

## Byron Bay Schoolies 2007

We are pleased to offer you accommodation during Schoolies' 2007 at our resort. To best cater for schoolies, the structure of our business will change during this period to exclusively cater for your group. This will involve a number of major changes to our normal trading practices. It is important that you read and understand these rules and conditions before accepting accommodation at Resort over this period. By proceeding with your reservation you are acknowledging that all members of your group have read and accept our rules as indicated below and generally as requested by the Resort Managers and their staff.

### Apartment Capacity:

Apartments will not be let beyond their normal bedding capacity e.g. a maximum 4 persons in a 2 bedroom and 6 persons in a three-bedroom apartment. Capacity is limited by available bedding for each apartment.

### Booking dates:

Bookings -7 days blocks between Friday 17<sup>th</sup> November and 8<sup>th</sup> of December.

### Payment :

A deposit of 50% of total tariff is required on making your reservation with balance payable 1<sup>st</sup> September, 2007.

### Cancellation:

There are no refunds in the event of cancellation.

### Security Deposit:

A security deposit of \$1,000 cash is required per unit with an **adult's credit card as additional security to cover any items that exceed \$1,000**. Departure room inspections will only be carried out as the cleaners work through each unit. Bonds will be mailed within 3 days providing the room is clean, tidy, all dirty dishes in dishwasher, all rubbish removed to the garbage bins in the garage and there is no damage, extra cleaning, missing or broken items. Any damage to the complex, the apartment or its contents is the responsibility of the guest or their guardians. A mid week inspection of the apartment will be made and if deemed necessary by the management, a mid stay clean will be conducted at the guests cost. This will be a minimum of \$70 for a two-bedroom apartment and \$90 for three a bedroom apartment.

### Security:

- Security officers may be employed to patrol the premises.
- Photo ID security passes or wristbands will be issued and must be presented to re-enter the complex at all times (passport photo and name to be supplied within 4 weeks of booking date if required).
- Only paying house guests of will be allowed on the premises. Any breach of this rule, particularly the smuggling of non-paying guests will be treated as illegal behaviour and could result in eviction of all guests in that unit with no refunds given.

## **General Rules:**

- All units are **NON SMOKING**. Smoking is allowed on the balconies only. All butts must be binned. Smoke odour fumigation will incur a \$300 charge.
- No alcohol consumption for those under the legal age.
- Noise curfew from 10pm until 8am each day.
- A breach of house rules includes: noisy, offensive and/or unruly behaviour, damage to or destruction of property, improper or unseemly conduct, any act of omission which, in the opinion of the manager, adversely affects or brings discredit upon the manager, owner or other guests. A breach of house rules may result in the eviction of the offender and all room mates at the discretion of the manager is the responsibility of the guest or their guardian.
- A guest starter pack is provided at the start of the stay. It contains 2 rolls of toilet paper per bathroom, dishwashing materials, a sachet of laundry powder, tea, coffee and sugar sachets. Once this is used it is the responsibility of the group to purchase further supplies. All bed linen and towels excluding beach towels (extra linen can be hired) are also provided. The apartments are fully equipped for self-catering and have crockery, cutlery and cooking utensils provided. All items belonging in the booked apartment must remain in that apartment and will be considered missing even if found later in another apartment.
- Supermarkets are within walking or a cheap cab distance. Shopping trolleys are to be returned to town and not left on or around the Resort's premises or street front.
- Both the front gate to town and back gate to beach are at all times to remain locked and accessible only by keys held by authorized guests.

Whilst our conditions may seem somewhat firm the intention is to give consideration to other in house guests and encourage students to party in town and enjoy their rest time at the complex. is well located just 3 minutes walk to town and a 2 minute walk out the back gate to beach.

## **Two Bedroom Apartments (max 4 persons)**

### **All on ground floor with both a balcony and patio area**

- 1 queen bedroom
- 2nd bedroom with two singles
- 1 bathroom with washing machine and dryer
- Spacious living and dining area
- Full kitchen with dishwasher and microwave
- Austar cable TV, Free to Air and DVD player
- Air conditioning/reverse cycle and Ceiling fans
- One car space in basement car park (additional parking can often be arranged)

### **Three Bedroom Apartments (max 6 persons)**

**Consisting two levels internally - All on 1st floor with balcony back and front**

- 1 loft queen bedroom and unsuited
- 1 queen bedroom and 2nd bedroom with two singles
- 2nd bathroom with washing machine and dryer
- Spacious living and dining area
- Full kitchen with dishwasher and microwave
- Austar cable TV, Free to Air and DVD player
- Air conditioning/reverse cycle and Ceiling fans
- Two car spaces in basement car park (additional parking can often be arranged)

### **Resorts Facilities:**

- Direct beach access 60 metres through rear security gate
- 2 minute walk to the town centre, restaurants and shops
- Under cover security parking
- Swimming pool (heated during cooler months)
- Hot tub outside
- BBQ
- Telephone and Internet connection

### **Tariff includes:**

Bed linen, bath towel per person and initial essentials kit are supplied for the first night. Apartments sleep 6 persons per 3 bedroom four persons and per 2 bedroom apartment.

### **Additional Supplies:**

i.e. toilet paper, soap and detergent sachets, tea bags, coffee and sugar can be purchased at reception. Additional bath towels can be hired for \$2 each. VCR's, beach towels and additional bath towels etc for hire.

### **Airport Shuttles:**

Please ask us when booking as we can arrange in advance.

### **Tours, Restaurants, Markets and Entertainment:**

Please don't hesitate to chat with us about anything you would like to do during your stay in Byron, we are happy to impart our local knowledge and book tours, surf lessons, kayaking and the like should you require.

### **Check In:**

Check in is 2pm, but you can store your luggage with us if you arrive earlier. We cannot guarantee earlier check-in.

### **Check Out:**

We know you don't want to leave or you want to sleep in, but we have to coordinate cleaners and have apartments ready for incoming guests therefore checkout is strictly 10:00am and a 1/2 day fee will apply up to 12 noon and any later a full day charge. It is important you contact us if you going to be delayed in departing for any reason.

**If you have any further queries please give us a call or drop us an email**