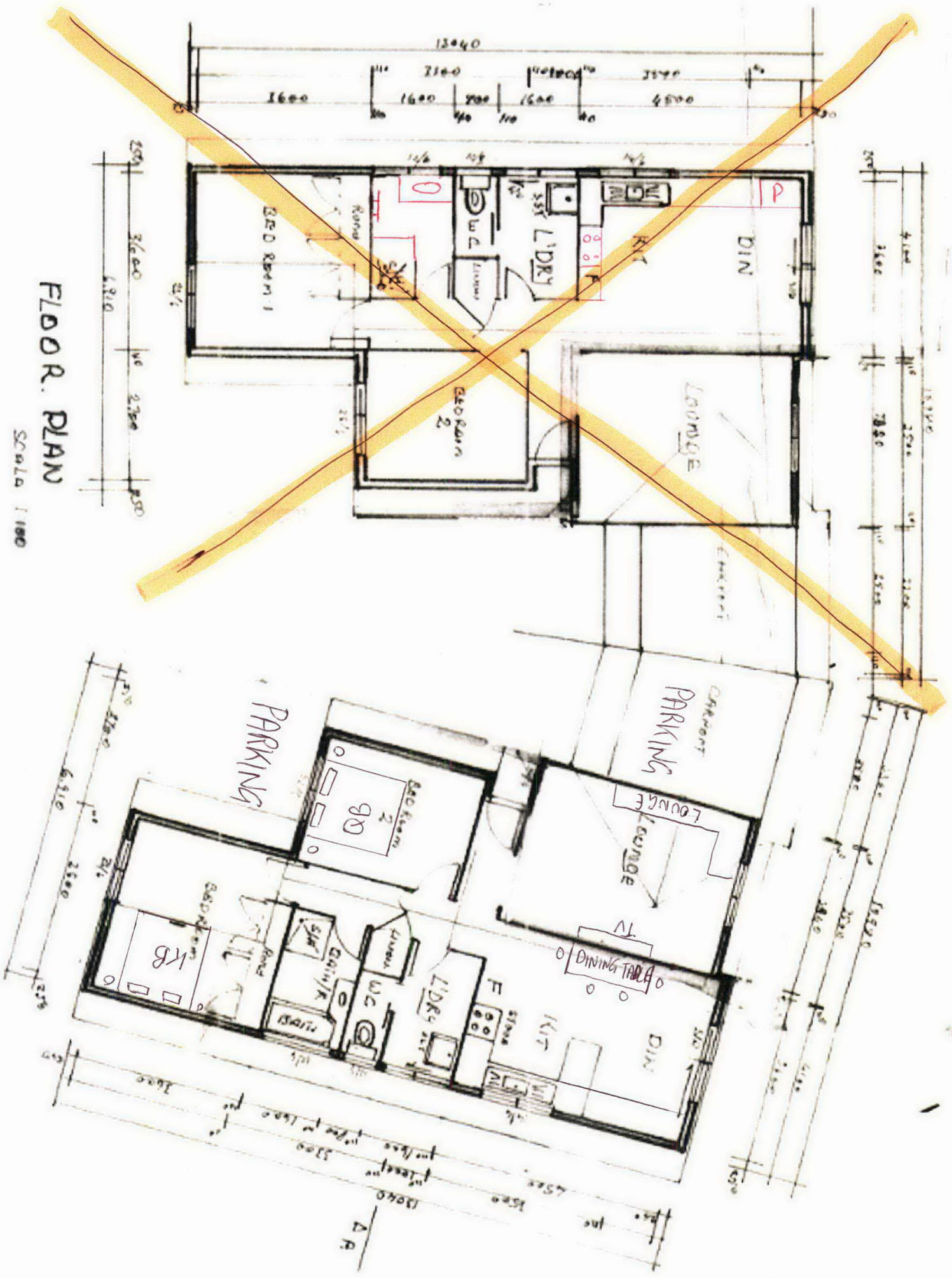


FLOOR PLAN

SCALE 1/100



Holiday Accommodation Studio Unit – 9B Kononen Place, Beresford, Geraldton, WA, 6530

The application proposed that the existing building can be used for holiday accommodation.

Suitability of the Property

The Unit has a full kitchen with a microwave, fridge, electric cook top, oven. The unit has its own bathroom and toilet. Reverse cycle air conditioning. Washing machine and dryer. It is a large comfortable space with 2 bedrooms one with a king size bed and one with a queen size bed and a lounge room with a large lounge and TV. Nothing physically needs to be changed to the building as it is already connected to water, mains power, sewerage systems and gas. The Northgate Shopping Centre is a 3 minute drive from the property. Geraldton Foreshore is a 3 minute drive from the property. Geraldton CBD with all the restaurants, shopping facilities are a 4 minute drive from the property.

Management of the Property

The accommodation is suitable for a maximum of 4 people per night. The accommodation 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 around the corner or a full time cleaner.

The holiday accommodation will be advertised online through websites such as AirBNB. Guests will have a physical guide book available to look through which gives a run through of the facilities and emergency evacuation procedures. 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. Manager and cleaner will be available for contact via phone or through Airbnb 24/7.

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 also have 2 cameras on the property which cover the front of the property and one which covers the rear of the Airbnb which ensures only approved guests are coming onto the property.

A lot of our guests will be 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 key will be supplied via a locked box. The code will be supplied to the guest on the day of their arrival. 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 manager 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 residence waste system including the use of local recycling options.

Parking on the Property

There is a parking available in front of the unit for guest for roughly 2 cars.

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). The manager will be aware of any breach of noise issues likely before they become a complaint due to activity on cameras. 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 secure fenced yard that guests have access to for their dogs.

The dwelling can be used as a pet friendly Airbnb. We have a limit of 2 pets per booking.

Two Palms House Rules

Welcome to our home in Geraldton. We want all guests to have a comfortable, relaxing stay while respecting the property, neighbours, and local environment.

General Rules

- Please treat the home with care and respect as if it were your own.
- Only registered guests are permitted to stay overnight unless approved in advance.
- No parties, events, or excessive noise at any time.
- Quiet hours are from **10:00 PM to 7:00 AM** in consideration of neighbours.
- Smoking or vaping is not permitted inside the property. Please use designated outdoor areas and dispose of cigarette butts responsibly.
- Illegal activity of any kind is strictly prohibited.

Check-In & Check-Out

- Check-in: After **2:00 PM**
- Check-out: Before **10:00 AM**
- Please ensure all doors and windows are locked when leaving the property.

Cleanliness

- Please leave the property in a tidy condition.
- Wash dishes before departure.
- Dispose of rubbish in the bins provided.
- Excessive cleaning may result in additional charges.

Furniture & Property Care

- Do not move indoor furniture outside.
- Please avoid eating or drinking on beds or lounges where possible.
- Report any damage or maintenance issues immediately so they can be addressed quickly.

Beach & Sand

Being a coastal property in Geraldton:

- Please rinse off sand before entering the house.
- Do not shake sandy towels or clothing inside.

Air Conditioning & Utilities

- Turn off lights, fans, and air conditioning when leaving the property.
- Keep doors and windows closed while air conditioning is running.

- Water is valuable in Western Australia — please use responsibly.

Parking

- Please park under carport or at front of the property.
- No blocking neighbouring driveways.

Pets

- Pets are only permitted with prior approval.
- Guests are responsible for cleaning up after pets and preventing damage.

Safety

- No candles, open flames, or fireworks.
- Please familiarise yourself with emergency exits and fire safety equipment.
- In case of emergency, call **000**.

Respect for Neighbours

- Please keep noise to a minimum, especially outdoors at night.
- No loud music or disruptive behaviour.

Before You Leave

Before check-out, please:

- Turn off appliances and air conditioning
- Lock doors and windows
- Take out rubbish
- Return keys to lock box

Thank you for staying with us, and we hope you enjoy your time in Geraldton!

Welcome to Your Geraldton Stay Guide

Welcome to our property in Geraldton!

We hope you have a relaxing and enjoyable stay. This guide contains everything you need to know about the home, local area, and nearby essentials.

Property Information

Check-In / Check-Out

- **Check-In:** From 2:00 PM
- **Check-Out:** Before 10:00 AM

If you require flexible times, please contact us in advance and we'll do our best to assist.

Wi-Fi Information

Parking

- Free parking is available on the property.
- Please park under carport or at front of the property and avoid blocking neighbours or driveways.

House Rules

Please help us keep the property comfortable for everyone:

- No parties or events
- Quiet hours from 10 PM – 7 AM
- No smoking inside
- Registered guests only
- Please respect neighbours and surrounding properties

Using the Property

Air Conditioning

- Please switch off air conditioning when leaving the property.
- Keep doors and windows closed while operating.

Kitchen

Feel free to use all kitchen appliances and cookware provided.

Before departure:

- Wash dishes or at least put scraps in bin and rinse
- Empty fridge of personal items
- Dispose of rubbish appropriately

Beach & Sand

Geraldton is known for its beaches and wind:

- Please rinse sand off before entering
- Use outdoor taps if possible
- Avoid shaking sandy towels indoors

Safety Information

- Emergency Number in Australia: **000**
- First aid kit location: Under kitchen sink
- Fire extinguisher location: Under kitchen sink

Please notify us immediately if anything is damaged or unsafe.

Local Recommendations

Beaches

- Town Beach – Great for swimming and sunsets
- Back Beach – Popular for surfing
- Drummond Cove – Quiet coastal spot north of town

Food & Coffee

- Salt Dish
- Skeetas Restaurant & Cafe
- The Provincial
- Quiet Life Coffee
- Flow vitality
- Café fleur
- Piper lane café
- The foreshore hangout lounge
- Barnacles on the wharf
- Tarcoola tavern

- L'Italiano pizza and pasta
- The mad Mexican
- Mia restaurant
- City Asian delight

Things To Do

- HMAS Sydney II Memorial
- Geraldton Foreshore
- St Francis Xavier Cathedral
- The Esplanade
- Point Moore Lighthouse
- Museum of Geraldton
- Greenough Wildlife and bird park
- Geraldton Regional art gallery
- Offshore Charters WA (Crayfish and Fish charters)

Shopping & Essentials

- Northgate Shopping Centre
- Stirlings Central
- Geraldton Homemakers Center
- Major supermarkets and pharmacies are located within town centre areas

Emergency & Medical

- Nearest hospital: Geraldton Regional Hospital
- Nearest pharmacy: Local pharmacies are available throughout Geraldton CBD.

Check-Out Checklist

Before leaving, please:

- Lock all doors and windows
- Turn off lights and air conditioning
- Take rubbish to bins
- Return keys to lockbox
- Ensure dishes are cleaned

Thank you for choosing to stay with us in Geraldton.
We hope you enjoy the beaches, sunsets, and relaxed coastal lifestyle!