

26 January 2018

Dear neighbour,

I am the **owner of 8 Moir St** and I am writing to advise you of a recent change to the type of tenant in the property.

For a number of years now I have been living overseas and the house was rented out long term, with tenants typically staying 2-3 years. Family members who still live in Perth have helped me manage the tenants.

However, in recent years we have experienced various problems; tenants not paying rent, the house and garden not being properly cared for, unauthorised pets kept at the house, even some violence leading to damage in the house. It has become increasingly difficult to manage the situation and furthermore, having the house rented long term means my family and I can't use it on our visits to Perth.

I have therefore decided to try converting to a **short-term rental** arrangement so that for a portion of the year I may live in the home, and the other portion it is rented on a daily/weekly/monthly basis. I have engaged a professional agent, ABODEBNB (www.abodebnb.com.au) who will manage the bookings and guests, ensure the house is professionally cleaned after each visit, and conduct regular maintenance on the house and garden.

The aim is to attract a high level of clientele. The advertisements will **specifically prohibit party groups, pets and extra visitors**, and will target professionals on business visits or families with children on holidays. In order to minimise any anti-social or other behaviours that may inconvenience our neighbours, we are developing systems and processes, including a code of conduct, information sheets and penalties for non-compliance, that guests will need to adhere to.

We commenced the process of upgrading the house for short term rental before Christmas and will be gradually refining things over the coming months.

We hope that this will work well, but **in case that any incidence occurs that disturbs you**, whether it be high levels of noise, anti-social behaviour, rubbish, parking, etc, I would ask you to **inform both the agent and myself immediately** so that we can take appropriate action. Our contact details are:

Agent: Contact details redacted for privacy purposes.

Owner: Contact details redacted for privacy purposes.

Your understanding of the situation and patience with any teething problems is much appreciated.

Yours sincerely,



Boaz Kogon