



melcasa

The Owner & Agent
Resource Guide



What is *Coliving*?

Professionally managed coliving combines private furnished suites with thoughtfully designed shared spaces, offering residents a flexible and well-supported alternative to traditional renting.

- ✓ Move-in ready homes - Fully furnished, with all essentials included.
- ✓ Private and shared space - Curated for balance, independence and community.
- ✓ Flexible 3 - 12 month medium term stays - Stable but not restrictive.
- ✓ Well-managed and maintained - Clear, predictable living costs.
- ✓ Sustainable living - Share resources and reduce environmental impact.
- ✓ Coliving isn't a compromise - It's an enriching way to live in Melbourne.

Why People are *Choosing Coliving*

01

Effortless From Day One

Arrive with your suitcase and settle in immediately. No setup, no delays, and no unnecessary complexity.

02

Predictable Living Costs

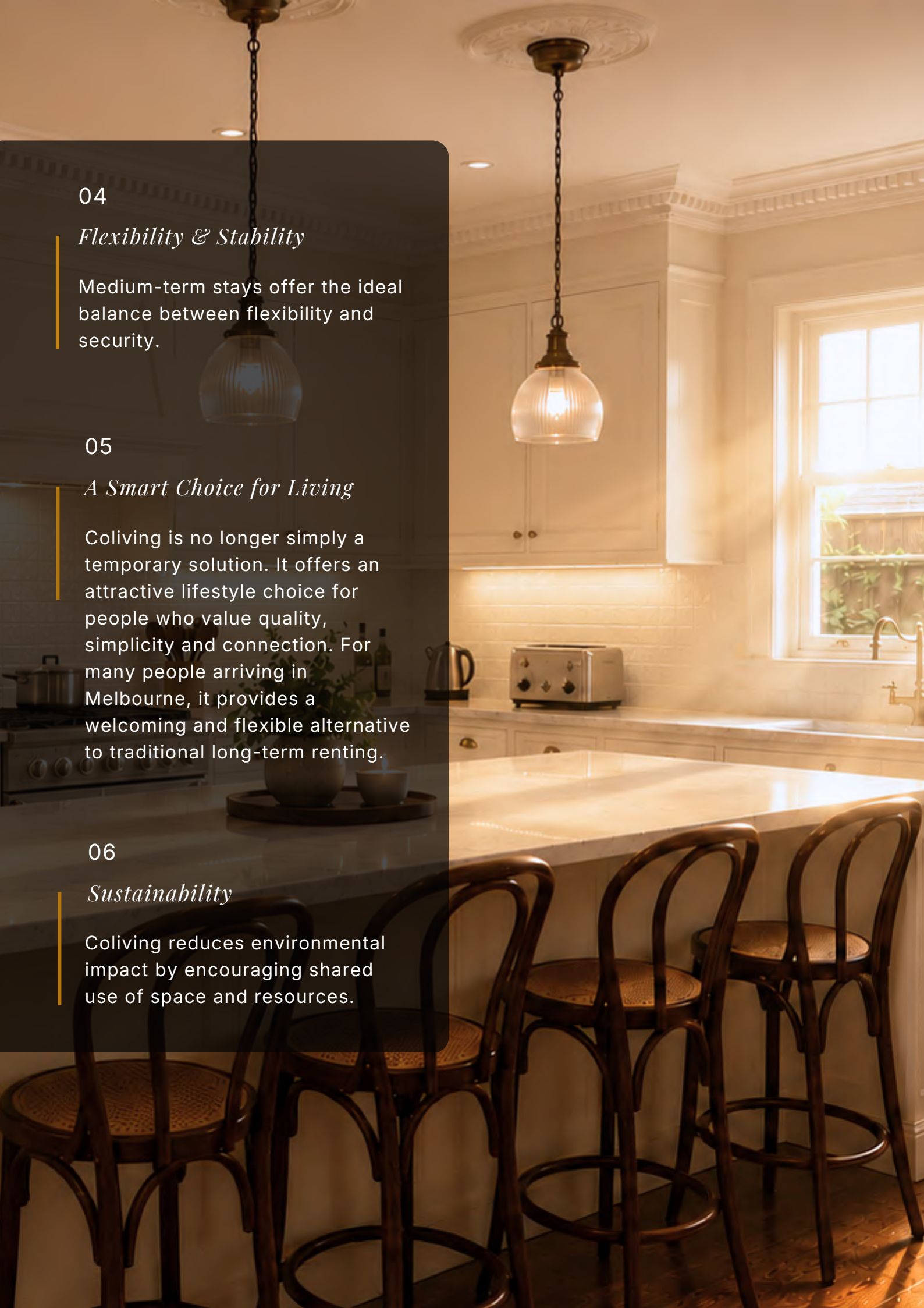
A single transparent monthly payment makes budgeting simple and stress-free.

03

A Higher Standard of Care

Professionally managed residences ensure your home remains calm, clean and well maintained.





04

Flexibility & Stability

Medium-term stays offer the ideal balance between flexibility and security.

05

A Smart Choice for Living

Coliving is no longer simply a temporary solution. It offers an attractive lifestyle choice for people who value quality, simplicity and connection. For many people arriving in Melbourne, it provides a welcoming and flexible alternative to traditional long-term renting.

06

Sustainability

Coliving reduces environmental impact by encouraging shared use of space and resources.



The Residences

Melcasa partners with owners and agents of larger, well-located homes suited to professionally managed coliving. Our corporate leasing model provides long-term stability, continuity and a single professional point of contact while preserving the quality and presentation of each property.

We are consistently seeking suitable

residences in prime Melbourne postcodes and work closely with owners and agents to create a smooth, well-coordinated leasing experience.

Every Melcasa residence is thoughtfully managed, carefully maintained and supported by structured resident selection, housekeeping and ongoing property care.



Our Ideal Properties

- 4-9 bedroom houses
- Internal floor area of up to 300m²
- Well-located employment precincts near transport & lifestyle hubs
- Quality presentation, period character or architectural appeal
- Generous shared spaces & practical resident amenities
- Suitable for conversion to Class 1b use

Understanding the Class 1a to Class 1b Transition

What Is Class 1a?

A Class 1a building is a standard detached home, townhouse or similar single dwelling ordinarily designed for one household.

What Is Class 1b?

A Class 1b building is a small-scale boarding, guest or rooming house with up to nine bedrooms, accommodating no more than 12 residents and having a maximum internal floor area of 300 m².

What Does the Transition Involve?

Transitioning from Class 1a to Class 1b is a relatively straightforward building classification and compliance process. It does not require the property to move to a commercial lease or commercial real estate agent.

A building surveyor assesses the property and identifies any safety measures required for approved Class 1b use. Melcasa coordinates the entire process—including compliance works, certification and council registration—and covers all associated costs while preserving the home's residential character.



Eligible properties may operate without a planning permit when the requirements of Clause 52.23 are satisfied, including applicable zone conditions, no more than 12 occupants, no more than nine bedrooms and a maximum total floor area of 300m².

The classification limits are confirmed by the [Victorian Building and Plumbing Commission](#), while the nine-bedroom condition belongs to the planning-permit exemption under [Clause 52.23](#).

A Familiar Leasing Structure

- Standard residential rental agreement with Melcasa Pty Ltd
- Existing agent continues managing the property
- Additional terms authorise approved Class 1b rooming house use
- Rent is paid to the managing agency
- One corporate renter and professional point of contact



From Lease to Registration

Property Suitability Assessment

Melcasa works with qualified building professionals to assess the layout, floor area, occupancy and Class 1b compliance requirements before proceeding.

Rent Commences with the Lease

Melcasa's rental obligations commence on the agreed lease start date, with full rent paid to the managing agency while approvals and registration are completed.

Compliance Coordinated by Melcasa

Melcasa covers all applicable costs and coordinates the building surveyor, approved safety improvements, certification and council registration while preserving the character and integrity of the home.



Why Homeowners Choose Melcasa



-  Carefully Selected, High-Calibre Residents
-  100% Land Tax Exemption When Applicable
-  A Single, Professional Point of Contact
-  Respectful & Responsible Property Use
-  Structured Property Care & Maintenance
-  Long-Term Partnership Mindset
-  Corporate Rent Independent of Room Occupancy



Reliable Rent & Simplified Utilities

One Corporate Tenant

Melcasa Pty Ltd is the sole renter and pays the agreed property rent through the managing agency. Individual room vacancies or resident payment issues do not alter Melcasa's rental obligations under the head lease.

Melcasa manages resident agreements, arrears, notices and room transitions directly, giving the managing agent one convenient and professional point of contact.

Shared Utilities Managed by Melcasa

Melcasa establishes and manages the operational utility accounts required for the coliving residence, including electricity, gas, water and high-speed internet.

By centralising the resident-facing utility arrangements, Melcasa removes individual account transfers, room-by-room billing concerns and unnecessary administration.

Managed Day-to-Day

- End-to-end compliance
- Harmonious shared living
- Carefully curated residents
- Proactive property upkeep
- 24/7 resident support & maintenance
- Coordination of trusted contractors

Professional Care, Every Day

Melcasa pays for and coordinates fortnightly housekeeping, cleaning, gardening, pool and spa care, property checks and general maintenance.

Responsive Maintenance Coordination

Residents contact Melcasa directly regarding operational and maintenance concerns. We assess each issue, pay for minor maintenance, coordinate qualified contractors and keep the managing agent informed when owner-authorised work is required.

Responsible Resident Management

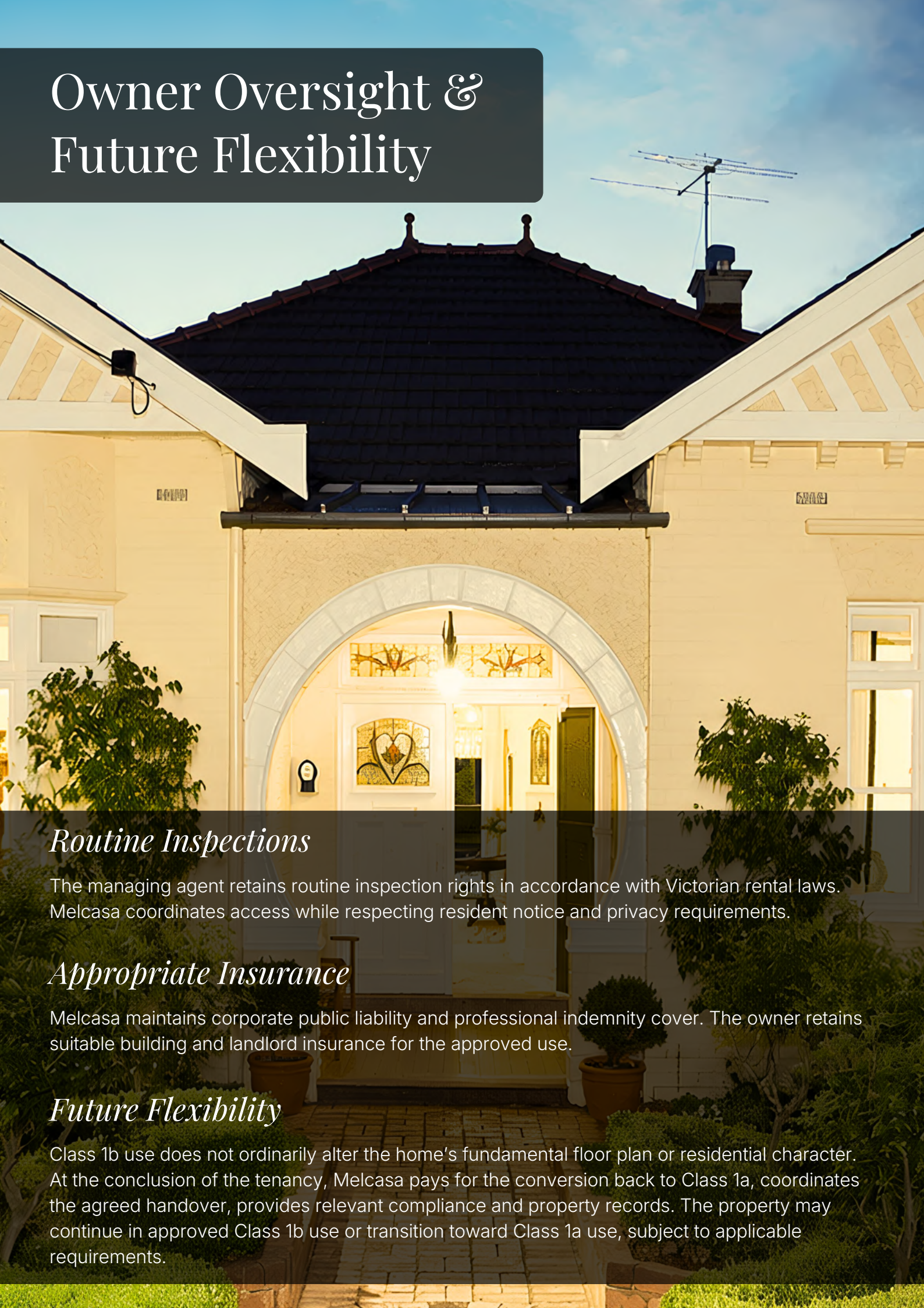
Controlled Occupancy

- Premises-specific occupancy limits
- Up-to-date resident register
- No independent subletting or additional occupants
- All resident placements controlled by Melcasa

Respectful Homes & Neighbourhoods

- Clear House Rules and quiet hours
- Visitor, cleanliness and parking expectations
- Considerate use of shared spaces
- Direct Melcasa management contact
- Prompt handling of concerns

Owner Oversight & Future Flexibility



Routine Inspections

The managing agent retains routine inspection rights in accordance with Victorian rental laws. Melcasa coordinates access while respecting resident notice and privacy requirements.

Appropriate Insurance

Melcasa maintains corporate public liability and professional indemnity cover. The owner retains suitable building and landlord insurance for the approved use.

Future Flexibility

Class 1b use does not ordinarily alter the home's fundamental floor plan or residential character. At the conclusion of the tenancy, Melcasa pays for the conversion back to Class 1a, coordinates the agreed handover, provides relevant compliance and property records. The property may continue in approved Class 1b use or transition toward Class 1a use, subject to applicable requirements.



Our Commitment to Agents



We understand that your reputation depends on the quality of tenants and outcomes you deliver to landlords.

Our role is to support your growth by providing certainty, convenience, and consistently high standards across every property we take on.

With long-term agreements in place, you avoid the ongoing cycle of advertising, inspections, and re-letting.

Your Role Continues

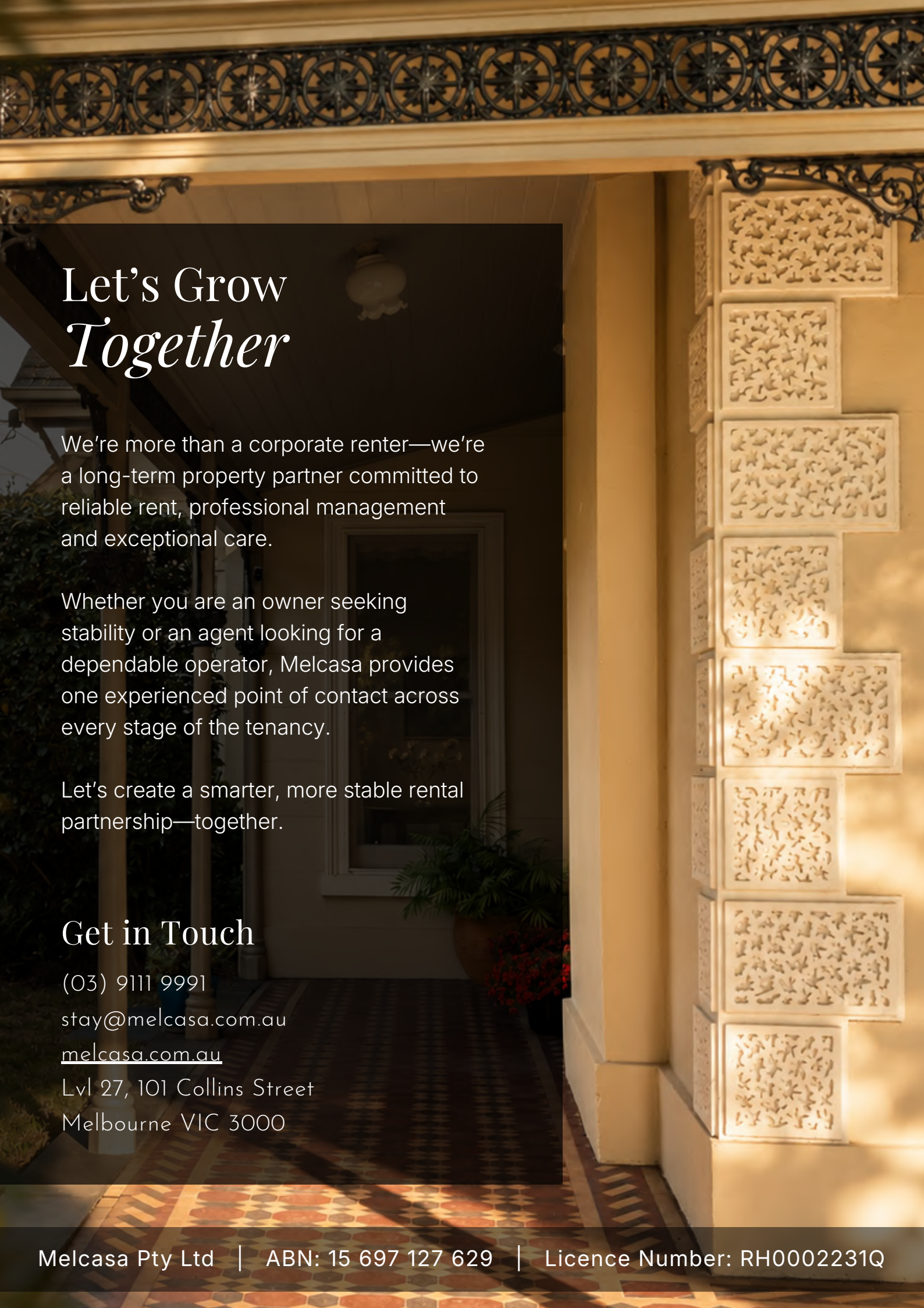
- You remain the owner's managing agent
- Rent continues through your agency
- Routine inspections remain in place
- Clear maintenance and compliance updates
- One-house, one professional tenant

Our Team

Behind Melcasa is a dynamic group of individuals with decades of experience across property development, finance, interior design and hospitality. Together, we bring the industry expertise required to professionally operate high-performing coliving properties at scale.

At Melcasa, we believe successful shared living experiences are fostered through curating a harmonious resident community, thoughtful design, attentive management and a genuine commitment to caring for every home entrusted to us.





Let's Grow *Together*

We're more than a corporate renter—we're a long-term property partner committed to reliable rent, professional management and exceptional care.

Whether you are an owner seeking stability or an agent looking for a dependable operator, Melcasa provides one experienced point of contact across every stage of the tenancy.

Let's create a smarter, more stable rental partnership—together.

Get in Touch

(03) 9111 9991

stay@melcasa.com.au

melcasa.com.au

Lvl 27, 101 Collins Street
Melbourne VIC 3000