

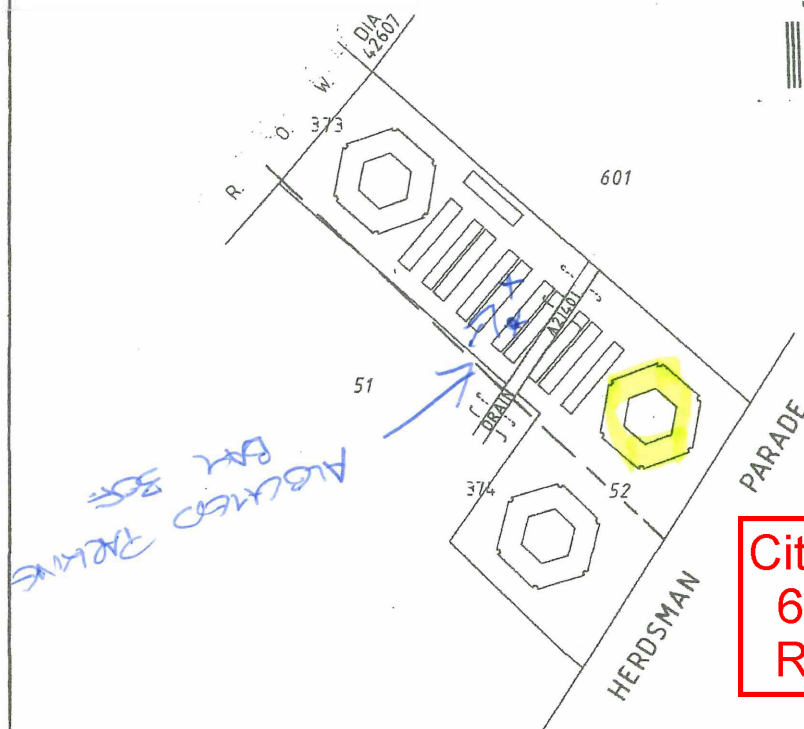
City of Stirling
6 Jan 2025
RECEIVED



BUILT AREA : 63 SQ.M

LIMITED TO A DEPTH OF 60.96 METRES.

STRATA PLAN 16305



Scale 1 : 2000

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		CERTIFICATE OF LICENSED VALUER
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE		
		VOL.	FOL.	
				<p>I, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.</p>
AGGREGATE				<p>.....</p> <p>Date</p> <p>Signed</p>

43962/11/85-1M-S/7652

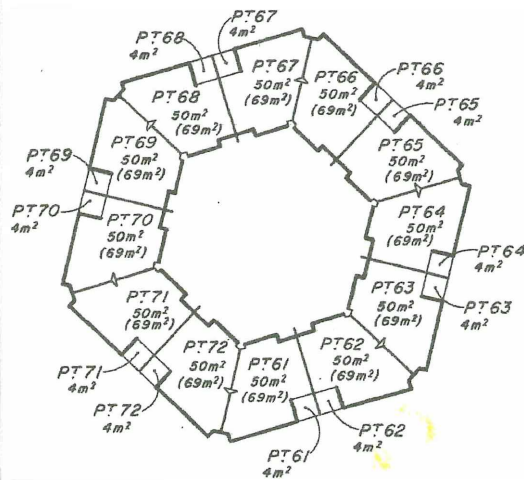
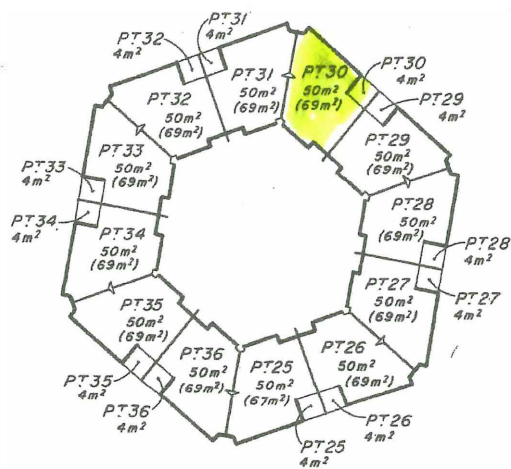
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STRATA PLAN No. 16305

SECOND FLOOR

FOR OTHER PART LOTS 25 SEE SHEET 1 B.

FOR OTHER PART LOTS 26-36 & 61-72 INCLUSIVE SEE SHEET 1 A.



Scale 1 : 500

41445/6/85-1M-S/7658

Management Plan for Airbnb at 30F/47 Herdsman Parade, Wembley – 6014 - WA

Executive Summary

This management plan outlines the operational guidelines for the Airbnb property at 30F/47 Herdsman Parade, Wembley. Key highlights include a maximum of four guests, designated parking facilities, a comprehensive code of conduct, and measures to ensure community harmony and guest satisfaction. The plan also emphasizes sustainability, safety, and compliance with local zoning requirements.

1. Number of Patrons

The maximum number of patrons permitted at the property is four (4).

2. Number of Guests

The maximum number of guests allowed at any given time is four (4).

3. Car Parking

There is one designated under cover parking bay for the unit, accommodating up to four guests. Additional parking bays for visitors are located at the front of the building.

4. Code of Conduct and Complaints and Dispute Resolution Process

i. Code of Conduct

A Code of Conduct will be displayed in the kitchen, outlining expected behaviour and obligations for guests.

ii. Complaints and Dispute Resolution Procedure

Guests

- Guests must promptly report any issues or incidents to the owner.
- All complaints will be addressed swiftly and professionally, with effective actions taken to resolve issues.

Neighbours

- Neighbours will be informed in writing of contact details for [REDACTED] who will address any concerns related to guest noise or misconduct.

iii. Complaint Log

A detailed log will be maintained to record and address complaints, including:

- Date and Time of complaint

- Name and Designation (e.g., Guest, Neighbour, Council, Police, etc.)
- Nature of Complaint
- Actions Taken (by whom and when)
- Outcome or further required actions (e.g., community consultation, meeting with council or police, or resolution)

5. Guest Register

- Guest details will be recorded upon booking, with a deposit collected via the Airbnb platform.
- Upon check-in, the owner will meet the guests, review house rules, and have guests sign the guest register, which includes the names of all staying guests.
- At check-out, guests will be asked for feedback and any suggestions for improvement. The property will then be inspected for damages, and deposits will be refunded less any applicable charges for damages.

6. Management of Car Parking

Guests are required to park in the garage or designated parking bays at the front of the building. This ensures adequate parking while maintaining the residential appearance of the area.

7. Garbage and Household Waste

Guests must dispose of waste as follows:

- Food scraps and biodegradable waste: Red Bin
- Other recyclables: Yellow Bin

Bin collection occurs weekly

8. Guest Register Maintenance

The guest register will be continuously updated with the arrival and departure times and dates of all guests. It will be made available for inspection upon request.

9. Consistency with Zone Objectives

The Airbnb operation is consistent with the residential nature of the suburb. Many residents are migrants, and the property's guests often include visiting family and friends. The location's proximity to the CBD, Herdsman Business Park, Osbourne Park Commercial centre, hospital, university, beach, local shops, medical centre, restaurants, Herdsman Lake and Herdsman Hotel next door makes it an ideal accommodation option. Paying guests contribute to the local economy by supporting nearby businesses,

enhancing their viability. Public transport is readily accessible via the bus stops on Herdsman Parade direct to the CBD or the local Train Station.

10. Location Requirements

a. Zoning

The Airbnb rental aligns with the residential zoning of the area. Hosting up to four guests does not detract from the suburb's amenity or the enjoyment of public spaces such as the beach and local shopping centres. Instead, it supports the local economy by attracting additional patrons to businesses.

b. Amenities

The property is conveniently located near Innaloo shops, a medical centres, restaurants, businesses and Hotel. Guests contribute to the viability of these businesses. The property's proximity to the CBD, along with public transport connections to Glendalough Station and surrounding areas, enhances its appeal.

c. Transport Public

Transport is available at a bus stop located 200 meters from the property on 49 Herdsman Parade. This bus service connects to Glendalough Station, offering further access to Perth, Fremantle, Joondalup, and Mandurah.

11. Sustainability and Guest Experience

Sustainability Initiatives

- Guests are encouraged to practice energy and water conservation during their stay.
- Biodegradable amenities such as soaps and shampoos will be provided.

Local Guide

- A guide with recommendations for local attractions, restaurants, and activities will be available in the apartment to enhance the guest experience.

12. Safety and Emergency Procedures

Emergency Information

- Instructions for emergency evacuation and the location of fire extinguishers will be provided in the apartment.
- A designated meeting point in case of emergencies will be communicated to guests.

Contact for Emergencies

- In addition to [REDACTED] will be available as an alternate emergency contact.
- The owners reside nearby at [REDACTED]
Guests can contact them directly for any immediate assistance or concerns.