage and recycling in accordance with the usual practice at the Property with food scraps and other biodegradable waste being placed in the green bin and all other waste being placed in the yellow bin.

Bin collection is once a week on Wednesdays and guests are required to take out the wheelie bin on the required day before 9 am with the owner doing so when guests are not in the house.

## **8 - The guest register noted in 5 will be constantly updated to note the time and date of arrival and of departure of all guests.**

This guest register will be made available for inspection if requested.

## **9. Consistency with Objectives of the Zone**

The business is using a single story house in a suburban house. As such it does not conflict at all with the single residential nature of the suburb.

Furthermore many of the people living in the area are migrants and our guests having often been members of their families or friends seeking accommodation in the suburb close to the people they know. There is also a demand to stay in a coastal suburb from people inland such as Gin Gin or the wheat belt seeking a holiday at the coast, as well as people wanting to break their trip en route from

Geraldton so Perth, as well as overseas guests seeking to enjoy the beaches and lifestyle Alkimos has to offer, to visit Yanchep, the Pinnacles, or Lancelin, or to visit other areas from Perth.

It is one kilometre from Alkimos beach and from the local shops, medical centre, restaurants and tavern. The presence of paying guests will enhance the viability of these businesses by providing additional patrons.

Public transport is available at the bus stop on Marmion Avenue also being one kilometre away with transport to Perth improving when Alkimos railway station is opened.

## **10. Location Requirements**

Please demonstrate compliance with the following location criteria:

### a) Zoning

As discussed, the Air BnB rental suits in the residential nature of the suburb and as such should not conflict with any zoning requirements of the suburb. The presence of four people in the house at any one time does not in any way reduce the amenity of the suburb or negatively affect the enjoyment of the amenities both at the beach and at the local shopping centre by the inhabitants of the suburb. In fact it increases the amenity of the suburb by supplying needed custom to the local shops, restaurants, cafes and tavern increasing the viability of local businesses.

### b) Amenities

It is one kilometre from Alkimos beach and from the local shops, medical centre, restaurants and tavern. The presence of paying guests will enhance the viability of these businesses by providing additional patrons. It is close to Yanchep National Park and a comfortable day trip from the Pinnacles and Lancelin while public transport to Butler station links it to Perth, Fremantle and Mandurah.

### c) Transport

Public transport is available at a bus stop on Marmion Avenue one kilometre from the house which takes people to the railway station at Butler station. Public transport will improve further when Alkimos railway station is opened three kilometres from the house..

### d) Tenure

The rental property is a single house and as such is not a grouped or multiple dwelling.

