

House Facilities

Sleeping for 8 persons is available in 3 rooms. Bring your own blankets and pillows. Cutlery, cooking utensils and some general household items are provided. There is no reticulated water or electricity, cooking, heating and fridge are LP gas powered. There are 12v LED lights in all rooms that are powered by a battery charged by a solar panel on the roof.

Local Facilities

Shops at Golden Beach (9Km) and Seaspray (18Km) sell grocery items and take away food. Public Telephones are located at Golden Beach and Seaspray. Mobile telephone service is unreliable at the house. A Public Hospital is located at Sale. Olivers Kitchen is a restaurant in Golden Beach. The Life Saving Club in Seaspray has evening meals.

Local Features

Land surrounding the property is part of a Coastal National Park. The property is isolated, with the nearest house about 1km away. The house has ocean views from the lounge/kitchen. The sea is subject to rips so do not swim far from shore. Seaspray is recommended for swimming and is patrolled in peak periods. Surf fishing is good. The area abounds in wildlife. Kangaroos, koalas, emus, echidna's, foxes, rabbits, snakes and deer have been sighted at various times.

Loch Sport (30 mins drive) has a modern hotel and large National Park abutting the Gippsland lakes.

History of the area

The area was first subdivided in the early 1960's by Willmore and Randell Real Estate Developers and promoted as a majestic project. The development stretched from Golden Beach to Seaspray. In excess of 12,000 allotments were offered for sale, the majority being sold to people who had never even seen their land. A few enterprising land purchasers quickly erected holiday houses on their allotments. The house described here is one of those early houses.

Shortly after most allotments were sold, the government placed a freeze on any further development in the area, pending an investigation into the environmental aspects associated with such a large scale development in a fragile area. It is only in recent years that the government has relaxed the freeze by allowing development in some areas under certain conditions. For example, allotment consolidation has been undertaken by local Real Estate agents for allotments close to Golden Beach.

Many of the tracks constructed during the initial development have now become inaccessible due to the heavy undergrowth and some land owners would now have difficulty in locating their allotments.

Keys

You will be supplied with 2 sets of keys. Leave one set in your car in case you misplace a set because it is impossible to get into the house without keys. Separate keys open the front gate, rear gate/shed and house.

Gas

Caution

Be very careful with the gas lights as there is no flame off protection. Do not leave the wire pulled down without the mantle ignited as gas will escape into the room. In particular, be careful with children in the bedrooms. We encourage you to use the 12v LED lights (see later) instead of the gas lights.

There is flame off protection on the stove, refrigerator and heater. The heater must not be left on for long periods or overnight because it is unflued. It depletes oxygen from the room and may make you drowsy. There is a sensor mounted on the wall near the entrance to the main bedroom which will sound if the oxygen level become too low. The heater also has a built in oxygen depletion sensor. DO NOT leave the heater on overnight.

If the house has been used for a while, it may take some time for the gas to come through when lighting the refrigerator, water heater, lights or stove.

Gas Cylinders: Two 45kg (100 lb) cylinders are located in the shed. One cylinder is normally full and this is the spare. The other cylinder is the working cylinder. Above and behind the cylinders is a mechanism for selecting the cylinder to use. When you first arrive, turn on the cock at the top of the working cylinder (anticlockwise to turn on) and the main cock located behind the door. Before you leave permanently, turn off both the above cocks (clockwise to turn off).

If a cylinder empties, the water heater and refrigerator will go off and you will need to relight them after switching to the spare cylinder. It is essential to maintain a spare cylinder. There is information on how to obtain replacement cylinders on the wall in the kitchen.

Note that the threads on a gas cylinder fitting are LEFT HAND thread. To unscrew the fitting, turn the nut

clockwise. To screw the fitting in, turn the nut anticlockwise.

To replace a cylinder, you will need to unlock the padlock, remove the security wire and disconnect both cylinders. Lift up the cage to remove a cylinder. Key is on the house key ring.

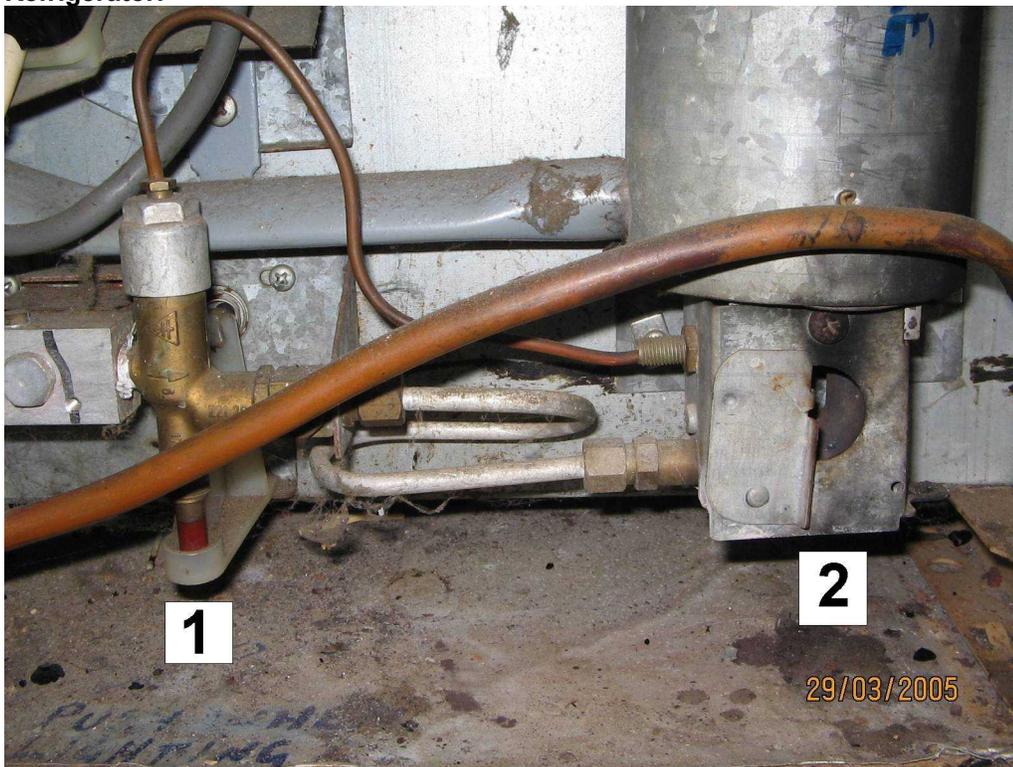
Water Heater: The water heater is located in the bathroom. To light the heater, follow the instructions stuck on the wall beside the heater.

Room Heater: Do not use the heater for long periods as it depletes oxygen from the room and may make you very drowsy. In particular, do not leave on overnight.

Stove: To light gas burner, turn knob then PUSH KNOB DOWN and light with match. Keep knob pushed down for about 5 seconds after burner is lit. Grill is located in the oven. When using the Grill, pull out the heat shield at the top of the oven and leave door open.

Gas Lights: Lights are activated by pulling down the wire protruding below the light (some knobs at the end of the wires are missing). This allows gas onto the mantle which you ignite with a match. Do not touch the mantles as they are very fragile. If you require new mantles, they can be purchased at the local shops. Do not leave the wire pulled down without the mantle ignited as gas will escape into the room. To turn off the lights, push the wire upwards. We recommend that you use the 12v LED lights.

Refrigerator:



To light the refrigerator:

1. Open the flap at the bottom back of the refrigerator.
2. Push the plastic under the red button up (above 1 in picture above) and at the same time light the gas burner (above 2 in picture above) using a match. If the house has not been used for some time, it will take a while for the gas to come through to the refrigerator so the gas burner may not light instantly.
3. After the burner lights, continue to hold the red button up for about 10 -15 seconds and then release it.
4. If gas goes out repeat steps 2 & 3.

To turn off the refrigerator

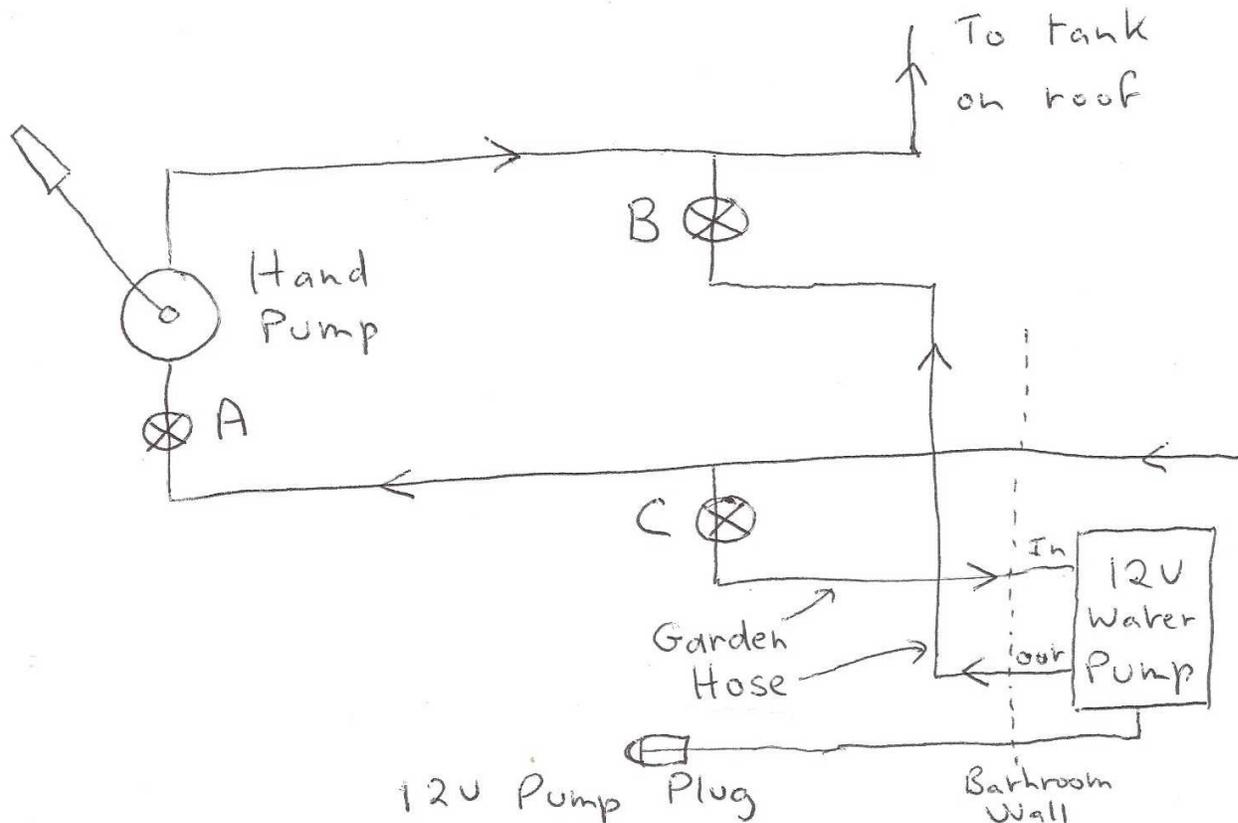
Either blow out the gas flame or turn off the gas at the cylinder or main cock.

Water

Rain water is collected from the roof and stored in 6 large tanks under the house. To obtain water pressure, water must be pumped into a header tank located on the roof. There is a level gauge on the side of the header

tank which can be seen from the front (ocean) of the house. There is also a level gauge on the tanks under the house.

You can pump water using the hand pump in the bathroom or the 12v electric pump. The electric pump is hidden behind the bathroom wall. See diagram below.



To use the hand pump

1. Turn off valves B & C (clockwise).
2. Turn on valve A (anticlockwise).
3. When finished pumping turn A off.

To use the electric pump

1. Make sure valve A is off (clockwise).
2. Turn B & C on (anticlockwise)
3. Plug the cord from the pump into the 12v outlet on the solar panel battery charger system. Note there is an on/off switch on the pump cord.
4. When finished pumping, unplug pump cord and turn B & C off (clockwise).
5. If header tank water is low, it can take up to 1 hour to fill with the electric pump. When full, an overflow pipe will spill water onto the roof near the shed.

12v Lights

There are 12v lights mounted on the ceiling in all rooms. Power is supplied to the lights via a solar panel battery charger system that has a 12v cigarette lighter socket. The battery and charger are mounted on the wall in the bathroom. The battery is used to supply power for the lights and pump.

How long the battery can supply power depends on many factors. The most important issue is only switching lights on if you need them and remember to switch them off. If the battery is fully charged then one light should last about 80 hours under ideal conditions. Using the water pump will deplete the battery faster than using lights. The bathroom light switch is on the LH side of the door as you enter.

The living room light switch is the centre switch in the group of 3 switches on the LH side of the entrance to the main bedroom and the dining room light is the RH switch.

The kitchen light switch is beside the mains socket near the RH side of the stove.

Bedroom lights switches are on LH and RH sides of entrances to rooms.

Rubbish

Rubbish bins are provided and are council collected. Information about collection dates are displayed inside the house.

Before Leaving

- Clean up house. Wash floor if required.
- Turn off the 2 gas cocks in shed.
- Clean out fridge and leave door ajar. It is advisable to turn the fridge off some hours before leaving to allow the freezer section to defrost.
- Turn off the stop cock below the hand pump.
- Ensure all windows are closed, the catches are home and the wood dowels that prevent the windows opening are in place.
- Close all shutters and lock the top and bottom catches.
- Lock all doors and gates.