

House Management Plan – 22A

Bermuda Road, Safety Bay

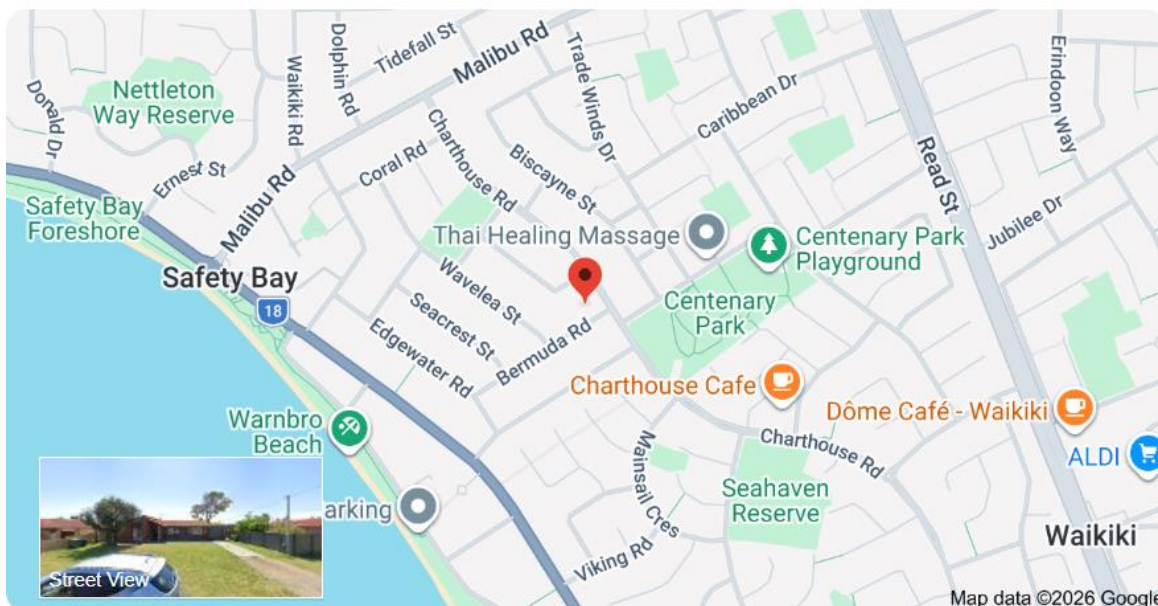
Details of Operation

The property at 22A Bermuda Road, Safety Bay is a residential property comprising a main dwelling and a self-contained granny flat. The main dwelling is leased on a long-term residential tenancy, while the granny flat is used for short-term accommodation. Bookings, guest communication, cleaning, and day-to-day management are handled through MadeComfy, ensuring a structured and professionally managed operation. The property caters to visiting professionals, couples, and small groups.

Number of Guests

The maximum number of guests permitted in the granny flat is 4, with an average occupancy of 1–2 guests per stay, with a minimum 3-night stay

Location



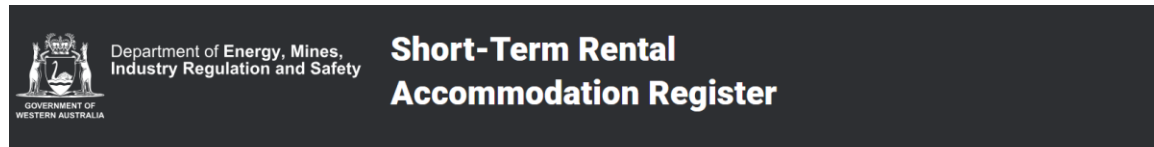
Bookings and Double-Booking Policy

All bookings are managed through MadeComfy's integrated systems. Once confirmed, dates are automatically blocked across all platforms, eliminating double bookings. All guests must meet platform verification standards.

Strata

Not applicable – the property is not part of a strata complex.

STRA registered

[Home](#)[My Dashboard](#)[Register a STRA](#)[Import Bookings](#)[Account Transfer](#)

Receipt

Thank you for submitting your registration.

- Your property **Safety Bay Coastal Stay** in **SAFETY BAY** is now registered and your registration number is **STRA61692Z6CGI2B**

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Your properties

STRA manager	STRA name	STRA address	Registration number	Status	Expiry date
MadeComfy Support	Safety Bay Coastal Stay	22 Bermuda Road, SAFETY BAY WA, 6169	STRA61692Z6CGI2B	Registered	31 Mar 2027

Site Plan & Property Use

The granny flat is the only area accessible to guests. The main dwelling is leased separately and not accessible. Outdoor areas are clearly defined to ensure separation.

Customer Parking

On-site parking is available, limited to one vehicle per stay to minimise neighbourhood impact.

Timetable of Operations

The property operates year-round. Minimum stay is 1 night, and maximum stay is approximately 3 months.

Equipment Storage

The granny flat includes adequate storage in kitchen, pantry, laundry, and bedrooms with wardrobes.

House Rules

Maximum 4 guests. No parties or events. Quiet hours from 9:30pm to 7:00am. No smoking inside. Respect neighbours. Only registered guests allowed.

Check-In / Check-Out

Check-in from 3:00pm and check-out by 10:00am. Guests receive instructions prior to arrival.

Complaints Management

Complaints are handled promptly. Contacts include Alicia McCulloch (Thryve Property) and MadeComfy 24/7 support. Issues are documented and escalated if required.

Emergency Contacts

For emergencies, guests must contact emergency services. For other matters, Alicia McCulloch or MadeComfy support can be contacted.

- Alicia McCulloch
- MadeComfy's 24/7 support number: support@madecomfy.com.au 1800 526 133
- Owner's contact details

Insurance

The property will be fully insured with short-term rental insurance

Safety and Compliance

The property includes smoke alarms, CO alarm, fire extinguisher, fire blanket, and first aid kit, all maintained as required. A sensor-activated safety light at the front door to assist guests during evening check-in

Insurance

The property is covered by appropriate short-term rental insurance, including public liability.

Neighbourhood Consideration

The property operates as a standard residential dwelling with strict guest behaviour management to minimise disruption.

Floor plan

