



# MORNINGTON PENINSULA *Shire*

## SHORT STAY RENTAL ACCOMMODATION CODE OF CONDUCT





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**MORNINGTON  
PENINSULA**  
*Shire*



**PART 1  
INTRODUCTORY**



**1.1 Title**

This Code of Conduct is the Short Stay Rental Accommodation Code of Conduct of the Mornington Peninsula Shire Council.

**1.2 Objectives of this Code of Conduct are to:**

- (a) Specify the minimum required operating standards, presentation and use of short stay rental accommodation within the Municipal District of the Mornington Peninsula Shire Council; and
- (b) Include all short stay rental accommodation as defined by the Local Law.

**1.3 Authorising provision**

This Code of Conduct is made under the provisions of the Short Stay Rental Accommodation Local Law 2018 which is made under section 111 of the *Local Government Act 1989*.

**1.4 Operational date**

This Code of Conduct comes into operation on 17 May 2018.

**1.5 Revocation date**

This Code of Conduct ceases to operate on 17 May 2028, unless sooner revoked by Council.

**1.6 Application of this Code of Conduct**

This Code of Conduct applies and has operation throughout the whole of the Municipal District.

**1.7 Definitions**

Unless the contrary intention appears in this Local Law, the following words are defined to mean:

<b>WORDS</b>	<b>MEANING</b>
The Act	Means the <i>Local Government Act 1989</i>
Authorised Officer	Means any Person appointed under Section 224 and 224A (Members of Victoria Police) of the Act
Code of Conduct	Means a Code issued by Council for the purposes of this Local Law
Council	Means the Mornington Peninsula Shire Council
Dwelling	Any building or portion of a building which is used, intended, adapted or designed for use for living
Infringements Act	Means the <i>Infringements Act 2006</i>



## WORDS

Material Change

Motor Vehicle

Municipal District

Notice to comply

Occupant

Owner

Peace

Penalty Unit

Registered Short Stay Rental Accommodation

Registration

Registration Fee

Short Stay Rental Accommodation

## MEANING

Any change in the terms of the application details that affects the obligations of the parties is material

Has the same meaning as in the *Road Safety Act 1986*

Means the Municipal District of Council

A notice served under clause 4.2

Means a person who occupies short stay rental accommodation for short stay purposes

Means the owner of the dwelling or appointed agent/property manager

Means freedom from disturbance; the state of not being annoyed by noise or unwanted actions

Has the same meaning as the *Sentencing Act 1991*

Short Stay Rental Accommodation registered under this Local Law

Means registration under and for the purposes of this Local Law

Means the fee for registration that is imposed by the Council under the Council's fees and charges at the time

Means accommodation for no more than 30 consecutive days or 1 month in a dwelling for commercial gain, excluding other accommodation premises required to be registered under alternate legislation

## PART 2

### STANDARD OF MANAGEMENT

#### 2.1. Standard of Management

2.1.1 The owner must display and make the Code of Conduct available to all occupants and visitors to the dwelling including availability on their website or any social media used by the owner to promote the short stay rental accommodation dwelling, and must incorporate the Code of Conduct provisions into rental terms and conditions.

2.1.2 The owner must control and be responsible for the behaviour of occupants and residents at the dwelling.

Unacceptable behaviour includes loud:

- (a) Aggressive behaviour;





- (b) Yelling, screaming and arguing; and
  - (c) Cheering, clapping and singing.
- 2.1.3 Off street parking must be provided for all occupants' motor vehicles. The owner must provide information to occupants on parking arrangements prior to arrival.
- 2.1.4 Additional accommodation is not allowed on site by way of tents, caravans, campervans or similar facilities.
- 2.1.5 Outdoor areas including swimming pools, spas, outdoor decking and balconies are not to be used between 11.00 pm to 7.00 am.
- 2.1.6 The owner must inform occupants of waste disposal arrangements and remove any excess waste left by occupants.

### **PART 3**

#### **STANDARD OF PRESENTATION**

##### **3.1 Presentation required**

The owner of a Short Stay Rental Accommodation dwelling must maintain any land connected to the dwelling in good condition.





## *ENJOY YOUR HOLIDAY!*

When vacating the home we expect the home to be left in its original condition, the following must be completed to ensure there is no delay or deductions from your security bond.

Strictly **no smoking** inside the property

**Noise** must be kept minimum after 10pm, failure to do so will result in immediate eviction if we are notified or the police are called

**Mornington Peninsula Shire Code of Conduct** is located in the information folder at the property

**Rubbish collection** – bins are to be placed on the nature strip on **Tuesday nights**. All rubbish to be placed in the outside bins provided upon departure, any rubbish that does not fit will need to be removed.

Failure to remove rubbish or put the bins out will result in tip fees being deducted from the security bond for removal costs.

For excess rubbish Mornington tip is located on Watts Road, Mornington

All **linen** to be removed from beds and placed in laundry if hired

Close all **locks and windows** on departure

Wash and dry all **dishes** and put them away, empty dishwasher

**Kitchen** - Stove, oven and trays must be cleaned, fridge empty and left cleaned, all benches wiped clean

**Bathrooms** – all benches to be wiped, toilets and shower to be left clean

**Floors** must be vacuumed throughout with wet areas mopped

**BBQ** must be left clean

Any **damage or breakages** must be reported on vacating or a note left on the bench advising on details of damage

The **number of people staying** the night must not exceed the number of persons stated to Seachange Holiday Rentals, if this occurs you will be charged an additional fee per person per night and this will be deducted from the security bond.

**Check out** is strictly 10am unless pre arranged by Seachange Holiday Rentals

*We hope that you enjoy your stay and thank you in anticipation!*

