

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

Prepared by Lynnette Cowcill
27 November 2024

49 Avon St ,QUAIRADING. WA 6383

" Pink Lakes , (almost heritage listed) " ~ AirBnB

* Floorplan ~ see attached File

This house has 3 bedrooms

BED 1 - 1double bed ; has ensuite bathroom

BED 2 - 1double bed ; has ensuite bathroom

BED 3 - 2 single beds

There are times when extra beds are put onto PATIO +1sofa bed

The normal amount of guests is 2-3 people .

The maximum amount of people sleeping is 8

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

"PINK LAKES QUAIRADING "

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

ADJOINING/SURROUNDING NEIGHBOURS

The property sit's on a corner .

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 both verge, enough to park up to 3 vehicles

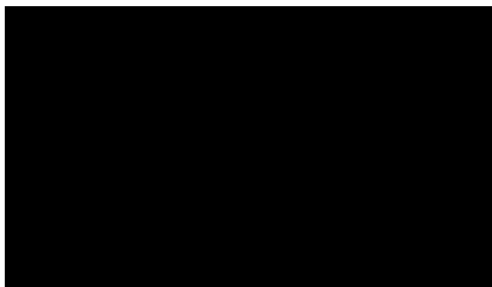
There is also undercover parking in the Garage

CONTACT DETAILS

OWNER :

OPERATOR/ MANAGER :

ICE :



FLOOR PLAN
49 AVON STREET.

