



PARNELLA
accommodation

Terms & Conditions

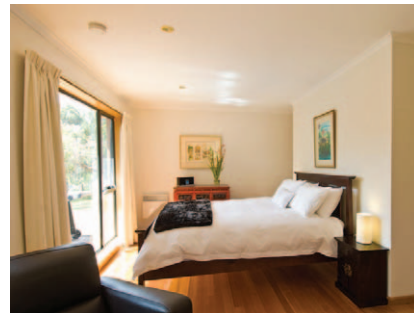
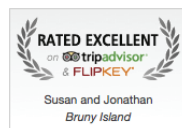
Parnella Kettering offers well appointed and secluded country accommodation, situated in a tranquil and private setting at the gateway to the beautiful d'Entrecasteaux Channel and Huon Valley regions.

This document contains important information about your stay at Parnella to help you enjoy your holiday and to ensure that future guests have the same experience.

If you have any questions regarding the following Terms and Conditions of Accommodation please contact us by email at reception@parnella.com or by phone on 03 6267 4348 (International +61 3 6267 4348) or on mobile 0418 125 966 (International +61 4 1812 5966).

We look forward to hosting your special getaway soon.

Jonathan and Sue.



Reservations enquiries: Mobile: 0418 125 966
Email: reception@parnella.com

Parnella Accommodation ABN: 41 790 906 263



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

Welcome to Parnella Accommodation.

We are Jonathan and Sue and we own and operate Parnella Accommodation in the beautiful southern region of Tasmania. We acknowledge the traditional custodians of this place and we try to walk and live here respecting their heritage and their passing.

Our perspective on our business is very simple. To provide a top quality service at a realistic price. We have designed our holiday accommodation to reflect our tastes and the expectations we have when we go to stay somewhere. We expect the places where we choose to stay to be clean and comfortable with the management to be available when we need them but discreetly invisible when we don't.

We offer a range of accommodation options for our guests including a studio cottage and a two bedroom spa suite in Kettering as well as a comfortably appointed cottage in Adventure Bay on Bruny Island.

We hope that your stay at our places will meet with your expectations and give you the same sense of enjoyment. Our properties are private and secluded and designed to be enjoyed at any time of the year.

If you have any requests or inquiries during your stay please come to the front door of the house and ring the doorbell or phone us either on 03 6267 4348 or mobile 0418 125 966.

Check in time is after 2:00pm and check out is before 10:00am. If you would like a later checkout please ask us about availability.

We hope you enjoy our facilities and thank you for choosing to stay with us.

Warmest regards,
Jonathan and Sue



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

What to Bring

Our accommodation is well equipped with a range of facilities to help make your stay relaxed and comfortable.

These include:

- All linen and towels
- Light breakfast provisions
- Barbecue
- Coffee machine
- Tea and coffee (plunger pot) selection
- Convection microwave oven & gas cooktop
- Refrigerator/freezer
- Hair dryer
- Television in living area with DVD player
- iPod player / CD player

We recommend that you bring:

- Warm clothes
- Camera and binoculars
- Food and drinks
- Walking shoes
- Swimwear
- Fishing gear
- Good coffee
- Your own taste in music - CD's or iPod.

You can purchase grocery items at Coles or Woolworths in Kingston en-route to Kettering. There is a good range of specialty shops in the Channel Court Shopping precinct in Kingston.

There is a range of fruit and vegetable roadside stalls on the highway between Margate and Kettering and a very good butchers on the main road in Snug.

Laundry facilities are not available at the cottage. There are dry cleaners and launderette services in Kingston.

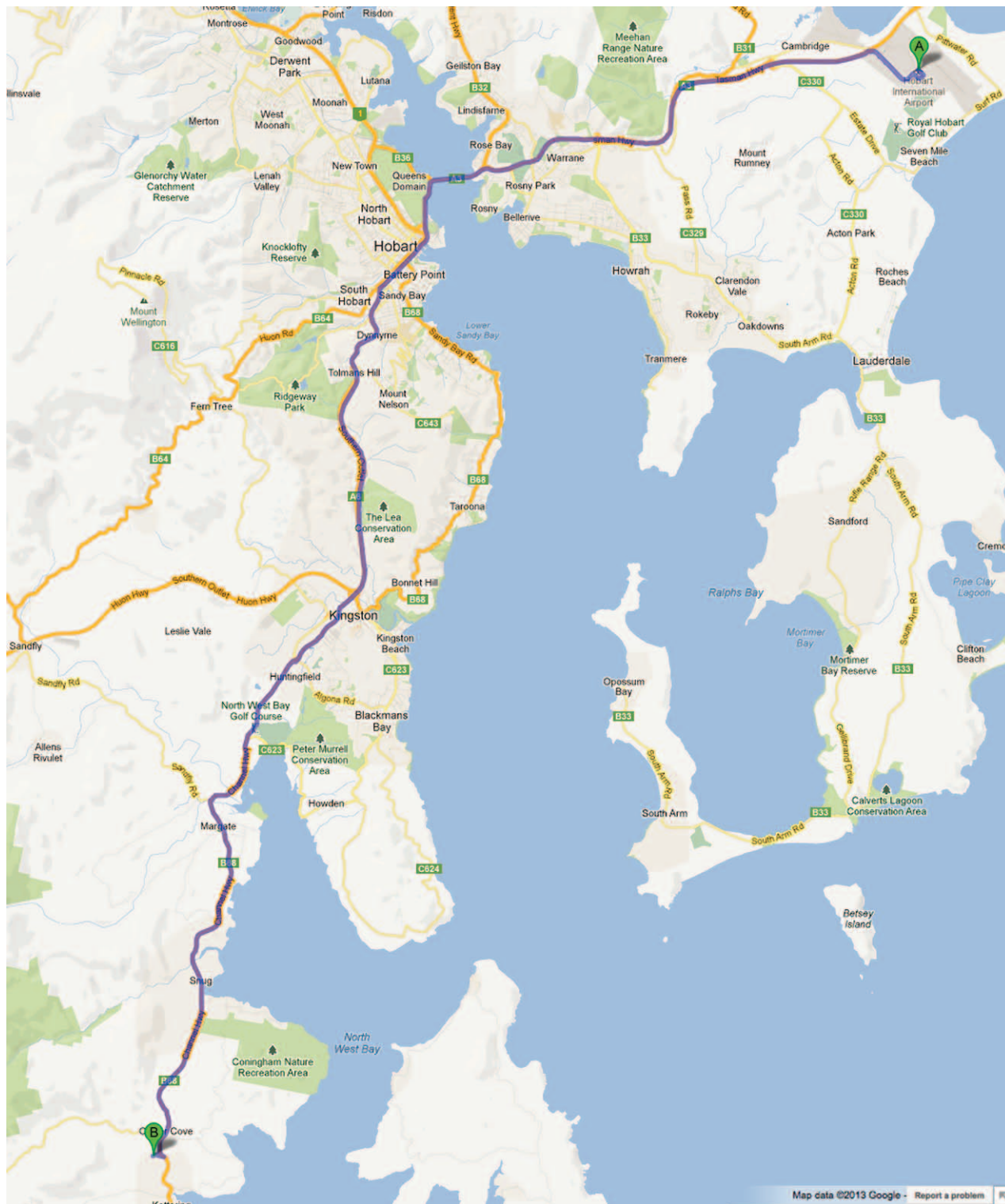
Getting to Kettering

You will travel south from Hobart to Kettering via Kingston. Please refer to the map on the next page.



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

How to find us - direction map from Hobart International Airport



Reservations enquiries: phone: 03 6267 4348

mobile: 0418 125 966

email: reception@parnella.com

Parnella Accommodation trading as Parnella Adventure Bay ABN: 41 790 906 263



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

Accommodation Terms and Conditions Conditions of Use

CHECK-IN from 2.00 pm

CHECK-OUT before 10.00am - cleaners will arrive shortly after this time

NB You will be able to let yourself into the cottage upon arrival by unlocking the key safe near the front door. The code for the safe will be given to you prior to your arrival. A 20% deposit of the total value is required at the time of reservation with the balance paid no later than 21 days before your reserved date of arrival.

GENERAL CONDITIONS OF USE - as related to the House Rules on the following pages

In order to maintain the highest standards of comfort for all our guests...

- Smoking inside the cottage is not permitted. Please feel free to smoke in the grounds of the cottage but we ask that you refrain from smoking next to open windows or doors. Please dispose of all smoking waste thoughtfully.
- Pets are not permitted to stay at Parnella Kettering or in its grounds.
- Any person under the age of 18 must be accompanied by an adult. Children must be supervised by adults at all times when staying at Parnella.
- Parties are not permitted.
- Fires must not be lit anywhere on the property.
- As the property depends on rainwater for drinking supplies we ask that guests are mindful of their water usage and that you ensure all taps are turned off after use.
- The number of guests must not exceed the number stated at the time of booking.
- You may entertain up to four visitors at any time during your stay but we ask that vehicles are parked on the gravel area in front of the cottage or in the driveway immediately adjacent to the cottage. Parking of vehicles is not permitted in the main driveway or in the grassed areas adjacent to the cottage.
- The cottage is serviced accommodation but must be left in a satisfactory clean and tidy state on departure. An extra cleaning fee will be charged to your credit card if excessive cleaning is required. We expect that:
 - All cutlery, crockery, glassware, cooking utensils and pots and pans are thoroughly washed and dried and returned to their storage areas.
 - All waste and garbage is placed in the garbage bags provided and put in the garbage bin outside the cottage.
 - The refrigerator is emptied and the glass shelves within are wiped down.
 - The barbecue, if used, is cleaned after use and all waste removed.
 - The hard floors are swept using the broom in the laundry cupboard and the dust and debris collected is removed using the dustpan and brush and placed in a garbage bag.
- Camping anywhere on the property is not permitted. This also applies to motor homes and caravans.
- Do not clean and gut fish in the kitchen. If necessary please do it outside the cottage and place all waste into a garbage bag and dispose of in the garbage bin.
- Indoor furniture and soft furnishings are not to be used outdoors.
- Please do not flush personal hygiene items down the toilets as the cottage uses a septic waste system. Please place them in the bags provided and dispose of in the garbage bin.
- Any loss or damage of property belonging to Parnella Kettering will be charged for. Please report all breakages.
- Lost property will be held for approximately 3 months and can be returned by COD via Australia Post on request.



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

The following House Rules are consistent with or additional to our Conditions of Use. These are in compliance with our Distributor Agreements.

4.1 General requirements

- a) Guest and Visitors must comply with all House Rules, By-Laws and instructions from the Manager and security services during their stay; and
- b) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practicable.

4.2 Noise and Residential amenity

- a) Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties especially between 10pm - 8am and during arrival and departure at any time throughout the occupancy;
- b) Offensive noise is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from Security Deposit or Bond under the Terms and Conditions;
and
- c) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

4.3 Visitors

- a) Guests are responsible for ensuring the limits set on Visitor numbers is complied with at all times; and
- b) Guests are responsible for ensuring that Visitors comply with these House Rules.
- c) Guests may entertain up to a maximum of four Visitors at any one time.

4.4 Gatherings or functions

- a) The Property is not a "party house" and any such activities are strictly prohibited; and
- b) Any gathering, celebration or entertainment permitted at Parnella Kettering must not conflict with residential amenity and must comply with all the other requirements.

4.5 Parking

- a) Guests and Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles; and
- b) **Parking arrangements at the Property are as follows:** Vehicles must be parked on the gravel hardstand outside and immediately in front of the cottage or in the driveway adjacent to the cottage. Vehicles must not be parked in the main driveway or on any grassed areas on the property.

4.6 Garbage and recycling

- a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (as set out below) in the allocated bins, and excess rubbish must not be left in public or common areas; and
- b) Garbage and recycling arrangements at the Property are as follows: Please place all garbage (excluding recycling) in the garbage bin outside and to the rear of the cottage (next to the gas bottles). Recycling items should be placed in the black recycling bin.

4.7 Security

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

4.9 Deck area

The decked areas are to be used using the outdoor furniture only.

4.9 Soft furnishings and furniture

All furniture and soft furnishings provided in the cottage must not be used or moved outdoors.



Parnella Accommodation
29 Bloomsbury Lane, Kettering Tasmania 7155
Postal: PO Box 262 Kingston, TAS 7051
www.parnella.com
Phone: 03 6267 4348
Mobile: 0418 125 966

4.10 Smoking

Smoking is not permitted indoors. Please avoid smoking outdoors near open windows or doors.

4.11 Pets

Pets are not permitted within the grounds of the cottage or within the cottage itself.

4.12 BBQ

The Barbecue is provided for the enjoyment of guests. Guests who use this facility must ensure that the barbecue is cleaned thoroughly after use, that the gas bottle is turned off at its main valve and that the hood of the barbecue is closed. Failure to leave the barbecue clean will result in a \$25.00 cleaning charge being charged.

4.13 Damages and breakages

Damages and breakages must be reported to the Manager.

4.14 On departure arrangements

The cottage is serviced accommodation but must be left in a satisfactory clean and tidy state on departure. An extra cleaning fee will be charged to your credit card if excessive cleaning is required.

We expect that:

- All cutlery, crockery, glassware, cooking utensils and pots and pans are thoroughly washed and dried and returned to their storage areas
- All waste and garbage is placed in the garbage bags provided and put in the wheelie bin in the carport
- The refrigerator is emptied and the glass shelves within are wiped down
- The barbecue, if used, is cleaned after use and all waste removed.
- The hard floors are swept using the broom in the laundry cupboard and the dust and debris collected is removed using the dustpan and brush and placed in a garbage bag.

Keys - When you depart please leave the full set of keys on the dining room table, and lock the front door with the key before returning it to the safe.

Security - Please ensure that all windows and doors are locked before leaving the property and that all interior lights, heaters, heat pump and water taps have been turned off.

Gates - We ask you to ensure that all the gates on the property, (except the main front gate) are kept shut at all times and are fastened on departure.

4.15 Emergency Contact

In the event of an emergency relating to the Property, please telephone Jonathan and Sue on 0418 125 966.

4.16 Compliance

- a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.

BOOKING TERMS - CANCELLATIONS

In the unfortunate event of a cancellation we do require notification in writing to the manager. This can be sent via email or post. Cancellations made 60 + days prior to the arrival date are subject to a cancellation fee of 20% of the total accommodation fee. Cancellations 30 to 60 days prior to the arrival date will incur a cancellation fee of 30% of the total cost. For bookings cancelled less than 30 days prior to the arrival date will forfeit 100% of payment made.

NOTE: We recommend that you take out travel insurance to provide protection against loss due to illness, injury, loss of luggage and/or cancellation of travel.