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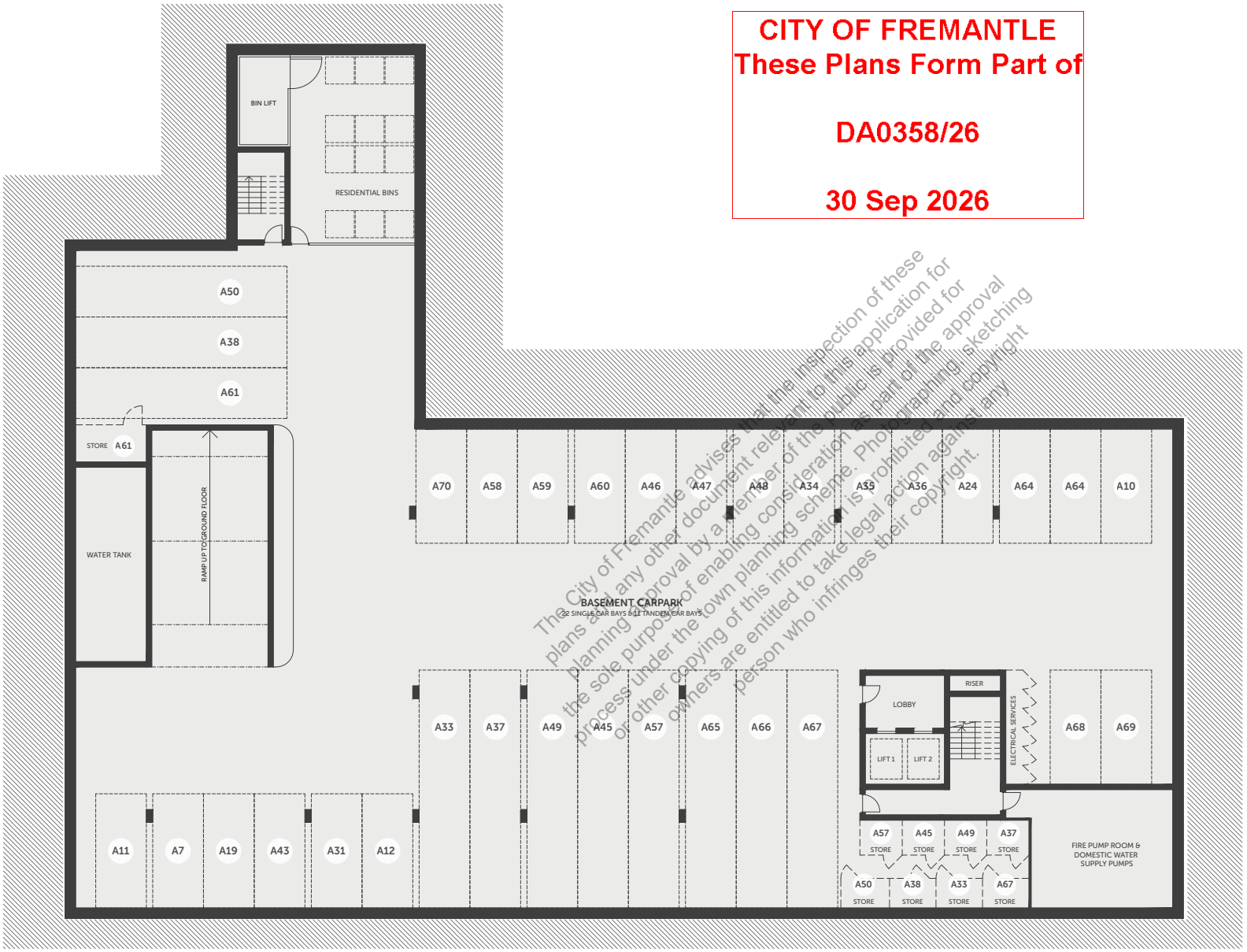
DA0358/26

30 Sep 2026

LITTLE LANE
FREMANTLE

N

BASEMENT CAR PARK



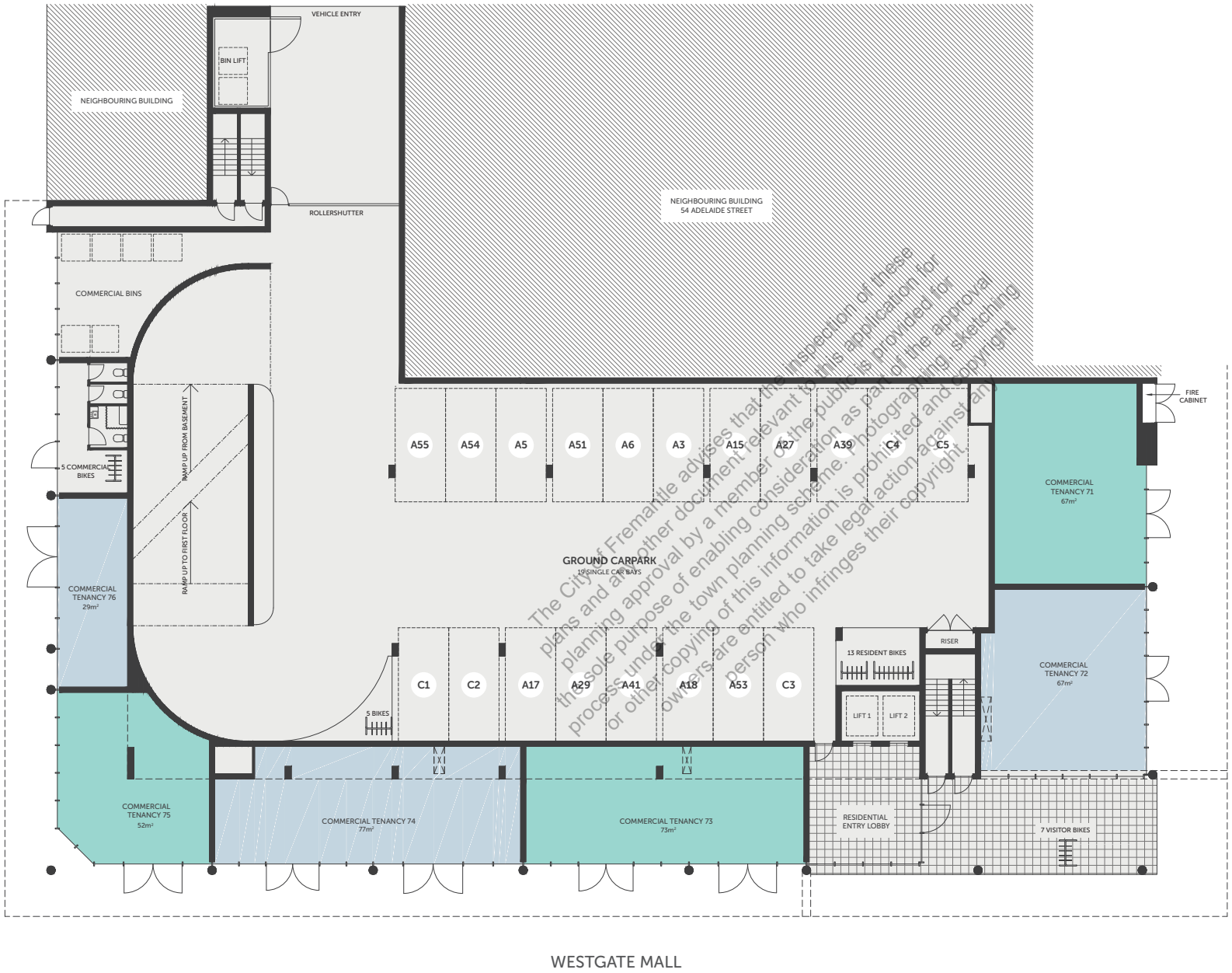
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ADELAIDE ST

WESTGATE MALL

LITTLE LANE
FREMANTLE

GROUND FLOOR CAR PARK



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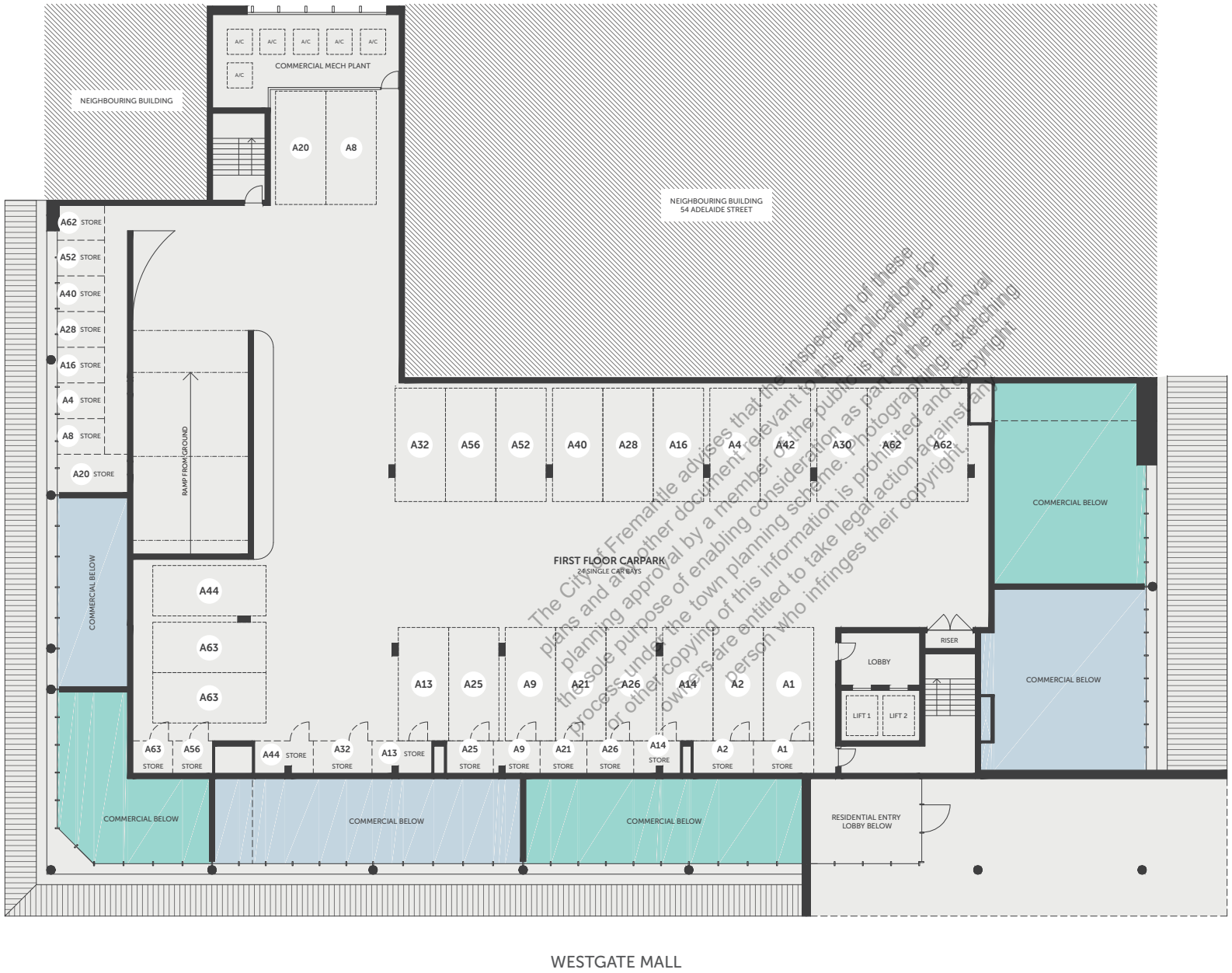
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LITTLE LANE
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FIRST FLOOR CAR PARK



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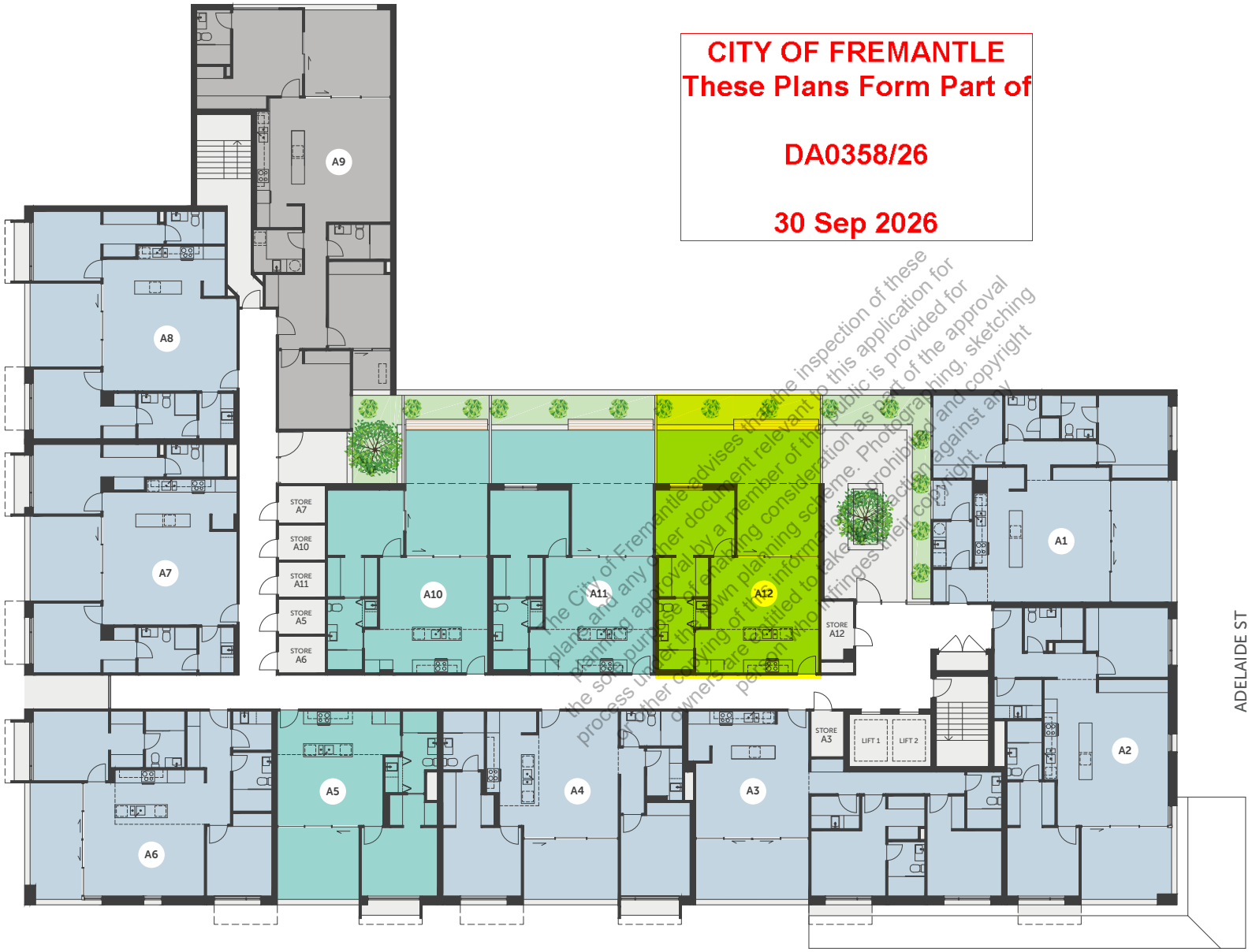
LITTLE LANE
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N

SECOND FLOOR

1 Bed ▪ 1 Bath

2 Bed ▪ 2 Bath

3 Bed ▪ 2 Bath

CITY OF FREMANTLE
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DA0358/26
30 Sep 2026

SPECIFICATIONS

EXTERIOR

Walls	As per architectural drawings
Roofing	Profiled Colorbond or similar
Concrete Slabs	To structural engineer's specifications
Ext. Windows	Aluminium frame powdercoat finish
Ext. Sliding Doors	Full height aluminium frame powdercoat finish
Flyscreens	Windows / sliding doors - Aluminium frame powdercoat finish
Stairs & Landings	Brick / blockwork / concrete
Carpark & Walls	Brick / blockwork / concrete
Letterboxes	Powder coated Mailsafe lockable or similar
Balustrades	Powdercoat handrail over wall
Balcony	Ceramic slip resistant large format tiling

SECURITY FEATURES

Gate	Auto remote controlled gate to car park / 2 remote controls per parking bay
Intercom	Monitor for audio intercom system linked to electric lock to the entry lobby
Access	Keyless electronic entry for secure access to ground floor lobby integrated with lift /carpark / lift access only to your individual floor
External security	External Security lighting included

GENERAL INTERIOR

Internal Walls	Wool insulated acoustic painted plasterboard
Ceilings	2.7m high typically & reduced for wet areas to suit mechanical requirements / skim coat to concrete ceilings & flush plasterboard to dropped ceilings
Cornice	Shadowline
Entry Doors	Painted solid core entry doors with painted metal door-frames
Ext. Door Furniture	Lockwood lock & closer or similar
Interior Doors	Painted flush panel semi solid core doors
Internal Door Furniture	Lockwood Series
Robe	Sliding laminate doors with shelve and rail
Flooring	Refer to schemes
Bedroom flooring	100% wool carpet as per finishes selection
Skirting	Painted MDF

BATHROOM INTERIOR

Vanity Unit	Laminate cupboard & drawers with moisture resistant carcass
Basins / Top	One Piece ceramic top with basin
Basin Mixer	Refer to schemes
Mirrors	Storage cabinet with mirrored fronts
Wall Tiling	300mm x 600mm full height to feature wall and shower as per finishes selection Single course elsewhere as per finishes selection
Floor Tiling	300mm x 600mm floor tiling as per finishes selection 300mm x 300mm shower floor tiling as per finishes selection
Shower Screens	Semi-frameless glass
Shower Set	Refer to schemes
Accessories	Refer to schemes
WC	Dual flush back to wall

KITCHEN INTERIOR

Kitchen Tap	Refer to schemes
Kitchen Sink	1.5 bowl undermount stainless steel sink
Electric Cooktop	600mm wide Bosch or equivalent
Rangehood	600mm wide Bosch undermount or equivalent
Dishwasher	Semi integrated dishwasher
Electric Oven	600mm wide Bosch or equivalent
Microwave	Recess provided
Splashback	Refer to schemes
Benchtop	Refer to schemes
Cupboards & Drawers	Laminate with soft close hinges & drawer runners

LAUNDRY

Laundry Trough	Stainless steel inset trough
Taps	Refer to schemes
Washing Machine Taps	Chrome W/M stops
Clothes Dryer	4kg Fisher & Paykel front venting or equivalent

LOBBY, CORRIDORS & LIFT

Lobby	Entrance designed by Harris Architects / furnished with art & ceramic tiling
Corridors	Quality hard wearing carpet with lighting controlled via movement sensors
Lift	Stainless steel doors

ELECTRICAL & COMMUNICATION

Smoke Alarm	Included
Fire Alarm	Included
Light Fittings	LED Track lighting to kitchen, dining and living areas LED surface mounted spotlights to bedrooms and terrace LED recessed downlights elsewhere
TV Points	Free to air & Foxtel provisioning
NBN Broadband	All apartments allow for installation of NBN cable when the NBN rollout becomes available
Power outlets	Included
Data/phone Points	Supplied to living area
Exhaust Fans Inc	Ducted to outside air
Air Conditioning	Split system to living and main bedroom
Hot Water System	Electric storage HWS 80 Litre - 1 bedroom / 125 litre - 2&3 bedroom

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MANAGEMENT PLAN & GUEST CODE OF CONDUCT

Unhosted Short-Term Rental Accommodation
212/52 Adelaide Street, Fremantle WA 6160

Prepared for a development application under City of Fremantle Local Planning Policy 2.27 - Unhosted Short-Term Rental Accommodation, Clause 8.

Prepared: 21 September 2026

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PART 1 - MANAGEMENT PLAN

This Management Plan sets out how the premises will be operated and managed to minimise impacts on neighbouring residents, common property and the surrounding area. It is intended to accompany the development application for use of the apartment as unhosted short-term rental accommodation.

1. Property Details

Property address	212/52 Adelaide Street, Fremantle WA 6160
Owner / landowner	[redacted]
Dwelling type	Apartment / multiple dwelling
Bedrooms	1
Bathrooms	1
Bed configuration	1 x queen bed
Maximum occupancy	2 guests
Car parking	1 secure allocated car bay
Outdoor area	Balcony
STRA registration number	STRA6160KPWBQYX9
Strata plan / lot / title details	Lot 12 on Strata Plan 76437

2. Property Management

The premises will be professionally managed by West Co'hst. The Property Manager is responsible for guest communication, booking administration, check-in support, complaints, maintenance coordination and ensuring guests receive and comply with the house rules and Guest Code of Conduct.

Property Manager	[redacted] West Co'hst
Telephone / after-hours contact	[redacted]
Email	[redacted]
Owner	[redacted]
Owner telephone	[redacted]

The Property Manager will respond to nuisance behaviour as soon as practicable and, in all cases, within 12 hours of a complaint. Where urgent intervention is required, the guest will be contacted immediately and an appropriate local representative, building/strata contact, ranger or emergency service may be engaged as appropriate.

3. Booking and Guest Screening

- The minimum booking period is two (2) nights. A single booking will not exceed the period permitted by the statutory definition of STRA.
- Bookings are currently accepted through Airbnb. Reputable direct booking channels managed by West Co'hst may also be used.
- Guests must provide the names/number of occupants and comply with platform or direct-booking identity and payment verification requirements.
- The maximum overnight occupancy is two (2) guests. Parties, functions and events are prohibited.
- House rules and the Guest Code of Conduct are provided to guests before or at check-in.

4. Check-In and Check-Out

- Standard check-in: from 3:00 pm.
- Standard check-out: by 10:00 am.
- Self check-in is provided via a secure lockbox. The lockbox contains the remote for the secure parking gate, the pedestrian-access fob and the apartment key.
- Guests receive written arrival instructions, including access and parking directions, before arrival.
- Guests must return all keys, fobs and remotes to the nominated location at check-out and report any damage or access issues.

5. Occupancy, Visitors and Conduct

- No more than two (2) guests may stay overnight.
- Only registered guests may stay overnight. Visitors must not create nuisance, unreasonable noise or overcrowding and remain the responsibility of the booking guest.
- No parties, events, commercial gatherings or disruptive social functions are permitted.
- Guests must respect permanent residents and must not obstruct or misuse corridors, entries, lifts, car parking areas or other common property.
- Guests must comply with applicable strata by-laws and any lawful building rules communicated to them.

6. Noise and Nuisance Management

- Quiet hours are 9:00 pm to 8:00 am every day.
- Guests must keep television, music, voices and other noise at a reasonable level at all times and particularly during quiet hours.
- No amplified music or excessive noise is permitted on the balcony or in common areas.
- Guests must avoid behaviour that adversely affects neighbours, including yelling, aggressive behaviour, excessive light spill, smoke or odours.
- A breach may result in a warning, direction to cease the behaviour, attendance/intervention where necessary, or termination of the booking for serious or repeated breaches.

7. Complaints Management Procedure

Neighbours, strata representatives and other residents may report concerns directly to:

Contact	[redacted]	
Phone		
Email		

1. The complaint is recorded, including the date, time, nature of the issue and contact details where provided.

2. The Property Manager contacts the guest and directs them to remedy the issue.

3. For urgent, serious or unresolved matters, the Property Manager arranges further intervention appropriate to the circumstances.

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4. Where behaviour presents an immediate safety risk or suspected unlawful conduct, emergency services, police or the relevant authority may be contacted.

5. Serious or repeated breaches may result in termination of the stay.

6. A record of material complaints and the action taken will be retained for management and compliance purposes.

8. Parking and Transport

- One (1) secure allocated car bay is available for guest use. The bay location and access instructions will be supplied before check-in.
- Guests must use only the allocated bay and must not park in another resident's bay, block access ways or park on common property contrary to strata/building rules.
- The parking-gate remote is supplied via the lockbox and must be returned at check-out.
- Fremantle is well serviced by public transport, walking, cycling, taxi and rideshare services. Guests with additional vehicles are directed to lawful public parking options and must comply with posted parking restrictions.

9. Waste Management

- Guests are instructed to place rubbish and recycling in the building's designated waste facilities and to follow the applicable bin signage.
- Rubbish must not be left on the balcony, in corridors, foyers, the car park or other common property.
- The cleaning/management team checks the apartment between bookings and ensures waste generated by the stay is appropriately removed or placed in the correct building bins.
- Guests must not dispose of bulky items or excessive waste in common areas.

10. Smoking and Pets

- Smoking and vaping are not permitted inside the apartment or on the balcony. Guests must also comply with any strata restrictions applying to common property.
- Pets are not permitted.

11. Cleaning, Maintenance and Property Care

- The apartment is cleaned and inspected between guest stays.
- Linen and towels are professionally cleaned or laundered to an appropriate accommodation standard.
- Maintenance issues are addressed promptly and qualified/licensed trades are used where required.
- Issues involving common property are referred to the strata manager/building management as appropriate.
- Guests are required to report damage, faults, leaks or safety concerns promptly.

12. Safety and Emergency Procedures

- Smoke alarms and other required safety equipment will be maintained in accordance with applicable requirements.
- Guests are provided with emergency contact information and instructed to call 000 for life-threatening or immediate emergencies.
- Guests are required to familiarise themselves with the building's emergency exits and evacuation information and to follow building evacuation directions in an emergency.
- A first aid kit will be maintained within the apartment.
- The Property Manager's contact details are included in guest information.

13. Signage and Strata Compliance

- Any signage required by City of Fremantle LPP 2.27 will be provided in a compliant location and format and will include the owner or Property Manager's contact information.

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- The apartment is strata titled. The operation of the STRA and guest conduct will be subject to the applicable strata by-laws.
- Relevant strata/building rules will be communicated to guests as part of the welcome information.

14. Review and Records

- This Management Plan will be reviewed if there is a material change to management arrangements, property details, applicable approval conditions or relevant legal requirements.
- Booking and complaint records will be retained as reasonably required for operational and compliance purposes.
- The current STRA registration number will be displayed on booking advertisements as required by the WA STRA registration framework.

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PART 2 - GUEST CODE OF CONDUCT

This apartment is within a residential strata building. Guests must behave in a way that protects the amenity, safety and privacy of neighbours and other residents.

A. Occupancy and Visitors

- Maximum overnight occupancy is two (2) guests.
- Only guests included in the booking may stay overnight.
- Visitors must not create nuisance, overcrowding or unreasonable disturbance.
- Parties, functions and events are strictly prohibited.

B. Noise and Quiet Hours

- Quiet hours are 9:00 pm to 8:00 am.
- Keep voices, television and music at a considerate level at all times.
- No amplified music or excessive noise on the balcony or in common areas.
- Enter and leave the building quietly, particularly during quiet hours.

C. Parking and Building Access

- Use only the secure car bay allocated to the apartment.
- Do not park in another resident's bay or obstruct driveways, access ways or common property.
- Do not share the apartment key, pedestrian fob or parking-gate remote with unauthorised persons.
- Return the key, fob and gate remote as instructed at check-out.

D. Rubbish and Common Areas

- Use the building's designated rubbish and recycling facilities and follow bin signage.
- Do not leave rubbish in corridors, foyers, the car park, balcony or other common areas.
- Keep common property clean, unobstructed and respectful of permanent residents.

E. Smoking and Pets

- No smoking or vaping inside the apartment or on the balcony.
- No pets are permitted.

F. Safety and Security

- Lock the apartment when leaving and keep access devices secure.
- Do not interfere with smoke alarms, fire equipment or building safety systems.
- In an emergency call 000 and follow the building's evacuation instructions.
- Report damage, leaks, hazards or lost access devices to the Property Manager promptly.

G. Complaints and Breaches

- The Property Manager may contact guests if a complaint is received.
- Guests must promptly comply with reasonable directions to stop nuisance or rectify a breach.
- Serious or repeated breaches may result in termination of the booking.

Property Manager Contact

Property Manager	[redacted]	
Phone / after-hours	[redacted]	
Email	[redacted]	
Emergency	[redacted]	
Police assistance (non-emergency)	[redacted]	

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Declaration

I declare that, to the best of my knowledge, the information in this Management Plan and Guest Code of Conduct is accurate. I accept responsibility for managing the property in accordance with this Plan, the conditions of any development approval, applicable strata by-laws and relevant legislation.

Property Manager	[redacted]	
Date		
Owner / Landowner		
Date		

Application note: Before lodgement, insert the STRA registration number and the strata plan/lot/title details. The City of Fremantle's LPP 2.27 also requires a supporting letter from the Strata Manager or Strata Management Company for a strata-titled property.

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