

**Management Plan**  
**Unhosted Short Term Accommodation**  
**11 Cubbine Road, QUAIRADING WA 6383**

**Prepared by Lynnette Cowcill**  
**27 November 2024**

11 Cubbine Road , QUAIRADING. WA 6383  
" Red Gum Cottage " ~ AirBnB ( since 2024)  
\* Floorplan ~ see attached File

This house has 3 bedrooms  
BED 1 - 1Queen bed  
BED 2 - 1Queen bed  
BED 3 - 2 single beds

There are times when extra beds are put in  
2 x single beds available on request

The normal amount of guests is 2-3 people .  
The maximum amount of people sleeping is 6  
Which is usually for a Funeral

The normal amount of nights stayed is 2-3.  
When workers come they stay 1-2 weeks often going home to their families over the weekend

\*Management Plan  
The following forms Conditions of any approval  
The house is managed by AirBnB exclusively  
"RED GUM COTTAGE "

BOOKINGS : 100% of ALL bookings are approved by the Owner Lynnette COWCILL

There are NO BOOKINGS accepted by INSTANT BOOK .

Each guests is personally booked in by owner

In the case of Funerals , the guests are in mourning, & use my place to sleep eat and rest up  
, shower & change outfits , as the FUNCTION (Funeral, Wedding,anything) is held down Town  
in the Town Hall, Football Pavillion or CRC

NO OTHER PEOPLE other than the guests booked in through AirBnB are allowed on the premises. This remains the Policy under the booking.

#### ADJOINING/SURROUNDING NEIGHBOURS

The boundary neighbour is myself .

The surrounding neighbours are in favour of the AirBnB , as the guests are of higher social standing than the local Renters attracted, and in fact have hired out the premises as accommodation for themselves on occasion

#### CONTROL OF NOISE

My Airbnb has a STRICT NO SMOKING AND NO PARTY POLICY

So noise would be kept to a minimum

Quiet times are to be observed 10pm-7am

And most guests only stay a few days

#### COMPLAINTS

Complaints come straight through directly to owner , or to AirBnB who get straight in Contact with Owner

Complaints are not taken lightly, as guests leave "Review " and any bad review is NOT GOOD as it affects your ratings as a host .

Complaints are dealt with immediately by owner

#### CONTROL of ANTI -SOCIAL BEHAVIOUR

Owner has provided Private phone number for guests to reach out if anything untoward occurs

Owner is reliant on Responsible Neighbours to intervene in Emergency until Owner arrives at site with backup

Police Station is one block away on the same street as the Short Term Accommodation

And would be called if a situation escalated

#### CAR PARKING

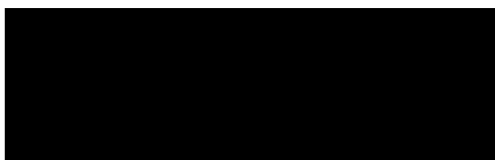
There is ample space for multiple cars with caravan to park off the street inside the block in the backyard

There is also space on verge, enough to park a tradies Ute and trailer

The house is close enough to leave car parked and walk the 200-300 metres to shops & cafes

#### CONTACT DETAILS

OWNER :



OPERATOR/ MANAGER :  
ICE :





FLOOR PLAN  
11 CUBBINE ROAD, QUAIRADING

