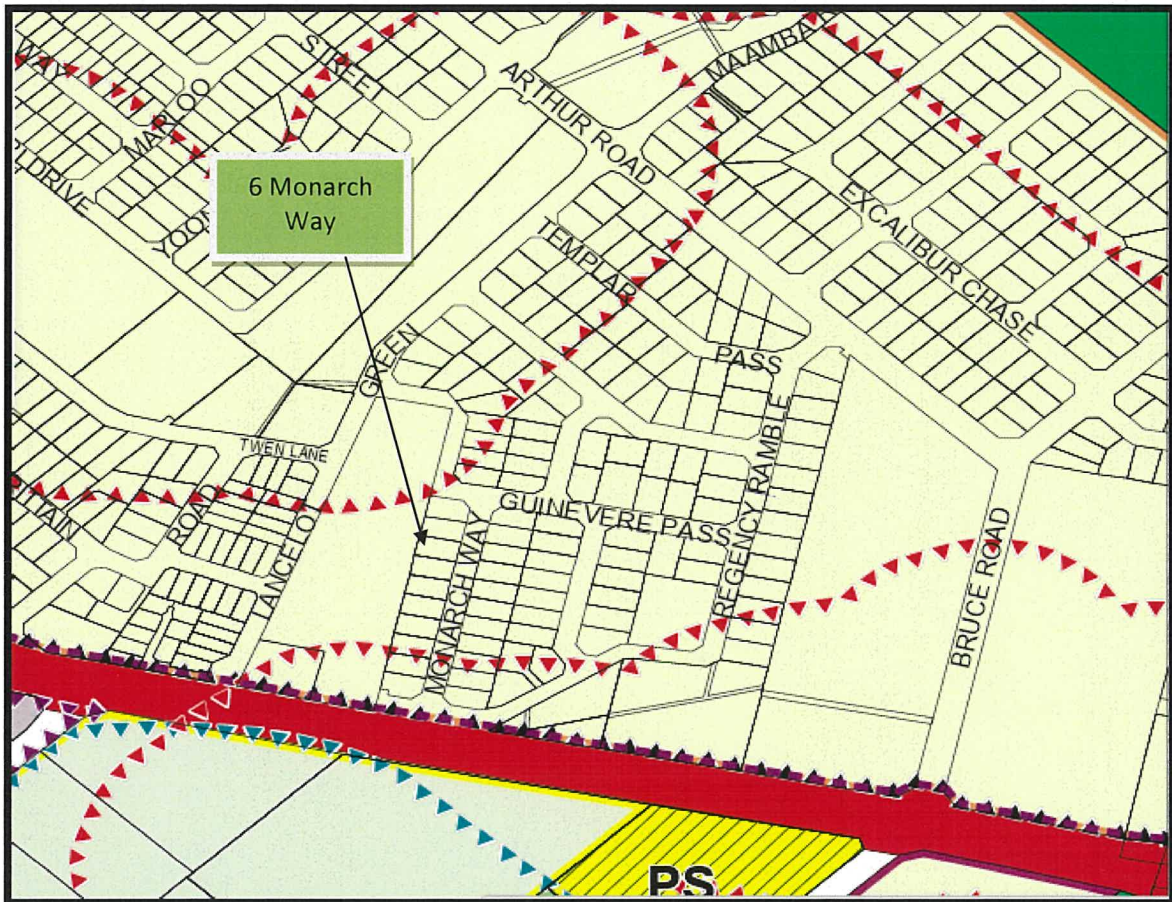


The address 6 Monarch Way in Wattle Grove sits in a purely residential area as shown in town planning map below



1. Purely residential zone
2. Lies outside fire prone area
3. Borders Wattle Grove Hotel area – aligns to hotel grounds classification
- 4 No encumbrances.

There appears to be no conflict with **Town Planning Scheme** provisions as the above listed points show.

The development is sustainable, environmentally sound, and contributes to the overall well-being of the community.

NOTES

- » SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE
- » DOWNPIPES AT ROOF PLUMBERS DISCRETION TO ASS500 REQUIREMENTS
- » REFER TO DETAIL SHEET FOR CONSTRUCTION DETAILS
- » CEILING VENTILATION IN ACCORDANCE WITH RELEVANT HEALTH & GAS PLUMBING CODES.
- » JOINTS TO BENCHTOPS AT CABINET MAKERS/ MANUFACTURERS DISCRETION
- » R3.0 INSULATION TO HOUSE & GARAGE
- » FLOOMKICKER TAP TO KITCHEN SINK
- » PROVIDE "ABSOLUTE STONE" BENCHTOPS TO KITCHEN

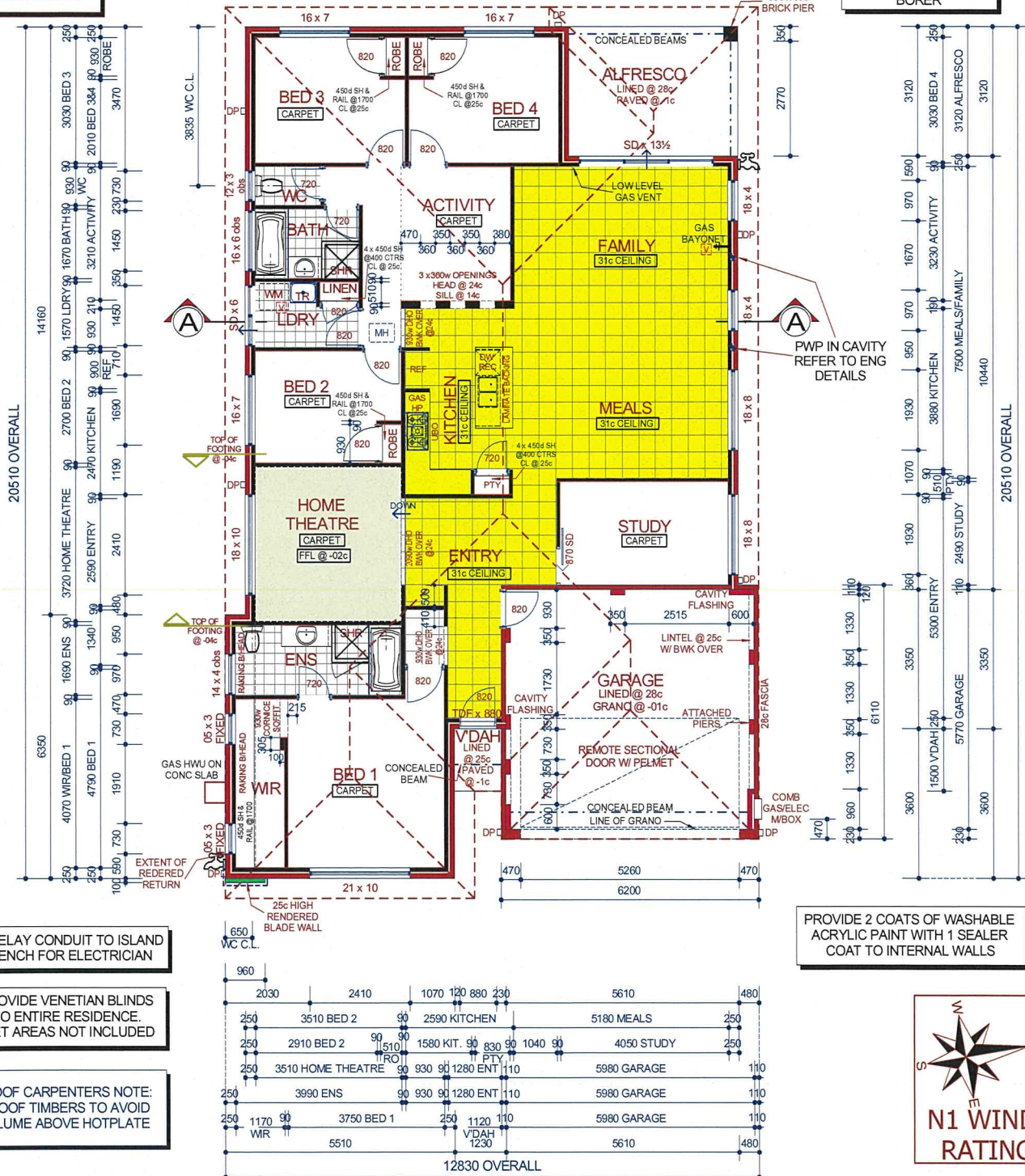
**EVAPORATIVE AIR
CONDITIONING SYSTEM.
OUTLET & UNIT POSITIONS
AS PER MANUFACTURERS
RECOMMENDATIONS**

TILED ROOF
@ 25°38'

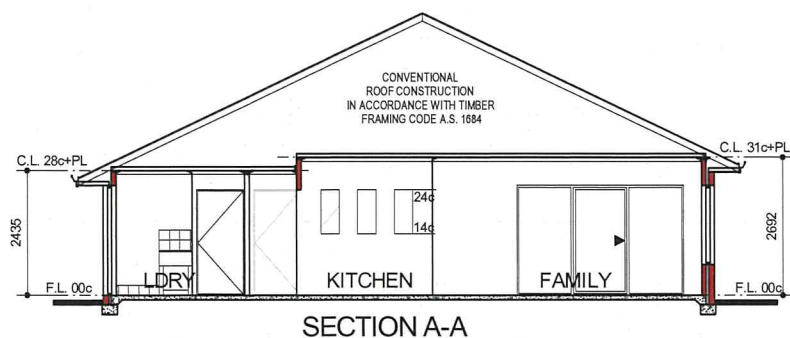
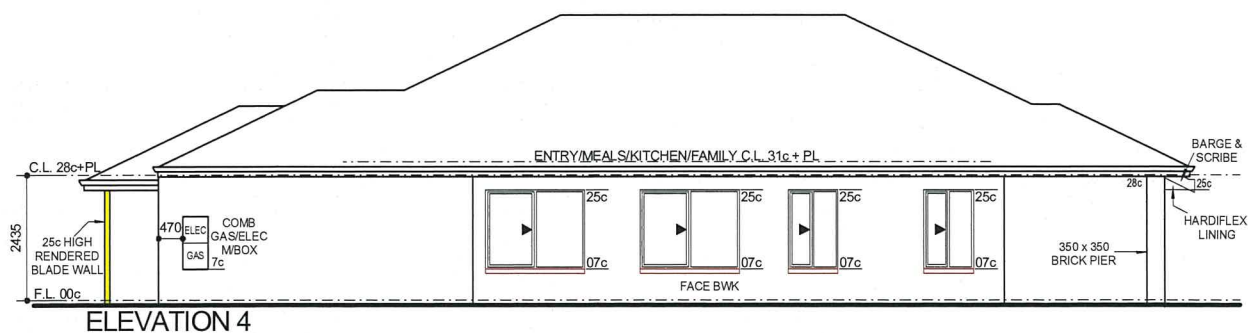
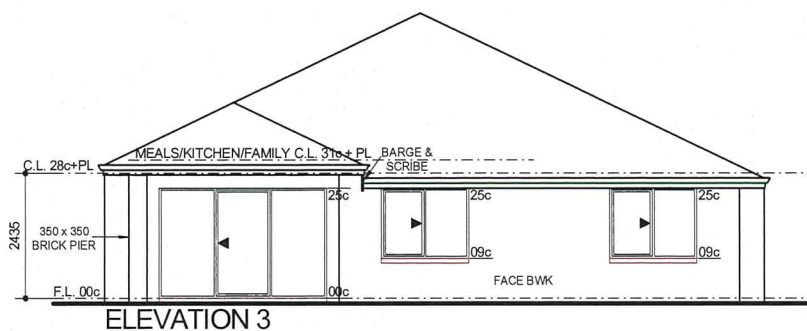
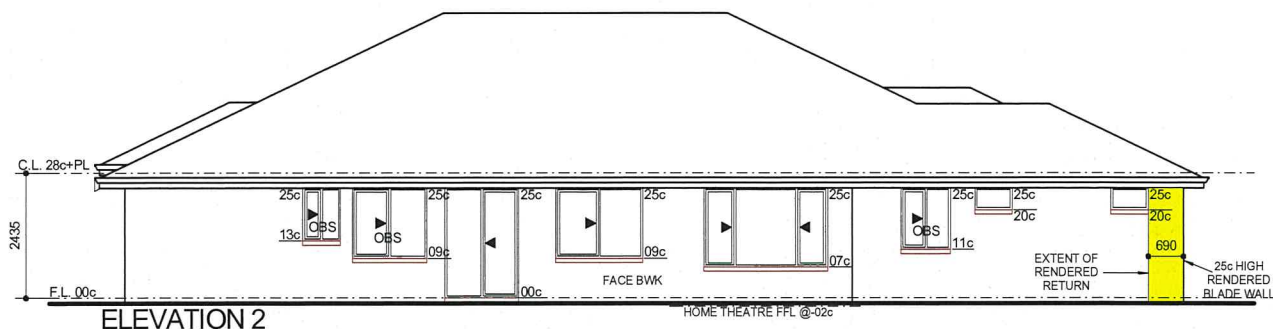
**NOTE:
100mm SLAB**

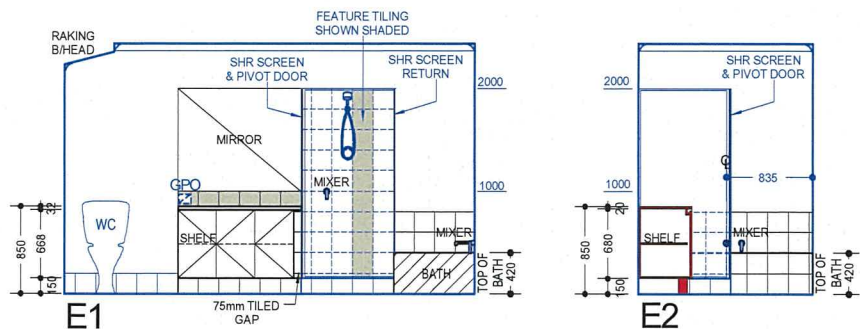
**NOTE:
2nd FACE TO
INSIDE OF GARAGE**

**TIMBER ROOF FRAME
TO BE TREATED FOR
EUROPEAN HOUSE
BORER**



NOTE:
100mm SLAB





- » TILE LAYOUTS NOTATIONAL ONLY
CUT TILES TO TILERS DISCRETION
- » HANDLES TO ALLCUPBOARD
DOORS & DRAWER FRONTS
- » JOINS TO BENCHTOPS AT CABINETMAKERS/
MANUFACTURERS DISCRETION
- » SHOWER RECESS TILING /SHOWER SCREENS
HEIGHTS MAY VARY DUE TO TILE SELECTION

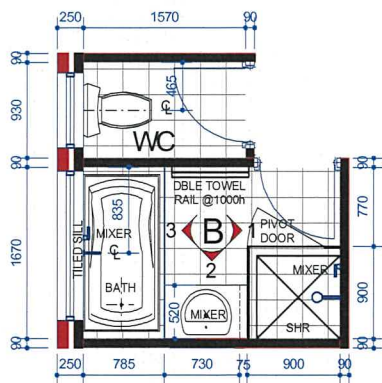
[illegible]

Diagram illustrating the floor assembly for a bathroom. The assembly includes a bathtub (BATH) supported by a foam block (FOAM BLOCK). The foam block is 200mm high and 150mm wide. The ground level is indicated, and the finished floor level (FFL) is 00c. The bathtub is labeled 'BATH' and the foam block is labeled 'FOAM BLOCK'.

PDF created with pdfFactory trial version www.pdffactory.com

	CEILING LIGHT
	WALL LIGHT @ 21c AFL
	DOWN LIGHT 12V
	DOWN LIGHT 240V
	OYSTER LIGHT
	FLURO-SINGLE
	FLURO-DOUBLE
	EXHAUST FAN/LIGHT/HEATER (FLUMED)
	EXHAUST FAN FLUMED TO EXTERNAL AIR
	GPO @ 250 AFL
	DOUBLE GPO @ 250 AFL
	QUAD GPO @ 250 AFL
	GPO @ 950 AFL - SINGLE
	GPO @ 950 AFL - DOUBLE
	GPO @ 1018 AFL - SINGLE
	GPO @ 1018 AFL - DOUBLE
	GPO W/PROOF @ HT NOM.
	GPO W/PROOF @ HT NOM.
	SMOKE DETECTOR
	GAS BAYONET
	PHONE POINT @1500AFL
	TV AERIAL POINT
	CONDUIT AND FACE PLATE @250AFL UNLESS OTHERWISE STATED
	PLUG BASE
	JUNCTION BOX

EVAPORATIVE AIR
CONDITIONING SYSTEM.
OUTLET & UNIT POSITIONS
AS PER MANUFACTURERS
RECOMMENDATIONS

◀ C1	TV POINT
◀ D1-PH	PHONE POINT
◀ D1-C	COMPUTER POINT

[illegible][illegible]

B



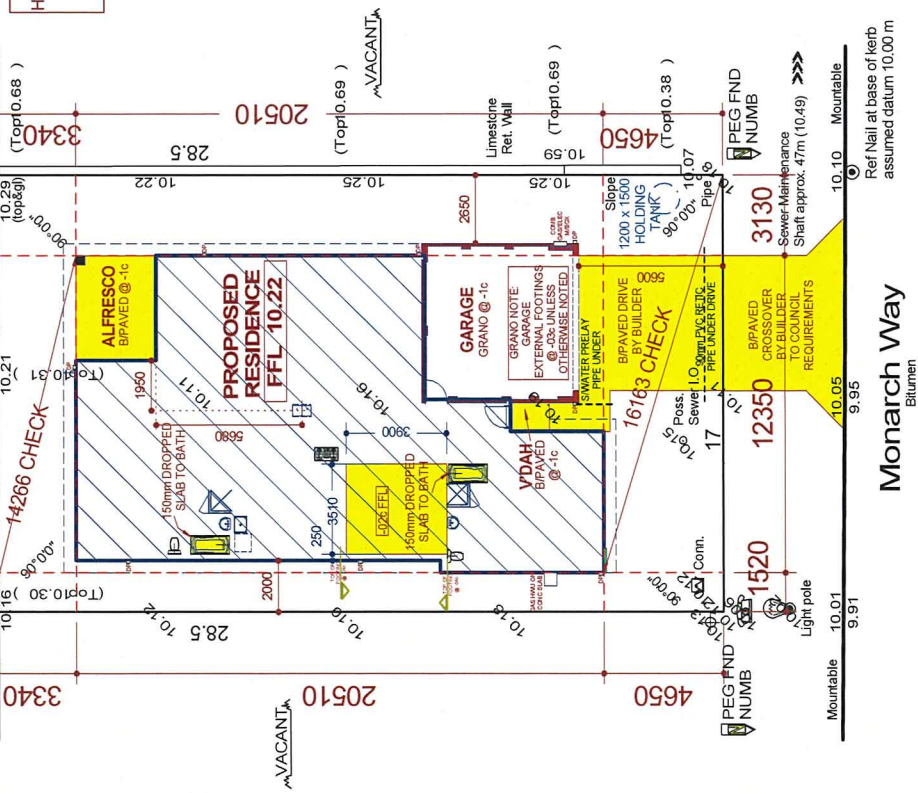
NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.



SOIL DESCRIPTION
Sand
Light Grass Cover

© GOODLIFE HOMES 2011

TO	DATE	BY	CHK	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:
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11	10/01/12	JS	JS	
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6 Monarch Way Wattle Grove

AIRBNB

Management Plan

Note: When developing a Management Plan, the headings below are to be followed as a minimum guide in terms of level of detail required by the City of Kalamunda.

1.0 Introduction

6 Monarch Way in Wattle Grove, Perth Western Australia is a brand new listing on the AIRBNB platform. Strategically located in Perth with multiple connectivity advantages. **6 Monarch Way** is poised to offer excellent amenities to the travelling public. The 5 bed roomed charming home with maximum capacity to host 10 guests will provide the much needed home from home worry free experience for guests. **Roseline’s passion** for presenting an immaculate home has to be seen to be believed.

Perth was ranked the 15th most livable city out of 173 cities worldwide in 2025. **6 Monarch Way** with its easy 10 minute access to Perth Airport, 25 minute drive to Optus Stadium and a host of other amenities is well positioned to offer a delightful worry free stay for travelling public, vacationers, corporate work teams and attendees to Perth Optus stadium functions.

The Brand and Value on offer has to be experienced to be believed. We anticipate many return guests coming to re-live the Charm of **6 Monarch Way**.

2.0 Check In

Check in time for guests is from **2:00pm**

3.0 Check out time : 10:00 am

4.0 Complaints Management

How will you deal with complaints how do you wish for complaints to be received and whom to?

- a) **From Neighbours** :Complaints can be by phone or in writing via email as soon as possible. This enables management to investigate complaints and take corrective measures timeously.
- b) **From Guests**: Guests can submit their complaints via the **AIRBNB** platform. Complaints can also be by phone or in writing via email as soon as possible

5.0 Use of Premises

How many people will the property be rented to at any given time and for how long?

Maximum of **10 people** at any one time and a maximum stay of **3 months** as per govt **AIRBNB** guidelines.

6.o On-Site Register

An onsite register should be provided for all residents to provide their full name, usual place of residence and check in and checkout dates. In view of privacy concerns an electronic version of this register will be trialed to avoid guest contact details being openly accessible to other guests.

7.o Maintenance

Refers to both maintenance of the gardens and the buildings.

The hosts – _____ pledge to undertake regular maintenance of gardens and buildings, contracting out repairs as necessary to maintain aesthetic and guest appeal.

8.o Guest Guide

A Guest Information File will be provided in a folder to be kept at 6 Monarch Way, Wattle Grove. The following information will be included :

- Manager and contact details _____ or email

- **Code of Conduct**

For Guests:

Respectful Interactions:

Treat hosts, their neighbors, and other community members with respect, and avoid discrimination or harassment.

Adherence to Rules:

Follow house rules, including check-in/out times, guest limits, pet policies, and noise restrictions.

Respectful Space:

Maintain cleanliness, avoid excessive noise, and respect the property and its surroundings.

Honesty and Transparency:

Be honest in your communications and interactions, and avoid misrepresentation or deception.

Safety and Security:



Take reasonable care of the property, report any disputes or complaints promptly, and avoid actions that could endanger yourself or others.

For Hosts:

Listing Accuracy and Cleanliness: Ensure listings are accurate, clean, and free of safety hazards.

Timely Communication: Respond to inquiries and messages promptly and professionally.

Respectful Interactions: Treat guests with respect and avoid discriminatory or harassing behavior.

Adherence to Regulations: Follow all applicable laws and regulations, including those related to zoning, safety, and animal welfare.

Authorisation and Transparency: Ensure we are authorized to host and disclose any relevant information about the property.

General Guidelines:

Report Violations:

If we witness or experience a violation of the Code of Conduct, report it to Airbnb or, in cases of imminent harm, to local authorities.

Community Standards:

Be mindful of the impact our actions have on the surrounding community and strive to be a responsible member of the **Airbnb** community.

Ethical Conduct:

Act with integrity, honesty, and respect in all our interactions on the **Airbnb** platform.

2. Key Hosting Responsibilities:

Health and Safety: Ensure the property is free of hazards and meets local health guidelines.

Cleanliness: Maintain a high standard of cleanliness for each guest, including cleaning between stays.

Neighbourly Behavior: Be mindful of our neighbours and encourage guests to be respectful of the community.

Communication: Respond promptly to guest inquiries and messages.

Accurate Listings: Provide a truthful and detailed description of our property and its amenities.

Insurance: Ensure we have appropriate insurance coverage for our property and for potential liabilities.

3. Understanding Local Regulations:

Zoning Laws: Investigate local zoning regulations regarding short-term rentals, as they may vary by location.

Permits: Some areas may require specific permits or licenses to operate as a short-term rental.

Tax Obligations: Be aware of tax responsibilities related to rental income

- Wi-Fi Device name and password

WIFI:

Password:

- Key lockbox code

Front door has a Smart Lock with a unique 4 digit access code provided for each guest.

- TV Information and Air Conditioner operation information is in the Guest Information Folder located in the dining area.

- **Location of the first aid kit**

First Aid Box is provided and located on top shelf in **Activity room Book Case**

Guests are to record any items used so that they can be replaced timeously. Checks will be conducted after each guest vacates checks out.

- **Extra towels and sheets**

Each guest is provided with 2 Large Towels and a face cloth.
Extra towels and sheets are provided in the linen cupboard.

- **Hot water systems operation**

The Hot Water System is an Electric Geyser which provides hot water on tap.
Should there be any issues Guests are to contact

- **Rubbish bin location**

The FOGO bin is located under the kitchen sink. Wheelie bins for recycle and general waste are located near the side gate.

- Check in time is from 2:00 pm
- Check out time is 10: am

- **Local restaurant and shopping**

The nearest restaurant is Wattle Grove Motel which is a 3 minute walk down Monarch Way. Wattle Grove shopping centre has other dining options – take away or sit in. Further afield but accessible is Belmont Forum, Forrestfield and Carousel Shopping Centres.

- **Local parks and recreation services**

Two parks – one off Lancelot Green and NATURESCAPE Park at rear of Wattle Grove Shopping Centre are available with a Walk Trail linking the two.

Hartfield Park Recreation Centre has an impressive range of sport facilities – squash, footy, cricket etc.

Lesmurdie Falls National Park is a tourist attraction in Winter when water flow peaks. (Dry in Summer and Autumn)

Historic Mundaring Weir is 27 km away and is well worth the 30 minutes drive.

Optus Stadium is a straight drive 14 km away (25 minute drive)

- **Important contact numbers**

Emergency, Fire, Police and Ambulance– 000 (Triple 000)

- **Other major attractions**

- Rottneest cruise

Elizabeth Quay

Burswood Casino

Kings Park

- **Any other information required**

9.0 Managers Guide

A guide shall be prepared for the manager and kept in a folder by the manager, documenting tasks and processes for the following:

- General hosting (Including liaisons with clients, providers and Local Government)

- Cleaning information between occupants

- Thorough cleaning and change of linen is mandatory between occupants.

-

- **Laundry requirements**

A dishwasher, washing machine and Dryer is available for use by guests. An outside clothes line is also available.

- **Garden preventative maintenance**

A water sprinkler irrigation system is available and programmed as per Water Corp guidelines. (Sprinkler offline in winter)

- **Building preventative maintenance**

Yearly Termite treatment, Gutter Cleaning, Evaporative Cooler service. Any other breakages and maintenance issues to be attended to as they arise.

10.0 Code of Conduct for Guests and Visitors

Provide information under all below headings to show how each of these requirements will be adequately managed.

10.1 General Principles

Short term Accommodation is a unique experience and the guiding principles of this Code of Conduct are as follows.

10.2 General Requirements

Respect the Property:

Treat the space as if it were their own, avoiding excessive mess, damage, or misuse.

Follow House Rules:

Adhere to the specific rules set by the host, including those related to pets, smoking, and number of guests.

Be Mindful of Neighbours:

Keep noise levels down, especially during quiet hours, and avoid any disruptive behavior that could disturb the peace.

Communicate with the Host:

Promptly inform the host of any issues or damages and work together to find a reasonable solution.

Respect Check-in and Check-out Times:

Arrive and depart according to the agreed-upon schedule, unless prior arrangements have been made with the host.

Maintain Cleanliness:

Dispose of trash properly, wash dishes, and generally keep the space tidy.

Abide by Local Laws:

Guests are responsible for complying with all applicable laws and regulations during their stay.

No Parties or Events:

Parties and events are not permitted.

Respect Quiet Hours:

Be mindful of noise levels, especially during designated quiet hours, which typically range from 10 PM to 7 AM.

No Unregistered Guests:

Only the guests listed on the reservation are permitted on the property unless prior approval is obtained.

Pet Policy:

No pets are allowed

By adhering to these guidelines, guests can help ensure a smooth and enjoyable experience for both themselves and their hosts, contributing to a positive **Airbnb** community.

10.4 Visitors

Will visitors other than those who have booked be able to stay or visit the property?

Visitors are allowed but cannot stay the night- they should be mindful of curfew.

10.5 Gathering or Functions

Are gatherings or functions allowed at the property?

Gatherings and functions are **Not** allowed.

10.6 Parking

How much parking is provided for guests?

Parking for two cars is available on driveway in front of garage. Additional parking for two cars on lawn either side of driveway is also available.

Should there be need a car can be garaged inside the property via the side gate.

10.7 Garbage and Recycling

How will rubbish and recycled goods be disposed of?

General Waste and Recycled Waste wheelie bins are provided.

The FOGO small bin is provided for weekly disposal of biodegradable food waste. This bin and the general waste bin is to be placed on front verge every Monday evening for collection by the refuse truck on Tuesday morning.

Guests are urged to place bins outside for collection as a missed bin day can lead to bin stinks and excess rubbish disposal becoming a problem.

The recyclable waste bin is collected every fortnight.

10.8 Security

What security measures will be at the property?

Guests are to lock cars overnight.

A solar floodlight at front is a deterrent but house and cars should be kept locked.

10.9 Smoking

Will smoking be tolerated at the property?

No smoking in any room. This is in respect to our other non smoking guests.

10.10 Pets

Will pets be allowed at the property?

No pets will be allowed.

10.11 Damages and Breakages

How will damages and breakages be dealt with at the property?

Clients will be responsible for the damages incurred through their negligence.

10.12 Compliance

How will breaches of this code of conduct be dealt with?

Inspections will be conducted upon checkout and should there be any damage the guest will be alerted immediately and quotations sought and communicated.

To minimize misunderstanding guests are encouraged to communicate any breakages quickly to Tobias or Roseline so that matters can be timeously resolved.