

Introduction

It is very important that you read and understand all the information contained in this Booking Terms & Conditions document when booking your accommodation with Beatty Lodge. When you create a booking, you:

- Acknowledge that you have received and read the Booking Terms & Conditions;
- Acknowledge that you accept the Booking Terms & Conditions

1. Residents at Beatty Lodge

Beatty Lodge is exclusively student accommodation. In order to be a resident at Beatty Lodge, you must be at least 18 years of age, be a full-time student at an Australian Institution, and you must provide a Confirmation of Enrolment (CoE) and/or proof of enrolment with study dates as a Prerequisite for Occupancy in accordance with Section 6.

2. Length of Stay

Minimum length of stay is 7 nights and maximum length of stay is 364 nights. Longer stays can be arranged upon request through email to info@beattylodge.com.au.

Residents may choose to create consecutive short stay bookings, however we make no guarantee of continued accommodation.

3. Bond

A bond payment of \$400 per person is required for all bookings at least 14 days prior to check-in. If your reservation is requested within 14 days of check in, bond payment is required within 24hrs of making the reservation or upon check in, whichever comes first. If bond payment is not received within the timelines stated, the reservation may be cancelled.

This bond is held until check-out to cover any potential damages or losses and will be returned within 14 days of receiving the completed "Bond Refund Request Form". Please note that further delays may occur if the incorrect banking details are submitted in the form or due to holidays and bank processing times.

Bonds are not guaranteed to be returned until an inspection of the room has been completed after check-out, all items have been returned to Beatty Lodge, and you have completed all room payments required. In the event that the entire or part of the bond is retained to cover any damages or losses, we will promptly inform you of the details in writing via email. This bond amount is separate from room payments. Please note that banking or transaction fees charged by financial institutions are the responsibility of the resident. Beatty Lodge is not responsible for these fees and will not reimburse the resident for them.

4. Provisional Reservation

A reservation remains provisional until Beatty Lodge receives the bond payment, as well as all documentation necessary outlined in section 6. Only after receiving both the bond payment and documentation necessary, the provisional reservation becomes a booking subject to our Terms & Conditions, including the cancellation policy. Beatty Lodge reserves the right to cancel any provisional reservation, at any time and without reason or recourse.

5. What is Included

When you make a booking at Beatty Lodge, we will provide you with access to the building by using a contact card, a set of keys that will give you access to the hallway and the bedroom you are renting, a fridge basket to store perishable food in the communal kitchen, a dry food storage locker to store foods that don't need to be refrigerated, access to communal bathrooms and shared social/study areas, a bed with mattress and mattress protector, and a linen set, which includes a pillow case, two sheets, a doona and a doona cover. From 1st of May until 30th of September one extra blanket will be provided.

The building is equipped with a large communal kitchen, gym, and an outdoor swimming pool. Each resident has access to all shared facilities during opening hours. WiFi, hydro, heat and electricity bills are included in the weekly rent charges.

Our housekeeping team will clean the common areas such as bathrooms, kitchen and hallways daily, and service each occupied room weekly. Room service comprises vacuum, removal of garbage in the bin, and provides residents with a clean linen set. Residents of the room are responsible for upkeep of the room. More details about expectations can be found on Beatty Lodge Community Guidelines.

In each bedroom there will also be a fan and a heater to be used depending on the weather. All items mentioned above, as well as any other items that belong to Beatty Lodge are not to be removed from the room and remain in acceptable working order upon check out. Further details about those expectations can be found in the Beatty Lodge Community Guidelines.

6. Prerequisites for Occupancy

The following prerequisites must be met prior to occupancy at Beatty Lodge:

- 6.a** All residents must have completed the payment of the \$400 bond payment for their reservation prior to arrival date
- 6.b** All residents must have submitted a copy of their current passport and/or Australian Driver's licence along with their Confirmation of Enrolment (CoE) and/or proof of enrollment with study dates into the reservation system

Your stay at Beatty Lodge may only start 30 days prior to the course start date stated in your CoE and/or proof of enrolment document and may not exceed 30 days past your course end date stated in your CoE and/or proof of enrolment document. At the discretion of Beatty Lodge reception staff and/or management, failure to meet the above prerequisites in any form will deem occupancy not possible and fees/charges may apply, as subject to the cancellation policy.

7. Payment Methods

The following are accepted methods of payments:

- Cash (Australian Dollars Only)
- Credit Cards (VISA, MasterCard, and AMEX will incur an additional surcharge of the amount equal to that charged by provider)

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- Australian Bank Card (EFTPOS)
- Direct Bank Transfer / Electronic Funds Transfer (EFT)

8. Cancellations Policy

If you need to cancel your booking, the following applies for all stays:

- 100% refund of the total cost room payment paid if cancelled at least 28 days or more before check-in
- 50% refund of the total cost room payment if cancelled at least 21 days before check-in
- 25% refund of the total cost room payment if cancelled at least 14 days before check-in
- No refund of room payment if cancelled less than 14 days before check-in

The full amount of the bond will be retained if you choose to cancel your reservation.

9. Booking Changes

Booking changes, which include but are not limited to change of check in or check out dates, room type, number of people, etc are not guaranteed and will depend on availability. If you need to make any changes to your booking, email info@beattylodge.com.au. Any changes to booking dates are subject to change in rates as applicable.

10. Check-In And Check Out Policy

All residents are required to check-in between 2:00 PM and 6:00 PM on the date indicated in their booking. If arriving outside of these hours outlined above, prior arrangements must be made. For check-ins outside of regular hours, the equivalent to the first week's rent must be paid using any of the payment methods mentioned in section 7 prior to your check-in date, otherwise instructions will not be sent via email. Please email info@beattylodge.com.au as soon as possible and instructions on how to complete your check in will be sent via email. Extra charges may apply.

All residents are required to check out by 10am on the date indicated in their booking. If a late check out is required, prior arrangements must be made. Please email info@beattylodge.com.au at least 7 days prior to check out to receive appropriate instructions. Late check outs are not guaranteed and extra charges may apply.

All residents who fail to vacate their rooms and complete check out instructions by 10:00 AM will be charged an additional night's accommodation.

More details on this policy can be found on the Lodging Terms & Conditions.

11. No Shows

Should any resident not check-in on the date of arrival, their booking will be cancelled after 48hrs. Refunds for any amount paid for no show bookings are not considered. Extenuating circumstances must be emailed to info@beattylodge.com.au.

12. Privacy Statement

At Beatty Lodge, we are committed to protecting the privacy and security of your personal information. Our Privacy Statement outlines how we collect, use, disclose, and store your information in accordance with Australian privacy laws, particularly the Privacy Act 1988 (Cth) and the Australian Privacy Principles (APPs). By agreeing to our

Terms & Conditions, you acknowledge that you have read and understood our Privacy Statement and consent to the collection, use, and disclosure of your personal information as outlined. Photographs may be taken during events or activities conducted by Beatty Lodge and may be used for promotional purposes, including but not limited to publication on our website and official social media platforms. Residents who do not wish to be included in such materials are required to advise reception in writing. For our complete privacy statement, please go to our website.

13. Governing Law

These Terms & Conditions shall be governed by the laws of the State of Western Australia and the parties hereby submit to the exclusive jurisdiction of the courts of the State.

14. Separability

Each term in this document is a separate and distinct term and independent of the others, so that if any provision hereof shall be held to be invalid for any reason, such invalidity or unenforceability shall not affect the validity or enforceability of the other terms hereof.