

# Holiday Accommodation House

## PROPERTY DETAILS

163 Gregory Street, Geraldton, WA, 6530

## SUITABILITY OF THE PROPERTY

The location of the property is 1km from the Geraldton CBD, 2km from the foreshore precinct, 2kms from the Hmas Sydney memorial, 3.4km from the point moore lighthouse and 4km from the Horizon ball, this i believe makes it an ideal place for visitors to explore Geraldton and her iconic locations.

The house is connected to water mains and septic, It has a fully equipped and functioning kitchen and dining room, bathroom and toilet, it has a natural gas hot water system. The remainder of the accommodation has 3 bedrooms and a lounge room. All of which is covered by reverse cycle air conditioning and making it comfortable for guests.

## MANAGEMENT OF THE PROPERTY

### Amenity of adjoining/nearby land uses

The House is located in the centre of the property – adjoining properties are to the North, East and South with good boundary fencing, with ample space separating the properties with multiple meters between the side properties and a large back yard with a row of mature olive trees close to the back fence line for extra privacy.

The accommodation is suitable for couples, small families and groups with a maximum of 5 people with adequate off-street parking with enough driveway space for 3 cars or two cars and a trailer/caravan as shown on the site plan.

The Holiday home will be advertised on the Airbnb platform for short term accommodation and/or long term employment stays, where guests are provided with check in procedures and the guest book. The guest book details the facilities, house rules and emergency procedures, fire extinguisher locations along with the owners and host's contact details.

### Day to day management

Check in and check out procedures are sent from the Airbnb platform along with step-by-step pictures to guide the process. If the owner is unable to meet the guest, the key will be placed in a lock box with the exact location and code provided via the Airbnb platform.

The host will be available to assist with any queries or issues and their contact details will be provided by the Airbnb platform welcome, the guest book and by the property sign which will be placed out the front of the property, in the case the host is not in town a co-host/property manager will be elected and the details updated.

Cleaning will occur as soon as possible after checkout with waste and recycling being disposed of correctly.

### Parking on property

There is ample off-street parking, with extra space for boats, campers, caravans and trailers owing to

the length of the driveway. The Airbnb platform will include directions for parking and will state that no cars are to be left/parked on the verge or street.

### **Management of noise impacts**

The property can accommodate couples or small families up to a maximum of 5 people and the rules, shared with guests through both the Airbnb platform and guest rules specifically prohibit further guests, parties or events. Quiet hours are also designated between 9pm and 7am on the Airbnb platform.

Contact and rapport will be established with both side neighbours where they will be given the hosts contact number so they can contact the host directly if there are any problems in regards to noise and rule breaking, there will also be a sign displayed at the front of the property with the hosts details and property name.

### **Relevant site-specific matters**

The accommodation is equipped with two smoke detectors, a fire blanket and extinguisher. Signage will be erected on site and clearly visible from the street, that has the hosts name and contact details as the manager of the property, once approval has been received.