



City of Stirling
3 May 2026
RECEIVED

NOTE EXCLUSIVE USE AREAS ARE DESIGNATED WITH THE LOT NUMBER OF THE LOT TO WHICH THEY ARE ATTACHED

LEGEND
C/P CARPORT
G GARDEN AREA
C/Y COURTYARD

SURVEYED	RTO JRF
DRAWN	RTO
SCALE	1:300
DATE	2-4-97
REF.No.	3940.97

ALL STRATA MANAGEMENT SERVICES

SURVEY OF EXCLUSIVE USE AREAS

STRATA PLAN 9112 NORMANBY VILLAS 17-19 NORMANBY RD INGLEWOOD

442 Beaufort Street,
Highgate, W A. 6000.

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CONSULTING SURVEYORS



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3/17 Normanby Road Inglewood

AREAS
VILLA - 74m²
CARPORT - 20m²

Floor Plan of Normanby Villa Plan of Villa No 3/17 Normanby Road

NOTE: Entire dwelling is to be used for Short Stay Accommodation of greater than 6 weeks duration

MANAGEMENT PLAN FOR SHORT TERM STAY ACCOMMODATION

3/17 NORMANBY ROAD, INGLEWOOD WA 6052

STAY MANAGEMENT

The property is managed by Guest Pro Perth.

Standard minimum stay requirements of greater than six weeks and a maximum continuous occupation period of 85 days.

A professional cleaning service, engaged by the property manager, prepares the villa prior to each rental period. This includes general cleaning, linen replacement, and ensuring that the premises are maintained to an appropriate standard. A cleaning checklist incorporated within the contract with Guest Pro Perth includes the following:

- Vacuuming all rugs and carpets
- Deep cleaning sofas and cushions
- Mopping all floors
- Dusting and wiping all surfaces and countertops
- Sanitising all surfaces with disinfectant
- Washing and replacing all bed linen
- Replenishing supplies in all areas, including bathroom, toilet, and kitchen

NUMBER OF GUESTS

The accommodation permits a maximum of four adults, or two adults with up to two children over three years of age. The villa is let as a single, self-contained unit.

LIVING ARRANGEMENTS

The villa contains two bedrooms, each furnished with a queen-sized bed. An additional camp bed or cot may be provided by Guest Pro Perth for an extra child, upon request. A separate bathroom and toilet are located between the bedrooms.

GUEST AND VISITOR PARKING

The unit is allocated one (1) enclosed parking space for exclusive use, and identified as C/P 3 in Strata Plan 9112. Additional visitors of guests may be permitted to use the visitor parking arrangements subject to compliance with the Strata bylaws (as amended).

HOUSE RULES

Occupants are provided with a comprehensive set of house rules following vetting and approval, including formal identity verification. A copy of the house rules is also maintained within the villa.

The house rules address the following matters:

- Check-in and check-out procedures, key exchange, and cancellation policy.
- Allocation of one vehicle parking space within the designated garage/marked area.
- Requirement for additional vehicles to be parked on the street.
- Procedures for reporting breakages or damage, including insurance details.
- Acceptable noise levels.
- Cleaning responsibilities, waste management, and general housekeeping.

- Operation and maintenance of appliances (including oven, induction cooktop, washing machine, and BBQ).
- Requirements upon vacating the property.
- Prohibition of animals, parties, and unauthorised additional guests.
- Prohibition of smoking or vaping within the property and surrounding areas.
- Grounds for eviction.
- Visiting hours (curfew between 10:00 PM and 8:00 AM).
- Limitation of visitors to a maximum of four additional persons (including children over three years).
- Requirement to report any issues involving neighbouring properties.
- Safety measures, including the location of first aid equipment, fire extinguishers, and fire blankets.
- Confirmation that the property is fitted with compliant smoke alarms.
- Requirements regarding securing the property when unoccupied.
- Responsibility for supervision and safety of children.
- Provision of 24/7 emergency contact details for the property manager.

COMPLAINT RESOLUTION

In the event that complaints cannot be resolved directly between parties, the Airbnb Resolution Centre and Airbnb Customer Service will be utilised. These services will refer to the established house rules and provide an independent assessment where required.

Contact details for the contracted property manager are to be provided to the Strata Owners Management Group and the Strata Manager to facilitate communication should any concerns arise.

WASTE MANAGEMENT

The Strata Body Corporate provides general waste and recycling bins for each villa, with communal garden waste bins available. Waste management procedures, including bin usage and collection schedules, are outlined within the house rules.

Bin management, including placement for collection and return to storage areas, is overseen by a contractor engaged by the Strata Management and funded through the Strata Administration Fund. This contractor also attends to common garden maintenance and general upkeep.

Guests are required to place bins on the kerbside on designated collection days. Any waste remaining within the villa following occupancy is removed by the cleaning service engaged by Guest Pro Perth. A representative of Guest Pro Perth conducts an inspection at the conclusion of each rental period.