

My Plan

I am setting this house up as my home however when I am away I would like to use the property as an Air BnB, I believe the house will offer corporate entities a good place to house their staff, holiday makers to feel like they are at home in Geraldton, and smaller groups to use the houses convenient location when passing through in the hope they will stay longer and enjoy Geraldton's amazing beaches.

The house has a large secure car port with direct access to the back yard, divided by secure locked gates. This area will be sufficient for those with boats or caravans to store these safely whilst visiting, furthermore the area lends itself to those with multiple cars to be stored off the road.

The back yard is a large grass area secured by strong high fences for children to play safely, and any small pets to be contained.

The house is a solid double brick construction which means guests can enjoy time together in the main entertaining areas or enjoy their own space in their rooms. This layout will also benefit a company who has 3 independent entities whom all work together on projects. All entertaining areas are at the back of the block and not overlooking other houses living areas enabling privacy and noise control.

The Location of 65 Bayly Street is extremely central to the beach, the town, sports fields, and the industrial area. For my job I am constantly sourcing parts and engineering services along Place and Anderson RD which has made me understand the convenience of this location. Another benefit of the Location being just off the NW Coastal highway and on a corner makes it easy to locate when travelers are new to Geraldton before they start exploring.

My plan is to set the house up for workers and holiday makers will lend itself to a 7 day per week use and with 3 Bedrooms in a larger size house gives the flexibility to house different group combinations. Whilst the house will have enough beds to sleep 6 people, I would envisage the average party size to be 3 people. Either way, with these people staying and the houses' location close to shops and restaurants this will allow many people to stay in Geraldton for a good price making it affordable for them to spend within the town.

The house will be managed by myself via online bookings and serviced by a local cleaner who I have sourced. Eventually I intend to stay in the house as my home permanently and take in lodgers. However, I am looking for the opportunity to let short term if needed.

I will be using Air BnB to market the property if it is not being used by companies. These two avenues offer me security as the guests are identified via the platform or by the company as part of the recruitment process. I also have colleagues who will visit the property as we have a truck visiting Geraldton daily. If there is any situation, they will be able to assist when they arrive in Geraldton. Further assistance can be given by our contacts in Geraldton which include several businesses. I am currently living at Moonyoonooka 15 mins away, which also means I am nearby.

One of the benefits of Using Air BNB is the guests are reviewed by previous Air BNB hosts. And bookings are not automatically accepted. This will give me the option to screen the people before they stay. In the house will be a Safety Guide with all relevant numbers and safety information. With this guide will be house rules around controlling noise and behaviors. I will pass my phone number onto the neighbours to enable them to call me if they are experiencing any issues or concerns.

The house will be secured with a code lock, this will eliminate the issue of lost keys, this code can be changed remotely which means the house can be secured without me attending, all windows and doors are fitted with mesh security screens. In the home there will be guides to follow for rubbish removal etc. and the house cleaner will manage the bins and other household issues. Whilst I will be

first contact for all situations, I will have people to call upon if the matter is urgent as explained above. In saying this my first plan of attack is to have the house fully managed by a company, however these are not as easy to find. Either way I will have it signposted for all to know who to contact for any issues.

The Booking Process (Air BNB)

1. Guest selects the accommodation online via the Air BNB app (all rules are outlined here),
2. Guest enters in the details of dates, guests and any special requirements and messages the host (Me)
3. I review the request, and ask further info if needed, if no additional info, and I am happy with the booking I approve the booking,
4. I message them via the app giving them the door code and any access information and instructions.
5. The guest self manages their entry,
6. When the guest leaves. The cleaner will attend and clean up and send a report to me.

