

SHORT-STAY ACCOMMODATION PROPERTY MANAGEMENT PLAN

Property Address: 92A Wray Avenue, Fremantle WA

Use: Short-Stay Accommodation

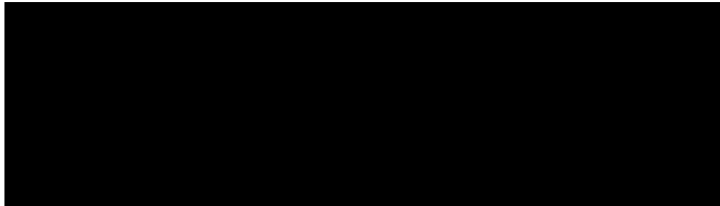
Property Manager: [REDACTED]

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DA0076/26

25 Feb 2026

1. Property Manager Details



Nomad Nest is responsible for the day-to-day management of the short-stay accommodation. The Property Manager will respond to complaints relating to nuisance behaviour within 12 hours of receipt. A complaints register will be maintained recording the date, nature of complaint and action taken, and made available to the City of Fremantle upon request.

2. Method of Booking and Check-In

Bookings are accepted through reputable online booking platforms (including Airbnb and Booking.com) and via direct bookings managed by Nomad Nest. All guests are required to provide verified identification. Secure self-check-in is provided via lockbox or smart-lock, with access details issued only after booking confirmation and acceptance of the Code of Conduct. Maximum occupancy limits are enforced at all times.

3. Parking Arrangements

Designated on-site parking bays are provided for guest use. Guests are instructed to park only within the designated parking areas. Parking on verges, footpaths or in a manner that obstructs neighbours or traffic is not permitted. Parking instructions are provided prior to arrival and within the dwelling.

4. Pets

Pets are not permitted at the property unless expressly approved in writing by the Property Manager prior to arrival. Where pets are approved, they must not be left unattended and must not cause nuisance, including barking. Additional cleaning or damage costs may apply.

5. Complaint and Nuisance Management

[REDACTED] maintains procedures to manage nuisance behaviour, including but not limited to violence or threats, loud or aggressive behaviour, excessive noise nuisance, overlooking, light spill, barking dogs, and smoke or odours.

Upon receipt of a complaint, the Property Manager will immediately contact guests to rectify the issue. Escalation may include on-site attendance and, if behaviour is not rectified, termination of the booking. All complaints are recorded in the complaints register.

6. Waste Management

Dedicated rubbish and recycling bins are provided at the property. Guests are instructed on appropriate waste separation and disposal. Bins are presented and returned in accordance with City of Fremantle collection schedules. Overflowing bins or loose waste are not permitted. Additional waste removal will be arranged if required.

Declaration

██████████ is committed to managing the short-stay accommodation at 92A Wray Avenue, Fremantle in a manner that protects residential amenity, complies with City of Fremantle requirements, and reflects best-practice short-stay property management.

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Appendix A – Floor Plan

Floor plan for 92A Wray Avenue, Fremantle.

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