

4.2 – Location

9C Hadda Way, MAHOMETS FLATS WA 6530

The proposed “Holiday House” is located in a low-traffic area only meters from Geraldton’s renowned “Back Beach” which is a major attraction to tourists visiting the area.

A combination of the low traffic street and the significant sized car park 30m up the road with a large turning area allows for an easy traffic flow with little congestion. This in turn ensures minimal traffic hazards for visitors staying at the property as well as tenants of neighbouring properties.

The large public car park joins on to a grassed park area and the “Back Beach Surf Lifesaving Club”. There is a park, toilet amenities and BBQ facilities available to the general public along with a paved footpath continuing the length of the Back Beach for visitors to walk along. These are positive assets for tenants staying in the Holiday House.

4.3 – Ongoing Management

9C Hadda Way is on a large parcel of land along with 9A and 9B Hadda Way (individual titles) The properties are very spacious with considerable space between dwellings which provides both Visitors and adjoining land users adequate privacy.

To manage any possible Noise of visitors, we will implement a Noise Management Policy as follows: Making sure our guests have an enjoyable and comfortable stay is our number one priority. In saying this we also have a responsibility to our neighbours to ensure there is no negative impact to their daily lives.

Please see a few key notes that we would ask you to follow to allow a positive stay for all:

- No loud or excessive noise between the hours of 11pm-7am
- Maximum number of guests allowed at one stay is 6
- No parties are allowed at any time
- While we will attempt to give at least one warning, if we receive a noise complaint of a serious manner you could face eviction and as such all money/deposits will be forfeited.

The designated Bin Collection Day will be highlighted to visitors in our Welcome Package. During vacant times of the property, we will ensure the bins are placed on the verge for collection and return.

Cleaning of the property will be undertaken via various measures – predominantly by ourselves and retired parents. Where necessary we will be engaging local cleaning companies to complete the Deep Clean and additional works required.

As per legal requirements there are 2 functional smoke alarms located within the property. 1 on the Ground Floor and 1 on the Upper Floor. We will install 2 fire extinguishers in the property, and an easy-to-follow evacuation map leading to the muster point out the front of the property. Detail of these will be included in the Welcome Package.

Neighbouring properties at 9A & 9B Hadda Way will be provided with both our contact details and can reach us at any time. Our managers sign on the front of the building will also contain our contact details.

4.4 – Car Parking

With a maximum of 6 guests for the property there is more than sufficient parking available on-site with a double lock up garage with electric lockable doors. In front of the garage doors there is the additional space to park another 2 vehicles plus, to the right of the garage there is a separate gated parking bay for a boat/caravan/trailer. Guests can fit 5 cars on site without impeding on neighbours or common property.