

## Operational Management Plan

### Short Stay Accommodation – Lot 8, 137 Hastings Street, Scarborough (Strata Plan 9004)

#### 1. Use of Dwelling

The dwelling will operate as **Short Stay Accommodation (un-hosted)**. The entire apartment will be made available for short-term stays. The dwelling will not be used for functions, parties, events, or commercial gatherings.

#### 2. Management Arrangements

The property is privately managed by the owner.

- A 24-hour contact number will be provided to all guests.
- Neighbours and the strata manager will be provided with a contact number for immediate response to any concerns.
- The owner will respond to complaints within a reasonable timeframe and take corrective action where necessary.

Professional cleaning will occur after each stay to maintain hygiene and presentation standards.

#### 3. Maximum Number of Guests

The maximum number of occupants at any time will be:

##### **Four (4) persons**

- No additional guests permitted.
- No pets permitted.

This limit aligns with the size of the dwelling and ensures minimal impact on neighbouring lots.

#### 4. Sleeping Arrangements

The dwelling contains:

- Two (2) bedrooms
- Each bedroom contains one (1) king-sized double bed

Maximum sleeping capacity: 4 persons.

No additional bedding (sofas, foldouts, air mattresses) will be provided.

## **5. House Rules and Amenity Protection**

Guests must comply with the following rules:

- Quiet hours strictly observed from **9:00pm to 8:00am**
- No parties, gatherings, or amplified music
- No use of common property in a manner that causes nuisance
- Compliance with all strata by-laws
- No pets permitted

Failure to comply may result in termination of stay.

## **6. Parking Arrangements**

The site contains a common property parking area comprising approximately 25 parking bays located within the strata lot boundaries.

- Parking is available for use by residents and their guests on a non-exclusive basis.
- No individual lot has a designated or allocated parking bay.
- Guests may utilise any available parking bay.
- No parking is permitted outside designated bays.

This arrangement reflects the existing operation of the strata scheme.

## **7. Waste Management**

- Standard residential waste bins are provided onsite.
- Guests are instructed to place waste in designated bins.
- No waste is to be left on common property.
- The owner ensures bins are returned after collection if required.

## **8. Compliance Statement**

The property will be managed carefully to ensure it integrates respectfully within the existing residential community. The owner recognises that this is a small strata complex and is committed to maintaining a quiet, well-managed environment for all residents.

Every effort will be made to ensure guests respect neighbouring lots, comply with all strata by-laws, and observe the stated house rules. Any concerns raised by neighbours or the strata manager will be addressed promptly and directly.

City of Stirling  
17 Feb 2026  
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At the same time, the intention is to provide guests with the opportunity to enjoy such a beautiful part of Perth alongside Scarborough Beach, in a responsible and considerate manner. The accommodation will be operated in a way that maintains the character, presentation, and amenity of the building while ensuring ongoing oversight and accountability.

# 8 / 137 Hastings Street, Scarborough

65M<sup>2</sup> 2 BEDROOMS 1 BATHROOM



## TOTAL AREAS:

RESIDENCE: **60M<sup>2</sup>**  
PORCH: **5M<sup>2</sup>**  
TOTAL: **65M<sup>2</sup>**

Disclaimer: The floor plans provided are indicative only and are intended for marketing purposes. They should not be used for any measurements or as a substitute for professional advice.

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FLOORPLAN