

# Short-Term Rental (Airbnb) Management Statement

**Property Address:**

404 Chapman Road, Bluff Point 6530

**Owner/Host Name:**

**Contact Details:**

## 1. Use of Property

The property will be used as a **short-term rental accommodation (STRA)**, providing temporary lodging for visitors. It will not be used as a permanent or long-term rental.

## 2. Maximum Number of Guests

The property is a **3-bedroom, 1-bathroom dwelling** and will accommodate a maximum of: **6 guests**

This aligns with the size and layout of the home and will not be exceeded.

## 3. Booking and Guest Screening

All bookings will be managed via Airbnb.

Guest screening measures include:

- Verified profiles and identification (where available)
- Review history checks
- No parties or events policy will be strictly enforced

## 4. Management and Operation

The property will be managed by:

I, (the homeowner), with the assistance of my mother,

Management responsibilities include:

- Responding to guest enquiries and issues within a reasonable timeframe
- Coordinating cleaning, maintenance, and inspections between stays
- Ensuring compliance with all local council and STRA regulations
- A local contact will be available 24/7 for emergencies.

## 5. Noise and Behaviour Management

To minimise impact on neighbours:

- Quiet hours will be enforced between **10:00pm and 7:00am**
- Strictly **no parties, events, or large gatherings permitted**
- Guests will be informed of local noise regulations and expectations
- No pets allowed

## 6. Parking Arrangements

The property is situated on a **large block (~1100m<sup>2</sup>)** with ample on-site parking, including:

- Garage parking
- Driveway parking
- Additional parking space at the rear of the property

This ensures **no reliance on street parking** and minimises impact on neighbouring properties

## 7. Waste Management

- Guests will be provided with clear instructions on bin use and collection days
- Adequate bin capacity is available on-site
- Waste will be managed in accordance with local council requirements
- Bins will be stored appropriately and not left on the street outside collection times

## 8. Safety and Compliance

The property will comply with all relevant safety standards, including:

- Smoke alarms installed and maintained
- Fire extinguisher and fire blanket provided
- 2 functioning RCDS on the switchboard
- First aid kit provided onsite
- Clearly displayed emergency contact information
- Compliance with WA STRA registration requirements

## 9. Cleaning and Maintenance

- The property, including the interior and yard, will be **professionally** cleaned and maintained between each stay
- Regular inspections and maintenance will be conducted to ensure the property remains in good condition

## 10. Complaints Management

Any complaints from neighbours or the community will be:

- Responded to promptly
- Investigated and resolved as quickly as possible

- Used to improve management practices where necessary

## **11. Length of Stay**

The property will generally be rented for short stays, typically ranging from:

- **4 nights minimum to 30 nights maximum**

## **Declaration**

I confirm that the property will be operated in accordance with this management statement and all applicable local laws and regulations.