

SHORT-STAY ACCOMMODATION

PROPERTY MANAGEMENT PLAN

Property Address: 2/1 Douro Road, South Fremantle WA 6162

Use: Short-Stay Accommodation

Property Manager: [REDACTED]

1. Property Manager Details

Property Manager: [REDACTED]

Primary Contact: [REDACTED]

Address:

[REDACTED]

Telephone (24 hours):

[REDACTED]

Email:

[REDACTED]

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 the complaint and action taken and will be 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 prior to arrival. Bookings may be declined where there are concerns regarding parties, anti-social behaviour or non-compliance with the House Rules.

Secure self check-in is provided via a lockbox, with access details issued only after booking confirmation and acceptance of the Code of Conduct.

The property accommodates a maximum of **two (2) guests in one (1) bedroom**. Maximum occupancy limits are enforced at all times.

3. Parking Arrangements

One designated on-site parking bay is provided for guest use.

Guests are instructed to park only within the designated parking bay. 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

Nomad Nest maintains procedures to manage nuisance behaviour, including but not limited to:

- Violence or threats
- Loud or aggressive behaviour
- Excessive noise
- Overlooking
- Light spill
- 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.

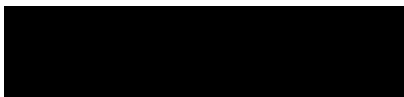
Overflowing bins or loose waste are not permitted.

Additional waste removal will be arranged if required.

7. Emergency Contact

For urgent matters, guests are provided with Nomad Nest's 24-hour contact number.

Emergency Services: 000



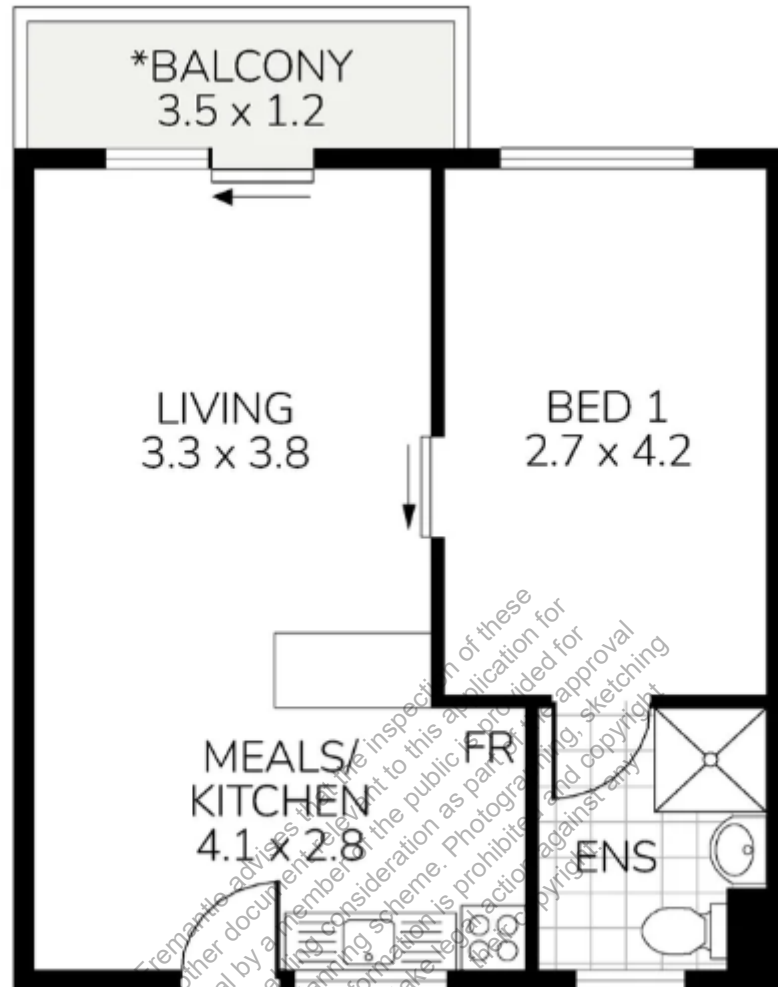
Emergency information is also provided within the digital guest guide.

Declaration

Nomad Nest is committed to managing the short-stay accommodation at **2/1 Douro Road, South Fremantle** in a manner that protects residential amenity, complies with City of Fremantle requirements, and reflects best-practice short-stay property management.

Appendix A – Floor Plan

See below the approved floor plan for **2/1 Douro Road, South Fremantle WA 6162**.



The City of Fremont advises that the inspection of these plans and any other documents submitted to this application for planning approval by a member of the public is provided for the sole purpose of the planning scheme. Photocopying, sketching or other copying of this information is prohibited against any person who infringes copyright.