

Holiday Accommodation Studio Unit – 33 Whitfield Street, Beachlands, WA, 6530

<http://airbnb.com/h/cosylittlebeachlandsguesthouse>

The application proposed that the existing ancillary accommodation building upon the property to continue being used for holiday accommodation.

Suitability of the Property

The Studio Unit has a small kitchenette with a microwave, fridge, two burner electric cook top, mini electric mobile oven. The unit has its own bathroom and toilet. Reverse cycle air conditioning. Washing machine and dryer. It is a large comfortable space with a queen size bed, single bed and a double fold out couch. Nothing physically needs to be changed to the building as it is already connected to water, mains power and sewerage systems and the unit has an electric hot water system. Our main dwelling has solar panels. The Stirlings Central Shopping Centre is a 4-minute drive from the property. Geraldton Foreshore is a 20-minute walk from the property. Geraldton CBD with all the restaurants, shopping facilities are a 5-minute drive from the property.

Management of the Property

The amenity of adjoining/nearby Land uses The property comprises of two detached dwellings. House and Granny Flat. The granny flat will be the holiday home accommodation. The accommodation is suitable for a maximum of 5 people per night (we have made it this to allow space for families). The granny flat is located at the rear of property. And will have minimal impact on neighbours. There is adequate parking on the property to allow for additional vehicles which won't impact on neighbours. The operation and cleaning of the holiday accommodation will be undertaken by the owners who live onsite in the main dwelling.

The holiday accommodation will be advertised online through websites such as AirBNB. Guests will be met onsite and shown to their accommodation and given a run through of the facilities and emergency evacuation procedures. If the owners are unable to be there at the time of check in, the key will be made available by use of a locked key box. The unit will have clear signs within the dwelling of emergency evacuation procedures and manager telephone contact details. Check in/out procedures should happen during the day and won't cause any noise impact.

The guests will be provided with House Rules and a Property Guide, which will include details on the limits of visitor's numbers and times, to reduce both noise and vehicle number impact.

We also have our Airbnb set up so that we have to either accept or decline the bookings. This helps us to ensure we don't just have anyone coming to stay. We have a process where if guests don't have reviews as they may be new to Airbnb we ask several questions to ensure their intentions of their stay. If guests have poor reviews, we will not accept them.

We are a strictly no smoking property, this reduces guests standing around smoking all hours.

We also have 4 cameras on the property which cover the front of the property and one which covers anyone walking down towards to Airbnb which ensures only approved guests are coming onto the property.

Most of our guests are one-night stays. They are usually travelling from North to South or South to North and use our guest house as a stop over point to rest on their travels. Guests usually arrive in the afternoon and leave in the morning.

Management of property on a day-to-day basis

Check in/out instructions are sent within the booking system. The manager will try to greet each guest when they check in. If the manager is unable to greet the guest, the key will be supplied via a locked box. The code will be supplied to the guest on the day of their arrival. The manager/owner resides on site so is readily available for on-site assistance, though processes and systems will be setup to reduce the contact guests need to have with the manager, unless desired. If the owners of the property are going to be away, they will arrange a suitable house sitter who will take on the role of managing the accommodation. If an unpredicted situation occurs and the owners are unavailable. Another suitable Manager will be engaged casually to manage anything required physically in person. The guests will be provided with the casual Managers contact details. Cleaning will occur on the day of check-out, coordinated by the manager. Waste management is not expected to be an issue, with the small size of the dwelling. Disposal will occur through the main residence's waste system including the use of local recycling options.

Parking on the Property

There is a parking available at the front of the main house dwelling for guest. There is additional parking available down the side of the main house dwelling on the driveway for additional vehicles, boats, or trailers; meaning no vehicles will be Left on the verge or on the street.

Management of noise impacts of visitors

Guests will be provided with House Rules including no events/parties and noise cut off times (9pm weeknights, 10pm weekend nights). Residing on the same property, the manager will be aware of any breach of noise issues likely before they become a complaint. If a complaint occurs, the manager will be able to quickly attend in person or contact the guest via phone.

Through the booking system the manager will have direct communication with guests to rectify anything if the manager is not on the property. Through rating-based sites, guests will endeavour to act in their best interests and behaviour to avoid bad reviews.

Relevant site-specific matters

The accommodation is equipped with a smoke detector. Signage has been installed inside the unit with emergency evacuation instructions. A fire blanket is provided in the kitchen. A property guide is provided to guests prior to arrival outlining practical details of the property, appliances etc. including a detailed map on how to access the holiday home. A sign will be erected with the managers name and contact details once approval has been received, and these details will be readily available inside the property as well.

Pet Friendly Accommodation

We have a separate secure fenced yard that guests have access to for their dogs. Guests utilise our front lawn for toileting their dogs or take their dogs for a walk. We supply poo bags for guests to use when walking their dogs.

The dwelling has been used as a pet friendly Airbnb since August 2022. We have had over 550 reservations during this time frame with most of the guests having dogs. We have a limit of 2 pets per booking.

During the last 2 years of hosting we have had no complaints from any surrounding neighbours.