

**Holiday Accommodation Unit.  
(Beach Bungalow)**

**Property details:**

Unit 11/198, Chapman rd, Geraldton 6530 (Ocean Palms Complex)

**Suitability Of The Property:**

The location of the property makes it an ideal place for visitors to explore Geraldton.(1.2 km to Northgate shopping centre, 1.7km from Geraldton Museum and Marina, 2.2km from Sydney memorial, 5km from the lighthouse, 300m from the marble, 30m from Foreshore footpath development that has access all the way into town and bluff point to the north) The house is connected to water mains and sewerage and has a new electric hot water system. It has a newly renovated bathroom and toilet, fully functioning kitchen complete with an oven, stove, microwave and fridge. There are two reverse cycle air conditioners (main bed room and living room). Small outdoor courtyard dedicated to unit 11. The property has been recently renovated through out.

Unit 11 is situated at the rear (EAST SIDE) of the Ocean Palms complex. The Lay out is 2 bed 1 bathroom and 2 toilet. The rear drive way gives access to the to the double garage, this by passes all other units for minimal interaction with other complex residents.

**Management of property:**

The accommodation is suitable for couples and family's with a maximum of 4 people, with adequate off street parking (3 car spaces dedicated to unit 11 - 2 car garage and single park). The cleaning of accommodation is to be under taken by the owners/designated cleaner whom reside in Geraldton, resulting in no extra traffic or impact on neighbour's.

The holiday home will be advertised on the Airbnb platform where they are provided with check in procedures along with the owners contact details.

**Day to day management:**

Check in and out procedures are sent from the Airbnb platform along with step by step pictures and notes to guide the process. If the owner is unable to meet the guests, the key will be placed in a lockbox with the code provided via the Airbnb platform.

The owners reside in Geraldton and are usually able to assist with and queries or issues, however if the owners are unavailable an alternative manager will be nominated to fulfil this role and guests will be provided with the appropriate contact details. Cleaning will occur as soon as possible after checkout with all waste and recycling taken care of by owner/alternate

manager.

**Parking on property:**

There is ample off-street parking and additional visitor/common area complex parking, should the guest Vehicles not be suitable for the Units garage parking. The Airbnb platform will include directions for parking and will state that no cars are to be parked on the Verge of street in non approved areas..

**Management of noise impacts:**

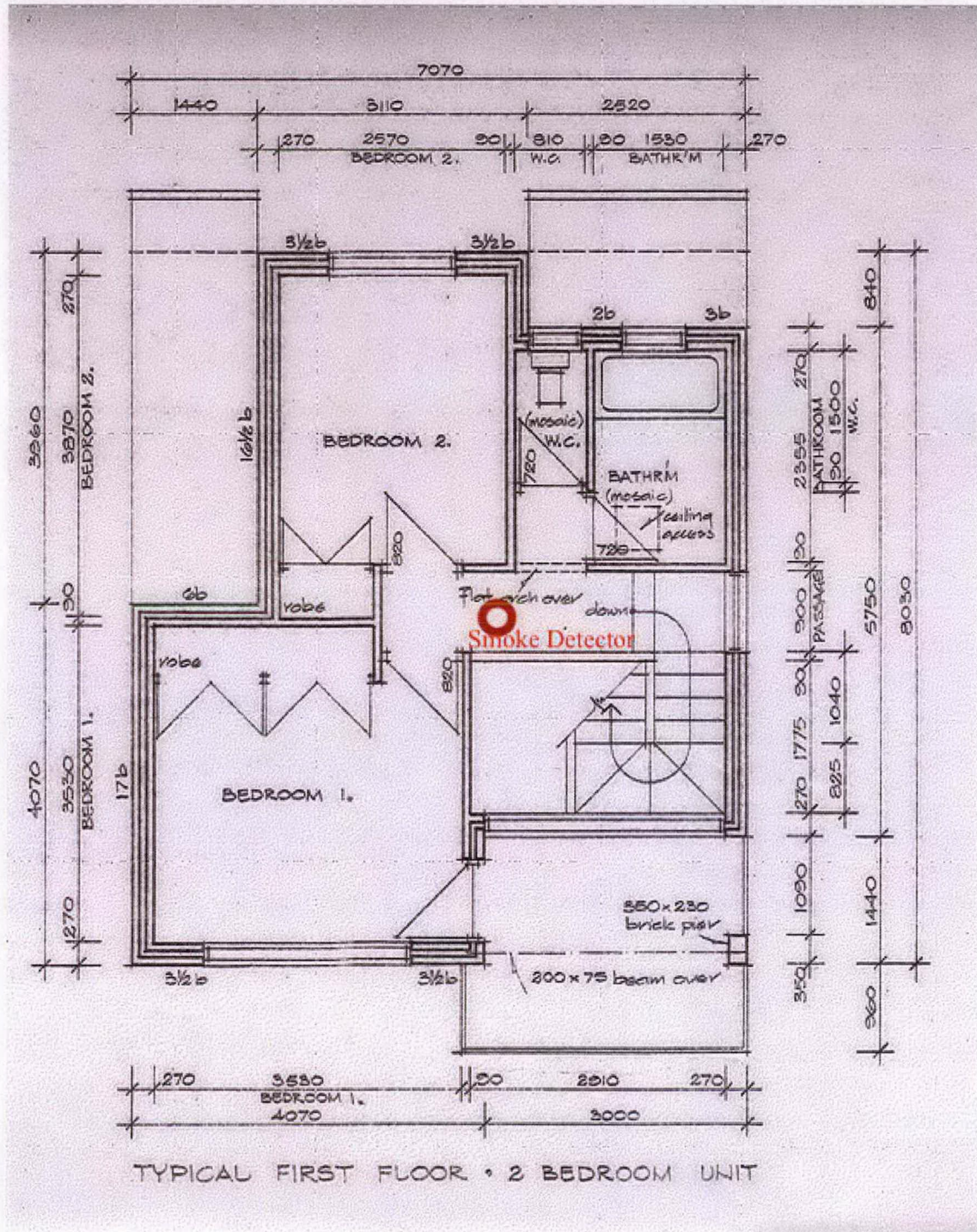
The property can accommodate couples or families up to a maximum of 4 people, the rules shared with guests through the Airbnb platform specifically prohibit further guests, party's or events and will be inline with the complex by-laws.

Quiet hours are also designated between 9pm & 7am as per the Airbnb platform. As we are located in Geraldton and have a good relationship with neighbours, we will be able to monitor any issues with this before there becomes a problem for other neighbours.

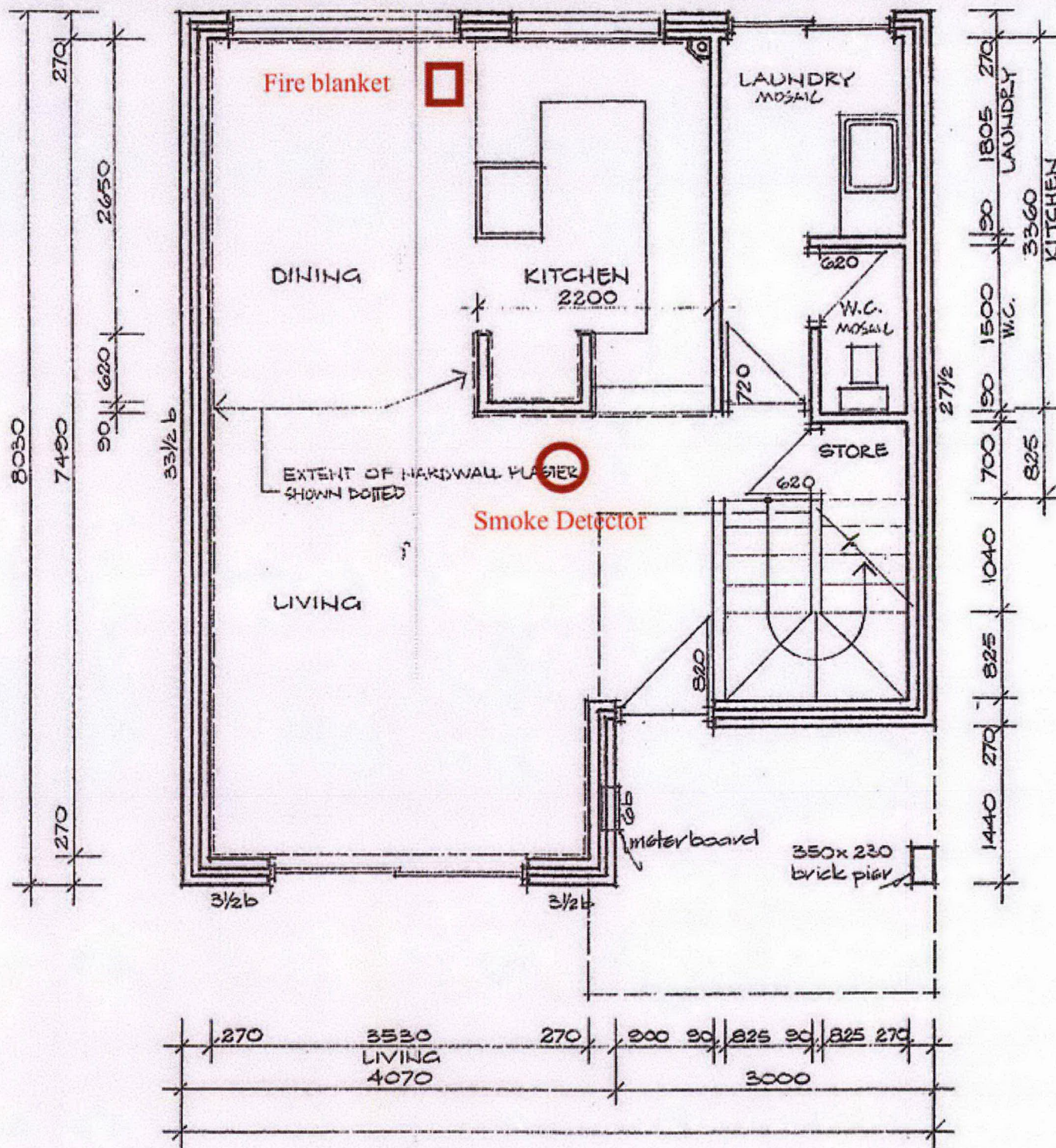
**Relevant and site specific matters:**

The accommodation is equipped with two smoke detectors and fire blanket. Signage will be erected on site and clearly state local emergency contacts, as well as myself being manager of the property. A muster plan/area has been put in place in the event of an evacuation.

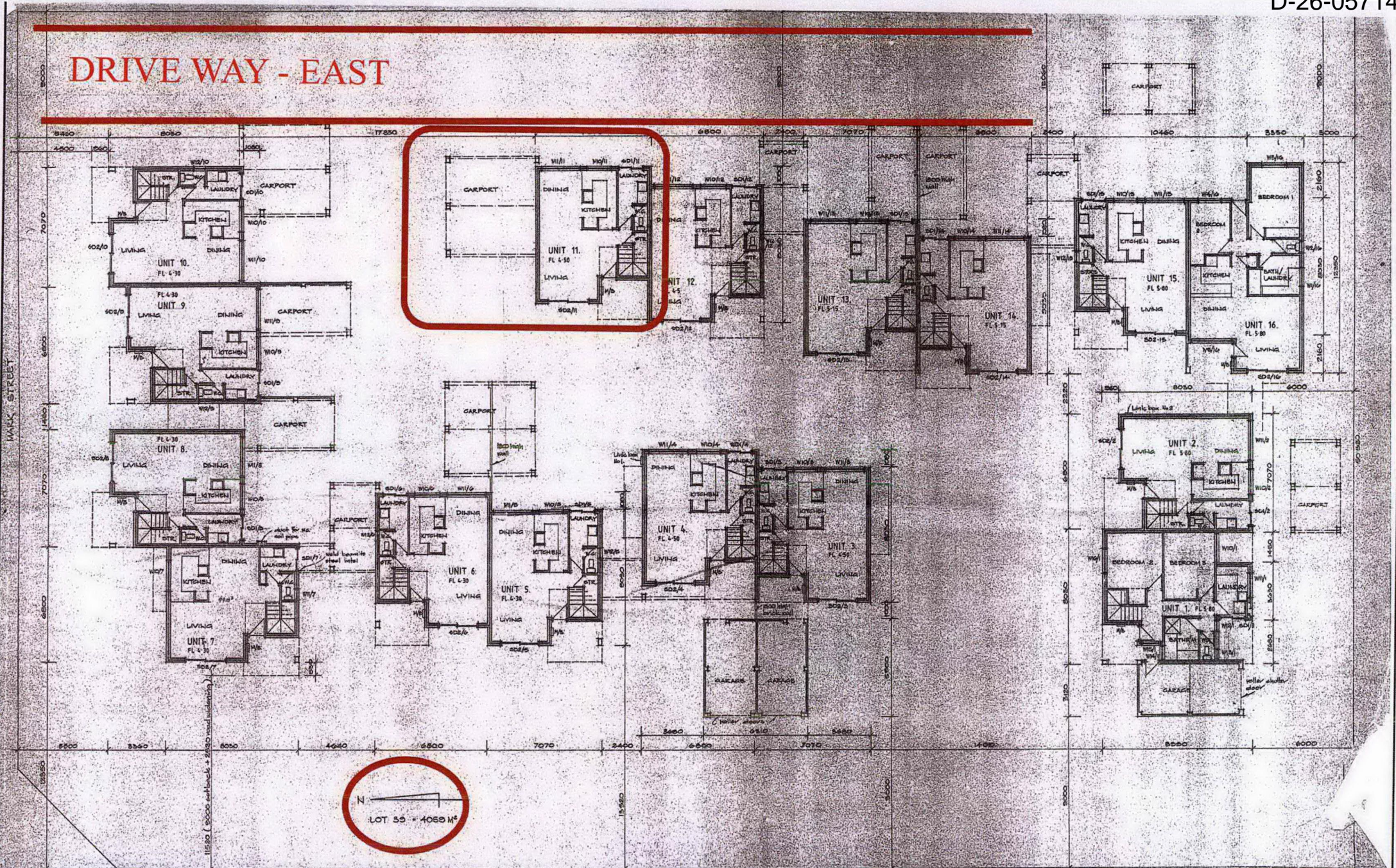
Complex by-laws have been reviewed in preparation for this accomodation over view.



TYPICAL FIRST FLOOR • 2 BEDROOM UNIT



# DRIVE WAY - EAST



GROUND FLOOR PLAN

CHAPMAN ROAD

PROPOSED 16 MULTIPLE UNITS  
ON LOT 39 CHAPMAN ROAD GERALDTON

RICHARD SZKLARZ ARCHITECTS  
50 CHURCHILL AVENUE SUBIACO PERTH 091382 1799

DATE SCALE  
Dec 1983 1:100

DRAWING  
W2/A



COMMON USE PARKING

10

VISITOR  
PARKING

DOUBLE CAR GARAGE AND SINGLE PARK

UNIT 11



Telstra Payphone

Sheppman Rd