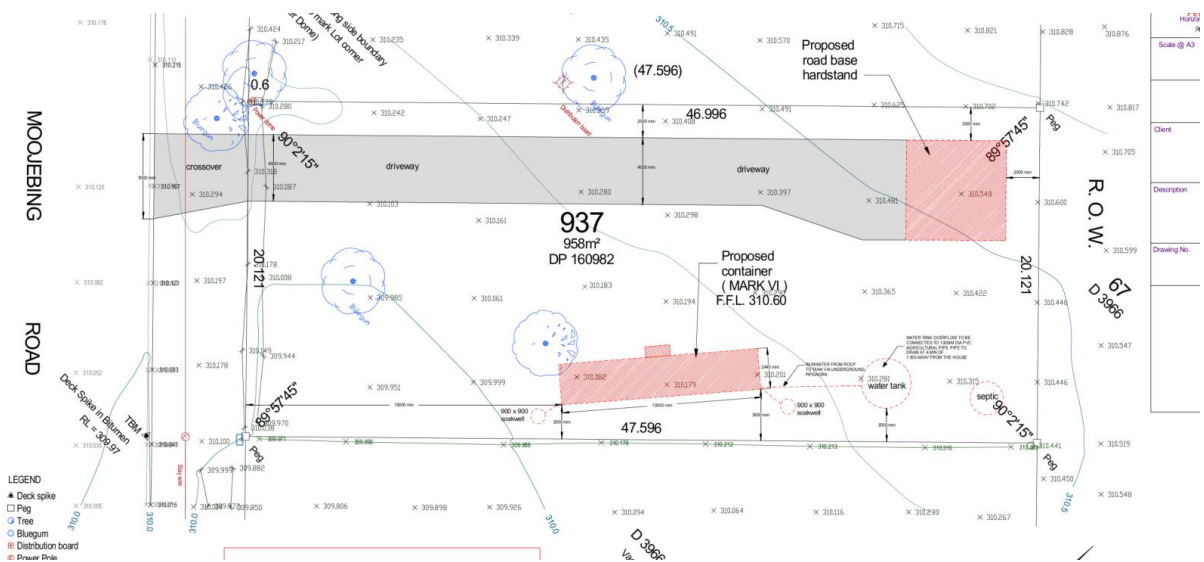
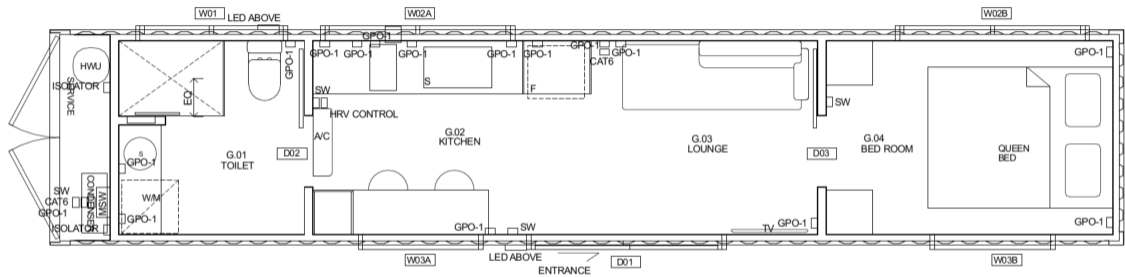
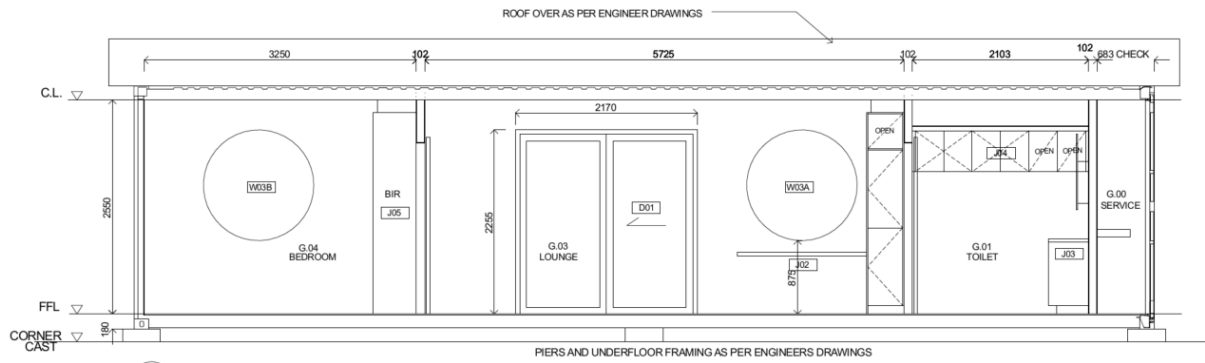


This aerial map displays a residential area with property boundaries outlined in yellow. A red 'X' mark is placed on a lot labeled P1619982 9.17. The map includes labels for various lots (e.g., D004509, D003966, D019498) and roads (e.g., Moogebing Rd, P ROAD, Avon St). The map is oriented with North at the top.





2 GROUND FLOOR PLAN
1:50 @ A3



2 SECTION B-B
1:50 @ A3

MANAGEMENT PLAN – SHORT TERM RENTAL ACCOMMODATION

All development applications for Short Term Rental Accommodation must include a Management Plan.

This Management Plan template provides important information that must be provided to demonstrate the use of any premises for Short Term Rental Accommodation purposes protects and maintains amenity and safety for guests as well as immediately adjoining and other nearby neighbours.

If development approval is granted the premises must operate in accordance with this Management Plan and any additional supporting information provided (e.g. a Code of Conduct for Guests).

Property Address:			
Lot Number:	937		
Address:	31 Mojebing Rd, Katanning, WA6317		
Host / Managers / Emergency Contacts Details:			
Name:	Katherine Ranga		
Address:	10 Sandbar Street, Yanchep, WA6035		
Phone:	0420 124 192 (UConnect after hours system)		
Email:	info@tinyoasis.online		
Provide details of after-hours and emergency procedures:	See attached TINY OASIS, after hours and emergency procedure plan.		
Signature/s:			
Property Owner Details:			
Owner name:	Katherine Ranga		
Address:	10 Sandbar Street, Yanchep, WA6035		
Phone:	0412 239 262		
Email:	katherineranga@gmail.com		
Signature/s:			
Accommodation Details:			
Maximum number of guests:	2	Maximum number of visitors:	2
Minimum night stay requirements:	2	Will a host be present on site?	No

Guest arrival time:	15:00	Guest departure time:	10:00
Provide details of what portions of the dwelling will be available for and used by guests:	All		
Provide details of check in and check out procedures:	A automated Lock Box will hold the access keys to the property. Upon confirmation and payment of the reservation the Guest will receive an access code to collect the keys. Instructions are provided on how to use the code to open the box. In the event of Lock Box failure, the guest can call the emergency after hours number and the property manager/owner can unlock the box remotely. On departure, guests must return the key to the locked box using their pass-code. Pass-codes change day of check-out.		
Advertising and Guest Screening:			
Provide details of where the accommodation will be advertised:	Booking.com Community Websites Tiny Oasis website		
Provide details on how the host intends to screen prospective guests:	Utilising Booking.com website booking forms. Tiny Oasis online booking form Word of mouth.		
Noise and Amenity:			
Provide details on what measures will be in place to minimise any potential noise impacts on neighbouring properties:	Tiny Oasis has a Code of Conduct that is provided once the confirmation is confirmed and pass-codes released. As part of the confirmation email, the code of conduct will also be attached. We also have a house rules poster on the wall and also in our WELCOME FOLDER, the Emergency Management Procedures/ Instructions and also Code of Conduct is also located here.		
Provide details of what measures will be in place for minimising the impact of antisocial activity on neighbouring properties:	Tiny Oasis has camera surveillance. This is mentioned in all the paperwork and also when arriving at the property in the form of signage and a sticker on the front door. This aims to protect the property from damage and theft. This should also deter antisocial behaviour as it will be captured on camera.		
Provide details on how guests will be notified of their responsibilities and obligations (e.g. Code of Conduct):	-Code of Conduct document sent out with email confirmation of booking -House rules poster -Welcome Folder - Emergency procedures and Code of Conduct Code of Conduct included in attached document.		
Note: If a Code of Conduct is proposed please provide a copy with this Management Plan.			
Complaints Handling Procedures:			
Contact details for complaints:	Info@tinyoasis.online or 0420 124 192		
Provide details on how complaints will be handled:	Guest submits complaint via the above avenues > property manager to respond within 48hrs > advice will be given as to what will happen next, e.g. investigation (approx. time for investigation) > property manager to give a resolution within 30 days in writing.		

Expected response times to complaints:	Between 2 days and 30 days depending on the nature of the complaint and the investigation required.
Please provide any process for notification or eviction of guests:	Verbal warning regarding breach of Code of Conduct or reason for eviction. Request to leave property - If denied then we will contact police to assist with eviction.
Car Parking:	
Provide details of off-street parking for guests, visitors and maintenance personnel (if available):	Off-street parking is available opposite the property on the other side of the road. This is a busy road and guests are advise to take caution when crossing the road. This is public property and Guests are advise that any parking on public land will be at their own risk.
Provide details of any on-street parking requirements/restrictions for guests, visitors and visitors and maintenance personnel:	Private parking is provided on site at Tiny Oasis. We have our own car park that can comfortably fit 2-3 standard size vehicles on the property. this is a one way system to allow save ingress and egress from the property and road.
How will guests and maintenance personnel be notified of this information:	Depending on the guests booking channel the information is provided as part of the property discription on booking.com and also the Tiny Oasis website. Upon arrival at the property there is signage for parking. Also guests can contact the property manager/owner directly if required, via email.
Maintenance:	
What arrangements will be made to maintain the property on a regular basis:	A local garden will be hired to maintain the gardens Local cleaner will be hired to clean the property between guests Regular audits will be conducted. Initially every couple of months, then quarterly to ensure the property has no issues.
When will cleaning of the property be undertaken and how long will cleaners be on-site:	Cleaning will take place between guests arrivals and departures. Tiny Oasis is very small, so cleaners will not be required to be there for more than 1-2 hours.
Waste Disposal:	
How will all rubbish and recycled goods be disposed of and how frequently:	Tiny Oasis is a single unit catering for maximum of two people at at time. Therefore standard waste disposal will be utilised. yellow and green bins. Guests will be instructed to dispose of all their rubbish before departing the unit and cleaners can put the bins out weekly as required.
Do you require any additional bins and if so what type and how many:	no, not at this stage
Advertising Signage:	
Will any advertising signage be installed on the property and where:	Yes, on the front fence. A round sign has been designed in keeping with the overall of asetics of the grounds.
What are the dimensions of the proposed advertising signage:	Round - 1mx1m

Will the proposed advertising
signage be illuminated:

No.