# Unhosted Short – Term Rental Accomodation (STRA) Management Plan

**Property Address** – 25 Charles St, Bluff Point, Geraldton

**Property Details** –

The maximum number of guests we would be having at any time would be 6.

**Management**

The property will be managed by myself through Airbnb booking platform. I will be accessing the property between bookings to clean, inspect for damage and address maintenance issues and to prepare the house for the next set of guests. I will handle all bookings, communication and check -in arrangements. My partner and I will also do any gardening, repairs, removal of any excess rubbish, between guest visits.

Guests will be provided with information regarding parking, noise restrictions, rubbish collection and emergency procedures on arrival.

**Complaints**

I will be responsible for responding to all complaints. I will be in contact with the guest via Airbnb messaging or by phone and vice versa. If needed we can attend the property within 10 minutes. We have a good relationship with the neighbours, and have an active group chat. They will contact me if there are any problems at the house whilst it is being short term rented. If I am not in Geraldton I will ask a neighbour to be available to respond to any emergencies that may arise. Someone will be available to respond to an occurrence 24/7.

If the issue is not resolve within an hour after the guests have been contacted, I will contact Airbnb and take further action under the booking terms, which may require the guests to leave.

For urgent matters either a neighbour or I will contact the relevant emergency service.

**Safety**

The house has been fitted with security screens, appropriate window and door locks including dead bolts. We have all gates on the property fitted with locks.

Smoke alarms are installed in accordance with WA requirements.

A fire extinguisher and blanket has been provided.

Emergency numbers have been clearly displayed for quick retrieval by guests.

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**Parking**

There is undercover parking for two vehicles and a large driveway to accommodate at least another two vehicles. As the maximum number of guests will never exceed 6 – this should be more than adequate.

Guests will be instructed not to park on verge. There are no footpaths on the street .

**Guest Access**

I will be in contact with the guests through the Airbnb messaging platform. They will gain entry to the property through a lock box. This access code will only be given to the guest on confirmation and just prior to their ETA. There is an external light at the point of entry for the safety of the guests.

**Noise and Neighbour Amenity Management**

Guest will be required to comply with house rules relating to noise, particularly during the evening/night.

No parties or functions are to be held at the premises

Parking is restricted to driveway and carport only

Waste is to be disposed of in the wheelie bin only.

**Emergency and Evacuation Management**

Emergency instructions will be displayed in an accessible location with all emergency numbers. The address of the property will be clearly visible. Guests will be instructed to evacuate the building in the event of a fire - there are four exit points in the house. The owner is to be notified immediately.

A First Aid Kit will be supplied, also equipment in the case of a natural disaster – batteries, torch, radio, water.

**Compliance and Review**

The management plan and the operating procedures for the property will be review annually, or updated/changed following any significant events or change in legislation.

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**Bluff Point Shopping Centre is 500m away with bus stop for transport into CBD**

Fruit and Veg Market and Supermarket

Hairdresser

Phisiotherapist

Massage

Deli

Medical Practice

Newsagent

Pharmacy

Happy Bowl

Food Fort

Butcher

Hairdresser

Wintersun Hotel

Muzz Buzz

Concept Aesthetics Studio

Laundromat

Dentist

Larger Supermarket at Glenfield 1km away

**Popular Tourist Attractions include:**

Chapman River - popular walk or longer hike if desired.

St Georges Beach – swimming, snorkelling, BBQ and picnic

Bluff Point Heritage Trail

Bluff Point to Sunset Beach – swimming, surfing, kiteboarding etc

Cycleway Bluff Point to CBD – walk or cycle

Beresford Foreshore and Horizon Ball

Spalding Horse and Pony Club

Batavia Coast Miniature Railway Society

Spalding Park Play Ground

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D-26-130820

NOTE: .

STORMWATER TO BE DIVERTED A MINIMUM OF 1.5M AWAY FROM ALL FOOTINGS, BOUNDARIES AND MUST BE CONTAINED

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**AERIAL OVERVIEW - PROPOSED CARPORT - 25 CHARLES STREET BLUFF POINT WA 6530**

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*Whilst all care has been taken in the preparation of this data, this information is provided as a guide only and no responsibility shall be taken for any omissions or errors in this document. The accuracy provided is not to be used for legal purposes, but reference is made to the certificates of titles, survey diagrams and legal versions of the Town Planning Scheme.*

CITY OF GREATER GERALDTON
PERMIT
250874
DATE
26 AUG 2025

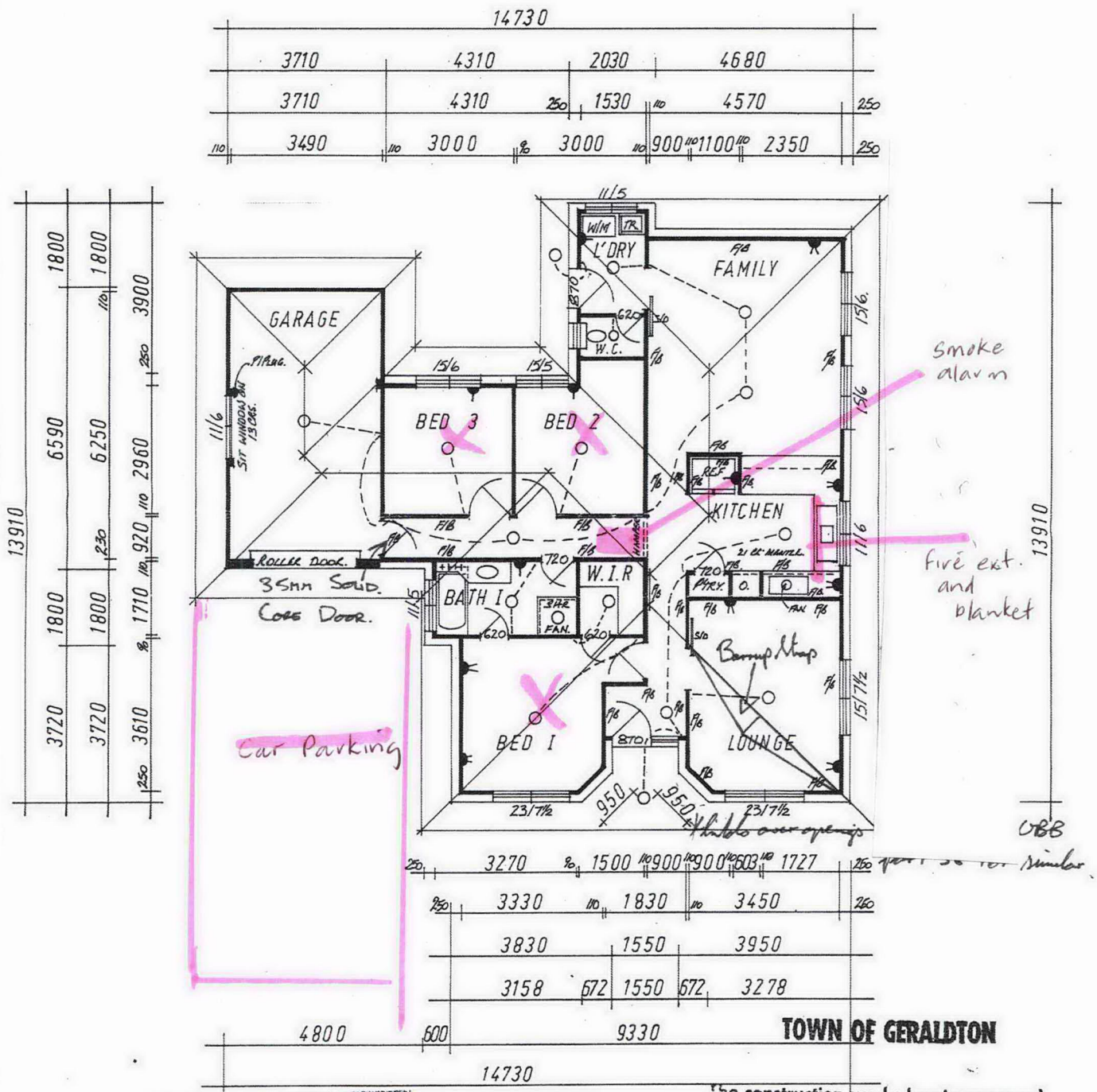
CITY OF GREATER GERALDTON
CERTIFICATE OF DESIGN COMPLIANCE
APPLICATION #
250874
DATE
26 AUG 2025

Date: 26/08/2025

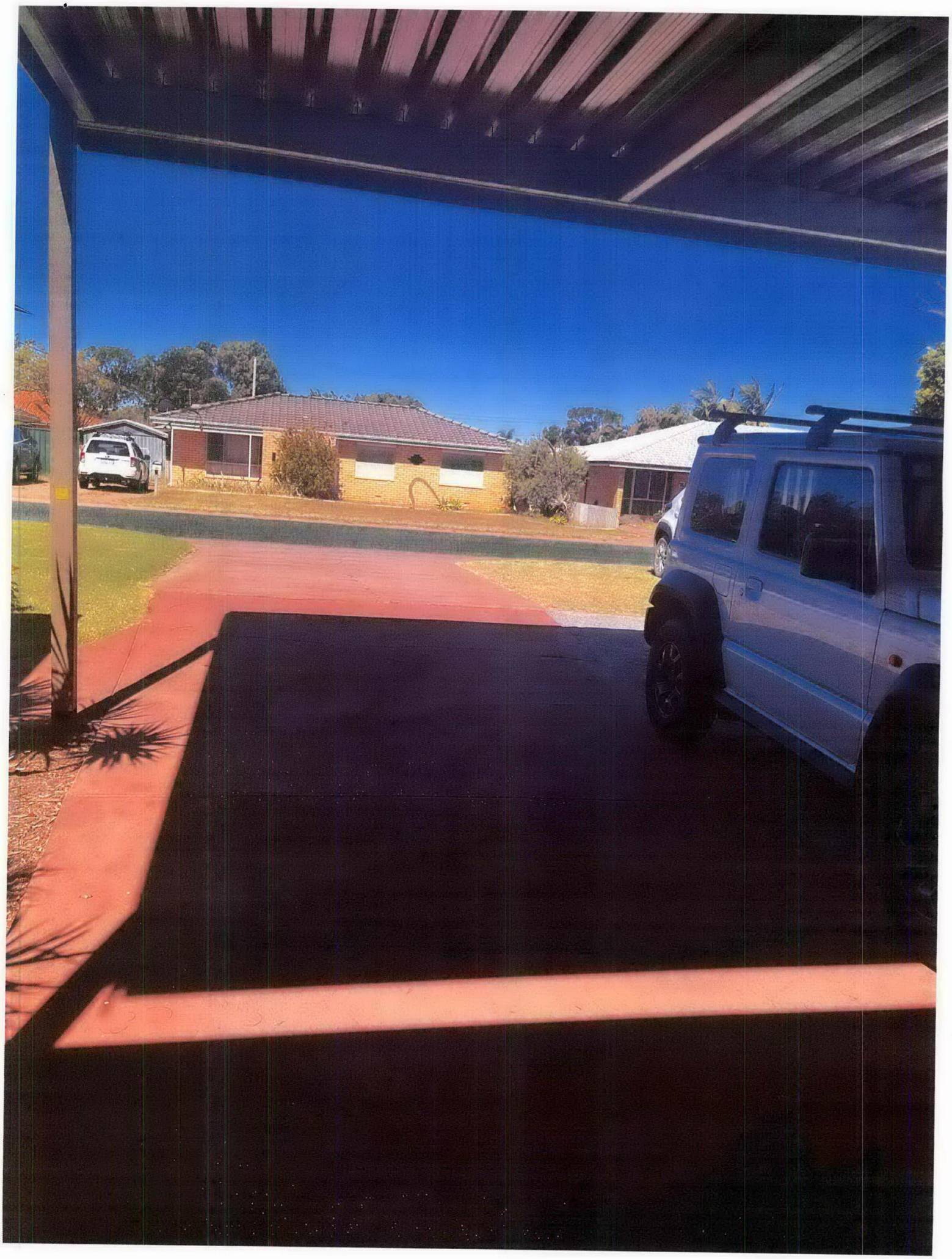
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BUILDING SURVEYOR:

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