

Management of the property: Unit 3/13 Ainsworth st

The amenity of adjoining / nearby land uses

The property is a dwelling consisting of a single house, with perimeter fencing. The accomodation is suitable for a maximum of 4 people per night.

The property is located on Ainsworth St surrounded by housing and bush land. The holiday home has its own driveway and carport we do have added carparks station at the front of the unit complex.

Management of noise impact of visitors

Tenants will be provided with "house rules" including events/parties and noise cut off times (9pm weeknights, 10pm Weekend nights). If a complaint occurs owners live less than 5 minutes from the Holiday Home and one or both owners could attend in person or via telephone as soon as practicable.

Management of property on a day-to-day basis

Check in/out instructions are sent within the booking system and procedures are via a lockbox that guests have access to from their check-in time. Arrival and departure are happening in a normal manner to any other tenancy.

The owners are readily available for any on site assistance, if however co-owners are unable to attend then a suitable manager will be engaged casually to manage anything required physically in person, or the accommodation will be unavailable.

Cleaning will occur the day of check-out, coordinated by the Owner.

Disposal will occur through the normal council waste disposal procedures.

Relevant Site specific matters

The accomodation is equipped with smoke detectors in the Kitchen and lounge room as well as emergency evacuation instructions in case of an emergency. A current fire extinguisher is provided in the kitchen.

A property guide is provided to the tenants outlining practical details of the property eg: appliances, non smoking policy, pets policy ect. Including a detailed map of how to access the holiday home. A sign will be erected with the Owners name's and contact details once approval is received, these details will also be provided inside the holiday home.

The Proponent will hold separate landlord insurance for the holiday home accomodation.