

Property Address: 18 Wandoo Dr, Baldivis WA 6171, Australia

Applicant Name: Ashley Shilkin and MadeComfy Australia

Date: 25/05/2026

Statement of Proposed Use

1. Proposed Use of the Site

The subject property is intended to be used as an unhosted short-term rental accommodation. The property will be advertised on various online travel agency platforms such as Airbnb, Booking.com, Vrbo, and MadeComfy Direct, allowing short-term stays for guests. No structural modifications or works will be undertaken as part of this application; this is strictly a Change of Use request.

2. Activities to be Undertaken

- The property will be used solely for short-term accommodation purposes.
- Guests will have access to the property for overnight stays and general residential use.
- The property will be professionally managed to ensure compliance with local regulations and best practices.
- Regular cleaning and maintenance will be scheduled between guest stays.
- A local representative or property manager will be available to address guest concerns and ensure responsible use of the premises.
- MadeComfy provides 24/7 guest support and manages all operational aspects including compliance, maintenance, and housekeeping.

3. Hours and Days of Operation

- The short-term rental property will operate year-round, 24/7, subject to guest bookings.
- Standard check-in is from 3:00 PM and check-out is by 10:00 AM.
- Quiet hours will be enforced between 10:00 PM and 7:00 AM to minimise disturbance.
- Early check-in or late check-out may be granted subject to availability.

4. Number of Employees

- There will be no full-time employees stationed at the property.
- The property will be serviced by contract-based cleaning and maintenance personnel as required.
- A designated property manager will oversee guest communications, compliance, and operational management remotely via MadeComfy.

5. Maximum Number of Guests at Any Given Time

- The property will accommodate a maximum of 8 guests, in accordance with the number of available bedrooms and local regulations.
- The number of guests is fixed and cannot be modified; this is managed through Guesty across all platforms.
- Booking platforms will enforce guest limits, and house rules will outline maximum occupancy restrictions.

6. Type of Equipment Being Used

- The property will not utilise any commercial machinery or noise amplifiers.
- No amplified music or entertainment equipment will be installed beyond standard residential use.

7. Car Parking Arrangements

- The property provides 3 on-site parking space(s), located [e.g. in driveway, garage, underground carpark].
- Additional street parking may be available subject to local parking restrictions.
- Guests will be informed of parking arrangements prior to their arrival to ensure compliance with City of Vincent regulations.

8. Site and Floor Plan

- A floor plan of the property will be uploaded with this application. If not currently available, arrangements will be made to obtain one.

9. House Rules and Control of Anti-Social Behaviour

Guests must adhere to strict house rules which include:

- No loud noise between 10 PM and 8 AM
- No parties or antisocial behaviour
- No additional guests without prior approval
- No smoking or pets unless approved
- No shoes inside the property
- Any breach may incur a \$500 fine, immediate eviction without refund, and additional damage costs if applicable
- Pets, where permitted, incur an additional cleaning fee of \$200
- Waste management is handled by the operations team in line with council collection schedules
- All guests agree to platform-specific Codes of Conduct (see attached)

10. Details of Operations

- The property is listed on MadeComfy Direct, Airbnb, Booking.com, and VRBO.
- All platforms enforce strict guest policies to prevent parties and noise disturbances.
- Guest issues are reported to the 24/7 guest service team or logged by housekeeping/operations.
- Maintenance is coordinated through trusted, reliable tradespeople with a resolution target of within 24 hours.

11. Timetable of Operations

- The short-term rental operates full-time, 24/7.
- Maintenance is attended to promptly, with high priority given to guest comfort and property standards.

12. Strata Management Consent

- If the property is part of a strata-managed complex, owner(s) will provide a copy of approval from the strata for the use of the property as a short-term rental

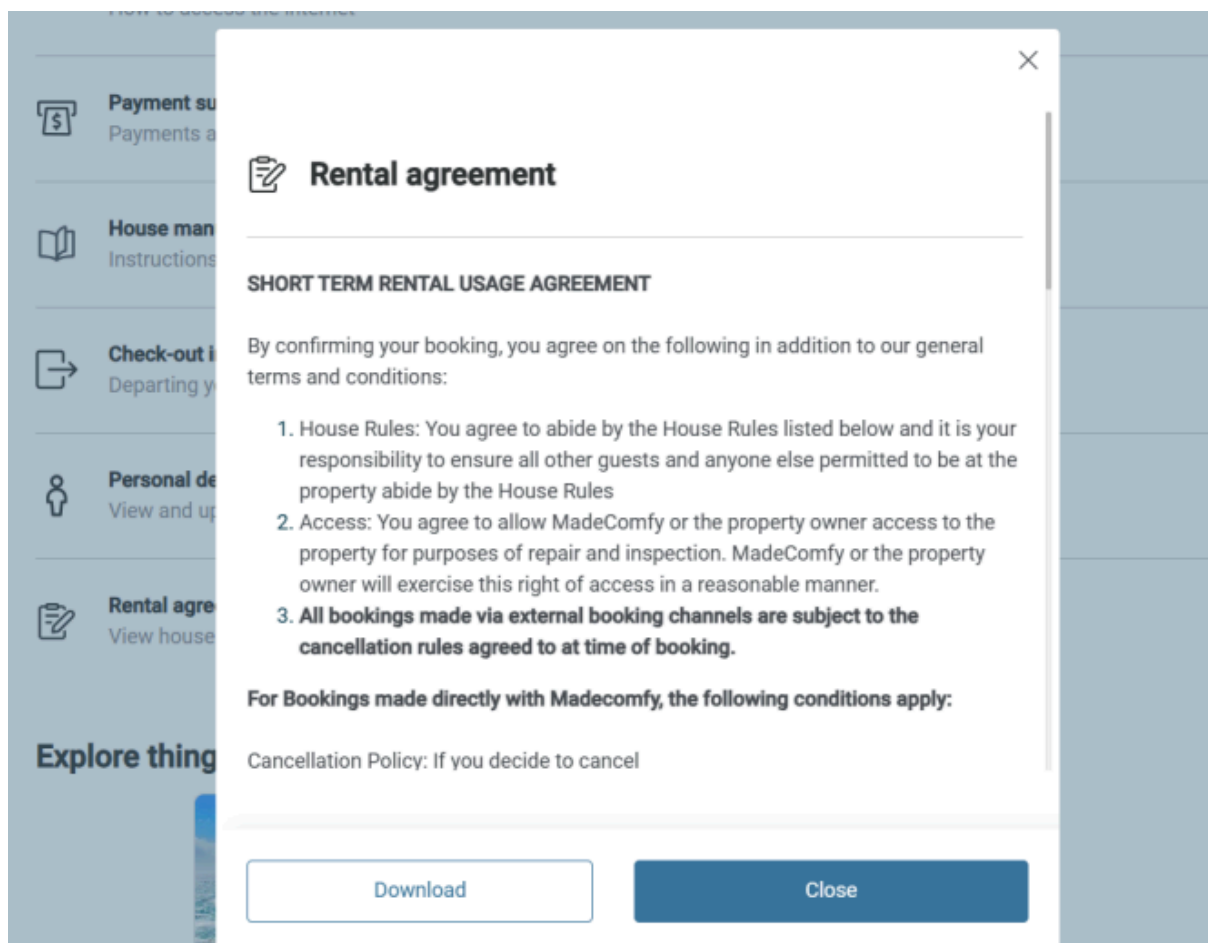
accommodation.

13. Mitigation of Complaints

- Guest complaints are managed by MadeComfy's 24/7 guest services team.
- Owner complaints are escalated to the relevant account manager for resolution.

14. STR Agreement and Code of Conduct

- A Short-Term Rental (STR) agreement outlining guest responsibilities and operational procedures will be provided to each guest.



- A separate **Code of Conduct** document is attached and aligns with policies from Airbnb, Booking.com, VRBO, and Agoda.

This statement is submitted as part of the Development Application to seek approval for the Change of Use of the property from residential to unhosted short-term rental accommodation.

Code of Conduct

Airbnb Platform:

https://www.airbnb.com.au/resources/hosting-homes/a/ground-rules-for-guests-554?utm_source=chatgpt.com&set-bev-on-new-domain=1721868751_EANjlxZTE5YmYyNj

Booking.com: <https://www.booking.com/trust-and-safety/guidelines.html>

VRBO: <https://help.vrbo.com/articles/About-Vrbos-Prohibited-Conduct-Policy>