

Landowner and Caretaker Contact Details Concealed for Privacy

Objective:

To present an application to The City of Vincent to obtain approval to use my home for Short Term Leasing. Home will be advertised on online platforms to generate income while I am away at work, operating only within the guidelines of Town of Vincent Policy 7.4.5 and those outlined by my building strata committee.

Description of Property

- 3 Bedroom, 2.5 bathrooms, 2 car bays, laundry, living room, dining room, kitchen, private rear courtyard, two-storey layout
- Direct access straight onto the street from front door, no shared facilities or shared access with other strata properties at the address. Front town-house separate from "complex".

Car Parking:

Guests can only use the car bays assigned to my property. Parking instructions and rules are provided to all guests in writing, along with labelled photos identifying the allocated parking. Private bays are easy to access and parking at my property will never pose any issues to the neighbours or the Town of Vincent. Guests are informed in writing prior to check in that breaching the City of Vincent parking rules will result in fines from the City's ranger.

Strata Situation:

At length discussion was held with my strata committee at a recent meeting regarding Short Term Rental use of my property. Strata has no by-laws in place that oppose this, and was agreed to allow me to operate a short-term rental operation provided I obtain approval from The City of Vincent and carry this out under strict guidelines stated in this application.

Noise Control:

The property is separate from the main layout of the complex and has only 1 joining wall, joining my kitchen/laundry with the living room of Unit 1. There is no stereo or music playing device in the property and the downstairs smart TV is set and locked to "Hotel Mode", restricting any loud volume or loud music. House rules have a strict focus on ensuring guests remain quiet and refrain from using the outside courtyard late at night, this preventing any possible disturbance to neighbours and operating well within noise restrictions outlined by the Town of Vincent. I have set a minimum of 2 nights stay to any booking to assist in eliminating "party bookings". My 3-bedroom home attracts mainly international families on vacation and have never accepted a booking that shows signs of a potentially noisy group, with intentions to party during their stay. The respect of my neighbours is of utmost importance to me.

Complaints Management:

As discussed in the relevant strata meeting all my details have been provided to the strata and all neighbours and I have made myself contactable at any time with any issues. I have agreed to meet with neighbours on an ongoing basis to discuss any arising issues or conflicts and maintain a positive relationship with each of them. For the times that I am not contactable or in Perth, I have also assigned 2 other people as my nominated care-takers of the property, who are also contactable 24/7 to assist in the unlikely event of a disturbance. My cleaner/ housekeeper and my father, who both live locally and frequently visit the property on my behalf. The procedure for a significant disturbance would be for the neighbours to contact myself at any time and I will either visit the property myself or allocate my father/ property care-taker to attend immediately. Depending on the issue, I have the power to evict tenants at any time, with support of the short-term rental websites. The tenants will lose security bonds and any

other money outlaid for lost booking dates. In cases of a minor noise complaints, I will contact the tenants immediately and ask them to lower the noise levels via the phone.

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19 May 2018

Security of Guests and Residents:

House has only one exit straight onto the street making it a very unique strata property. Guests and neighbours have no shared facilities or access therefor no issue with security of the rest of the strata residents. Digital key pad dead bolt lock on the front door is self-locking and the pin code changed after each booking by the property manager/owner, providing excellent security to short term guests. With a digital door lock there is no Key/Swipe cards required.

House Rules:

Rules have been developed after lengthy discussion with my strata and the Town of Vincent. As an experienced Short-Term rental host, I have learnt the best way to outline and enforce the House rules, and all guests are required to sign a code of conduct before booking approval. In the case that a guest breaches any house rules or disrupts a neighbour in any way, they will be evicted from the property and will pay the financial penalty of loss of security bond and no refund for remaining days booked. I have found over my time as a host that by having the guests sign this code of conduct and the risk of financial loss is always enough to ensure rules are followed. Rules will be displayed on the website and displayed in the house at all times. Signing of the code of conduct is mandatory before booking approval.

AIRBNB HOUSE RULES/ CODE OF CONDUCT

- Guests must state reason for travel, and list names and age of all guests staying
- No booking requests from guests under the age of 21 will accepted
- No booking requests from Perth based guests will be accepted
- Strictly no extra guests other than those listed to stay
- No smoking at all inside the house or outside in the courtyard as per strata by-laws. Smokers must smoke away from the entire complex
- No loud music to be played at the property
- Strictly no parties/ events or anti-social behaviour
- No use of the outside courtyard area late at night. Guests wishing to stay up late must stay inside with doors/ windows closed to minimise noise to neighbouring homes at night. Outside conversation at night travels a long way and may cause disturbance.
- When entering or exiting the house, please do so in a quiet and respectful manner, regardless of the time of day
- No loitering at the front of property or in driveways of the complex at any time
- Guests must only park in parking allocated to Unit 2. Under no circumstance will use of any bay not assigned to Unit 2 or parking in the common driveway/ footpath areas be tolerated. Any parking in surrounding areas must be conducted within the laws of The City of Vincent, breaching these rules will result in fines from the local council rangers patrolling the area.
- Guests must only use assigned bins for waste disposal located in the courtyard of the property
- Children must be accompanied by adults at all times throughout the stay
- Any damage to property or the house must be reported immediately. Costs of damages may be withheld from security bond

***The peace and quiet of my neighbours is of utmost importance to me. By signing below, you agree to adhere to all house rules outlined in this code of conduct. Any breach of these rules may result in you being evicted from the house immediately. Any monetary loss of booked days will not be recovered and security bond will be withheld. This signed copy must be returned to the property manager via email before check in details will be provided.**

Guest Name: _____

Signature: _____

Date: _____

Dear Neighbours,

Please see below the contact details for myself and my property managers/ emergency contacts for any issues regarding my short-term rental guests. Contact myself 24/7 and I will ensure the issue is resolved in person or via my father/property managers. Also feel free to knock on my door at any time while I am home from work with any concerns.

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Regards Jason.