



External Bin & Property Presentation Support for Airbnb & Short-Stay Properties

Supporting guest experience, presentation standards, and reliable turnover

Simon's Property & Community Care provides a structured, non-clinical external bin placement and return service designed to support Airbnb and short-stay property owners. The service ensures bins are managed consistently and the property presents well on collection days, supporting guest experience, neighbour expectations, and host peace of mind.

Purpose of the Service

Managing bins around guest stays can be unpredictable. Collection days may fall during bookings, between turnovers, or when guests are unfamiliar with local council requirements. This service removes that uncertainty by ensuring bins are placed correctly prior to collection, returned promptly after collection, and presented neatly and consistently.

Scope of Service

The service is an external, non-clinical support which may include placing council bins out the evening before collection, returning bins after collection, coordinating correct bin placement across waste streams, supporting tidy, compliant presentation of bin areas, and adjusting placement based on property layout or access. This service can be arranged on a weekly, seasonal, or as-needed basis depending on booking patterns and owner requirements. All services are delivered outside the dwelling and do not involve guest interaction or indoor access.

Optional Visual & Update Add-On

For owners who prefer added visibility, an optional \$5 visual and update add-on is available. This may include a photo of bins out prior to collection, a photo of bins returned after collection, a photo of front-of-property presentation on bin day, and a brief text update confirming completion. This option can be added on a weekly basis or as requested around guest changeovers or key dates. The add-on supports reassurance and presentation oversight and is not a property inspection service.

How This Supports Your Hosting Operations

This service helps reduce guest confusion around bins, avoid missed collections or overflowing bins, maintain consistent street and frontage presentation, support neighbour relationships, and remove last-minute coordination on bin days. Many hosts value the simplicity of knowing bin management is handled regardless of bookings.

Pricing (for Reference)

The standard weekly rate for a typical household bin placement and return service is \$10 per week. The optional visual and update add-on is \$5, available weekly or on request. In some situations, pricing may vary depending on access, layout, or shared collection areas. Any variations are discussed transparently and agreed in advance.

What the Service Is Not

This service does not include cleaning or property maintenance, guest communication or check-in support, indoor access or inspections, manual handling beyond external standard bin use, management of loose rubbish, overflow bags, or waste not contained within council bins, or waste removal beyond council bin systems. The service manages council bins only. Any overflow or excess waste will be noted and communicated to the owner where relevant.

Professional Foundation

Simon's Property & Community Care is built on over 25 years of Registered Nurse experience, specialising in aged care, community care, and palliative care. This background informs a strong understanding of reliability, risk awareness, and consistency, supporting a professional and dependable service.

Contact

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Simon's Property & Community Care is not a registered NDIS or aged care provider. Services provided are non-clinical, external household supports only and are delivered independently.