



How Sable & Stone Stays built a scalable short-term rental operation with Minut at its core



✓ Resolved

Noise incidents automatically resolved before becoming complaints

📊 Visability

Full portfolio visability

Executive Summary

Melbourne-based Sable & Stone Stays launched its short-term rental arbitrage business with a clear goal: build a scalable operation without sacrificing guest experience or property standards. From the outset, the team recognized that technology would be central to making that possible.

With Minut embedded across the portfolio, the Sable & Stone team have real-time visability over noise, occupancy, and property activity, and the PMS integration keeps operations running smoothly as they grow.



About Sable & Stone Stays

Sable & Stone Stays is a short-term rental operator running an Airbnb arbitrage model across Melbourne and Bendigo, Australia.

Founded in August 2025 by siblings Eloi and Emilie, the business manages eight properties and is actively expanding its portfolio.

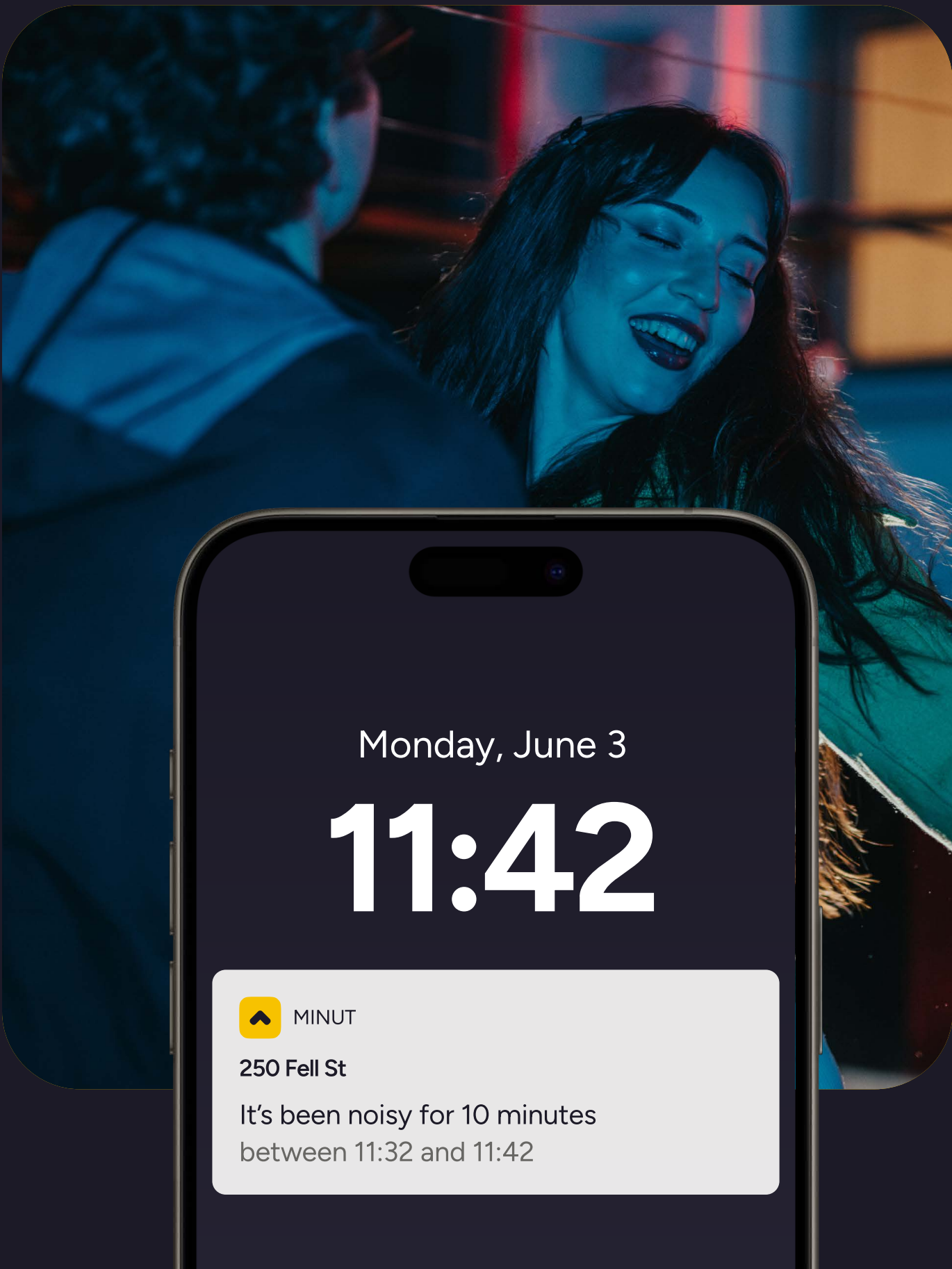
With a Minut device installed at every unit, the team is able to ensure guests stay within noise and smoking guidelines across the portfolio.

Use Case #1

Proactive property monitoring across a growing portfolio

The challenge

Without visibility into what's happening at each location, the Sable & Stone Stays team only knew about a problem after it had already escalated. For noise events, smoking, and overcrowding, the typical discovery route was a neighbour complaint or a post-checkout inspection. The team evaluated other monitoring options, including smart doorbells, but found they didn't deliver the combination of features, reliability, and integrations the business needed.



“We viewed the investment in Minut as a way to protect both our properties and our reputation. The reliability of the alerts, the range of monitoring features, and the integration capabilities made it clear that the additional cost was worth it for our business.”

Eloi Ducasse
Co-founder at Sable & Stone Stays

The solution

Sable & Stone Stays installed Minut across all of its properties, using noise monitoring, smoking detection, motion sensing, and crowd detection to maintain oversight without intruding on guests' privacy. Now, when noise levels exceed thresholds, Minut automatically sends guests a notification.

The results

Noise

incidents flagged and resolved automatically

Smoking

and occupancy monitoring across 100% of portfolio

Problems

identified before becoming complaints or damage

Use Case #2

Integrating Minut with Hostaway to streamline operations

The challenge

As Sable & Stone Stays grew, managing guest communications, check-ins, cleaning coordination, and property activity across multiple properties and systems created a significant administrative burden. The team needed their monitoring solution to plug into the rest of their tech stack, not sit alongside it.



"Minut automatically adds notes and activity updates to bookings, which means our team has better visibility into what's happening at each property without needing to manually track information across multiple systems."

Eloï Ducasse
Co-founder at Sable & Stone Stays

The solution

The Minut–Hostaway integration brought property monitoring data directly into the team's booking workflow. Activity updates and alerts feed automatically into booking records, giving the team a single view of each property without switching between platforms. Cleaning and operations coordination became easier to manage off the back of real-time occupancy and motion data.

The results

↓

Reduced

manual monitoring and follow-up across the team

🏠

Property

activity and alerts surfaced directly inside Hostaway

🧹

Cleaning

and operations coordination improved across the portfolio

Future planning

For Sable & Stone Stays, the question isn't just whether Minut works today, but whether it holds up as the portfolio grows. The answer, according to Eloi, is straightforwardly yes.

"It would be much harder to confidently scale to 15–20 properties without a system that provides real-time visibility and proactive alerts. Minut has become a core part of our operations, and it's something we wouldn't want to run our portfolio without."

— Eloi, Co-founder at Sable & Stone Stays

With no fixed ceiling on growth, Sable & Stone Stays is focused on continuing to scale, and Minut is already built into how they plan to get there.

Want to learn more?

Minut gives enterprise property teams the clarity and control they need to stay ahead of risk, standardize operations, and deliver safer, more seamless guest and resident experiences.



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