

# Terms and Conditions Statement

The terms and conditions of letting 'Camp Seed' as agreed by both parties; the 'Tenant' and 'The Agent.' 'The Agent' is Camp Seed Pty Ltd  
'The Tenant' is the main contact/signatory who signs the Terms and Conditions Acceptance. Any infringement of the conditions permits The Agent to either:

- Refuse key/property access
- Terminate the booking
- Make deductions from the paid deposit/bond
- Enforce a monetary penalty
- Immediately terminate the tenancy

The Tenant must stay on the property throughout the duration of the booking and will be held liable and responsible for the conduct of all guests.

The premises are let to you for retreat purposes only for the period stated on the Booking Request Form

The premises are let to you for the maximum persons per bed on premises booked and listed in the Visitor Log. Exceeding maximum person numbers will render The Tenant liable to cancellation of the booking immediately and forfeiture of rental monies and bond. Bookings and Tariffs are subject to change without notice.

## Entry and Exit Time

Your booking commences at **2:00pm** (or an agreed pre-arranged time) on your arrival date

Premises must be vacated at **10.00am** on the date of departure unless otherwise arranged. We are flexible with a late checkout when there is not another immediate booking. Late departures will be charged an extra tariff of \$500.

## Key Access to Buildings

Keys are located in the Key Safe and the code will be given to you prior to arrival.

All doors must be locked securely on vacating the premises. For any issues with non-locking doors please contact 0403 810 614

Non-return of keys will be charged an extra tariff.

## Linen

Blankets are supplied. Bringing own Sleeping bags is recommended

Tenants must bring own linen (sheets and pillowcases, towels and face washer)

Tea towels are **not** provided and must be bought by the Tenant.

## Pets

Pets are **NOT** allowed. Your Security Bond will be fully forfeited for pets brought to the property without prior permission

## Smoking

Smoking is **NOT** permitted inside all buildings. Security Bond will be forfeited to fumigate and clean the property if we find evidence of smoking inside the property.

## Behaviour

The Tenant is asked to remind their party members to respect all buildings, equipment, general property of the camp and the environment.

Noise should cease by 11 pm (EPA Noise Regulation) and respect for neighbours is expected.

If person or persons abuse alcohol or any illegal substance they will be asked to leave immediately and will forfeit any money that has been paid.

Food and drink may only be consumed in the designated areas (Dining, Kitchen, Main Hall), BBQ shelter areas or outdoors.

Food and Drink cannot be consumed in the Accommodation Wing

## Personal Property

The Agent takes no responsibility for the tenant's personal property. All personal items left behind will be held for a period of 30 days. Please make arrangements for any items left behind to be picked up within 30 days otherwise they will be disposed of. Postage costs will be deducted from Bond money if items are requested to be returned

## Emergency Procedures

**Procedures.** Emergency procedure notices are posted throughout the buildings. Everyone attending Camp Seed must make themselves familiar with the procedures. The Tenant must brief all visitors attending Camp Seed (either overnight or day visitors) of the emergency procedures.

**Fire Fighting Equipment.** Extinguishers, smoke detectors and fire blankets are located around the site. These should not be tampered with. If they are the Tenant will be charged.

**Fires.** Fires can only be lit in designated Camp Fire area and fireplace in the Main Hall. Country Fire Authority fire restriction notices and Total Fire Ban Days must be strictly observed.

## First Aid

The Agent takes no responsibility for the treatment of first aid.

Tenants must supply their own First Aid kit and determine if Ambulance emergency is required

## Parking

All vehicle parking is strictly at the owner's risk and only in designated car parks. Visitor car registrations numbers must be listed on the Visitors Log. If a car with an unlisted registration number is on the property, the local Duty Manager will request immediate removal of the unregistered car and visitors and may impose a fine.

## Alcohol

Alcohol may be consumed only in Main buildings and outdoor areas. Alcohol may **not** be consumed in the Accommodation Wing or Shower blocks

All Tenants must follow Victorian Drinking Laws

## Parties/Entertainment

Only entertainment of large groups that has been previously agreed to by the Agent is allowed at the property. All cars at the property need to be listed on the Visitors Log.

Parties must be registered with Victoria Police. You can do this via the Victoria Police Partysafe Program at <http://www.police.vic.gov.au>.

## Environmental Camp Philosophy

We work hard to maintain the natural bush/rural setting. We capture and use rain water for all domestic purposes and try to apply a 'reduce, reuse, recycle' approach to all we do at Camp Seed

**Drinking Water**

Because we use tank water our water is not technically deemed drinkable and must be filter first. A water filter is fitted to the tap over the 'Preparation Sink' in the kitchen. Please use this when needing drinking water.

**Cleaning**

The property will be cleaned prior to your tenancy and we ask that you leave the property in the same condition on your scheduled departure time. A checklist of Tasks to complete prior to departure will be provided when you receive your Check In information via email  
Extraordinary cleaning required will be charged at \$45.00 per hour + G.S.T. and will be deducted from the security bond

**Rubbish**

You are required to empty all rubbish into the appropriate wheelie bins:

- General waste - Red lid bin
- Recycling waste – Yellow lid bin

Rubbish Bins in toilets must be emptied

All food from the pantry and fridges must be removed

The council rubbish collector will only remove rubbish from the roadside that is placed in the bins provided.

Garbage collection day is early **Wednesday** morning. Please ensure all bins are put out on the **Tuesday** night and also when you depart.

Recycling bins are collected every 2nd Wednesday.

Any excess rubbish (rubbish that does not fit in the council rubbish bins) must be taken with you.

We are environmentally friendly camp and ask that you sort your rubbish into general waste and recycling bins accordingly. If rubbish requires resorting upon vacating you will be charged \$45 per hour + GST for the resorting effort

Bins left overflowing with excess garbage and any garbage left behind will incur a charge of \$30 per bag + G.S.T. and will be deducted from the security bond.

**Breakages and Damages**

As the Tenant, you are responsible for all damages, breakages and loss incurred during the term of your occupancy. Any costs associated with breakages will be charged for and deducted from the security bond. If repair costs exceed the total amount of your bond you will be Invoiced and required to pay the additional costs.

All breakages and losses to Camp Seed’s property or equipment must be reported to The Agent via the Feedback form or if urgent telephone (0403 810 614)

Tenants are only permitted to access the buildings to which they have been allocated.

**Theft**

As the Tenant, you are responsible for ensuring all property is retained and no incidents of theft occur. Costs to replace missing items will be recovered from Bond \$

**Septic System**

Toilets are connected up to a Septic Tank and use natural rainwater from our tank storage to flush matter away.

Only biodegradable waste matter can be flushed. No sanitary items, nappies or any other non-biodegradable matter can be flushed down toilets.

Our Plumber regularly checks the pipes and septic tank to ensure there is no blockage. Should a blockage be caused by attempting to flush non-biodegrade matter Plumbing costs will be on charged to the Tenant

**Security Bond**

Your bond will be refunded within 14 days of departure subject to a satisfactory inspection of the tenanted property upon vacating.

Funds will be deducted from the security bond if we need to make a claim, which may include, but is not limited to, the following:

Excess cleaning fees	Loss of keys
Damages or breakages	Property left unsecured
Excess rubbish removal	Non-biodegradable matter blocking toilets/septic tanks
Sorting of rubbish (i.e. non-recycle rubbish in recycling bins)	Pets on the property
Firefighting equipment is tampered with	Smoking inside buildings
Extra Guests not listed on the Visitors log	Late checkout not previously agreed to
Unregistered parties	Septic blockages caused by flushing non-biodegradable matter
Theft from property	

**Cancellations**

Deposits will not be refunded unless the property is re-let for the period of the proposed occupancy at/or greater than your agreed rental. If re-let, an administration fee applies, which is equivalent to 10% of the gross rental tariff. The balance of funds will be released, less the administration fee, within 7 days.

**Disputes**

Disputes regarding damage, cleaning or rubbish will not be entered into unless reported by the tenant to the owner on arrival at the rented premises.

**Indemnity**

The tenant indemnifies the agent against any liability, which may result through injury, or loss being personal or proprietary suffered by any person where any injury, damage or loss has been contributed to or caused by any act or occasion of the tenant.