

**Management Plan**  
**Unhosted Short Term Accommodation**  
**39 Avon Street, QUAIRADING WA 6383**

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

39 Avon Street , QUAIRADING. WA 6383

" Nuytsia " ~ AirBnB ( since 2024)

\* Floorplan ~ see attached File sent previously

This house has 2 bedrooms

BED 1 - 1Queen bed

BED 2 - 1Queen bed

The normal amount of guests is 1-2 people .

The maximum amount of people sleeping is 4

The normal amount of nights stayed is 2-3.

\*Management Plan

The following forms Conditions of any approval

The house is managed by AirBnB exclusively

"Nuytsia "

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 Managers Private phone number for guests to reach out if anything untoward occurs

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

Police Station is less than one block away on the same street as "Nuytsia" the Short Term Accommodation location

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

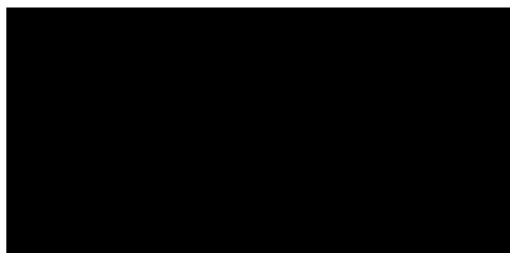
There is also undercover parking enough for 2 cars and a caravan

The house is close enough to leave car parked and walk the 200-300 metres to shops & cafes or Post Office / Library

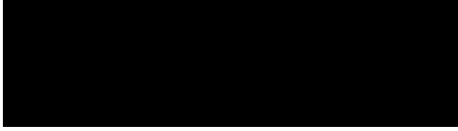
#### CONTACT DETAILS

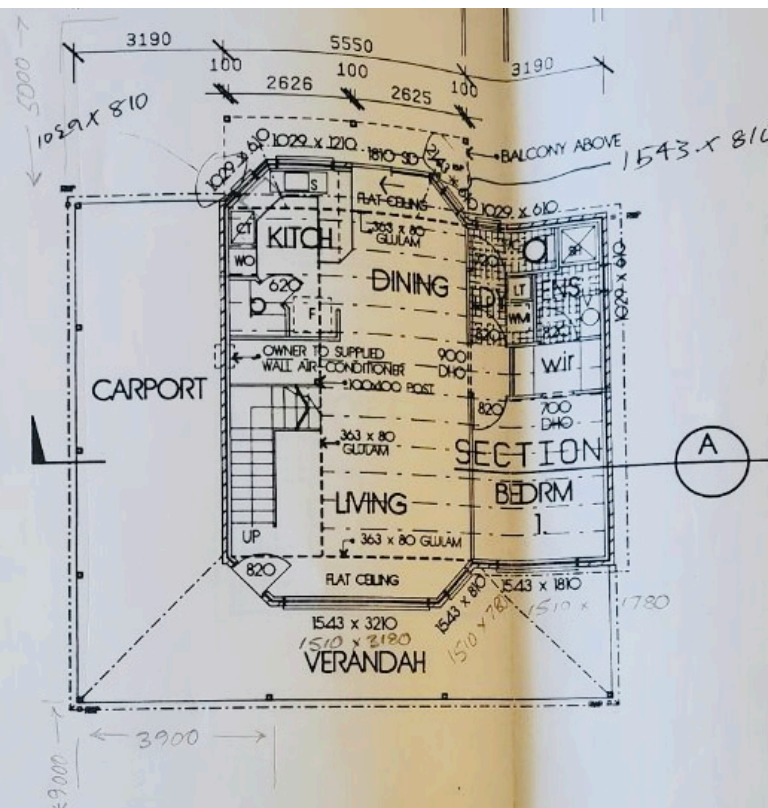
OWNER :

OPERATOR/ MANAGER :



ICE :





BALCONY

TIMBER DECKING

2143 x 1810 SD

LOFT

down

void

1543 x 1450