

- The property will be professionally managed through Airbnb, ensuring all guests are verified prior to check-in. Strict house rules will be in place covering noise, smoking, parking, and respect for common areas. Guests with poor ratings or prior issues will not be accepted.
- The application is for the Airbnb property - Harbour Lane Stay it will be a short-term accommodation property listed on Airbnb, offering a fully furnished and serviced one-bedroom unit for guests visiting Geraldton. The space provides a comfortable stay for both leisure and business travelers, with all amenities included. In addition, Harbour Lane Stay has partnered with several local businesses in Geraldton to promote community engagement and support the local economy. Guests receive exclusive perks and discounts at nearby cafés, restaurants, and shops, helping to highlight and encourage exploration of Geraldton's vibrant local scene.
- To maintain a peaceful environment and respect for neighboring residents, strict guest guidelines are in place at Harbour Lane Stay. These include a strict no-party and no-noise policy, ensuring guests act respectfully and avoid any disturbance within the strata complex. Additionally, an exclusive in-unit washing machine is being installed to prevent guests from using shared laundry facilities, helping maintain privacy. Noise monitoring will be actively managed through guest communication and on-site checks if necessary. Waste disposal guidelines will be clearly communicated to guests.
- Harbour Lane Stay will be a family-run operation, managed with a personal touch. Every aspect of the property—from guest communication to upkeep and presentation—is overseen by family members.

- Guests will be instructed to park at the end of Alice Street, where designated parking for the complex is located. This area provides convenient and secure access to the property while ensuring all residents and guests adhere to the strata's parking arrangements. Clear directions and parking details will be provided prior to check-in to make arrival smooth and hassle-free. No visitors beyond the two registered guests will be permitted without prior approval.
- The rental will be always limited to a maximum of two guests to ensure a quiet and respectful environment within the complex. By maintaining a low number of occupants, we can guarantee minimal disruption to neighbors and keep the peaceful atmosphere of the property.
- Smoke alarms, fire safety equipment, and electrical compliance (test and tag) are maintained to current safety standards. Airbnb Host Protection & Additional Insurance will be provided to ensure safety.
- The short-term rental will enhance the presentation and maintenance of the property, ensuring it remains in excellent condition.
- By attracting respectful, verified guests, the Airbnb use will have no greater impact than a standard long-term tenancy.