

HOLIDAY RENTAL TERMS & CONDITIONS — ALLURE BEACH HOUSE

Property: 11 Cassidae Crescent, Tangalooma, Moreton Island QLD 4025

Accommodation Type: Short-term holiday rental (non-residential tenancy)

Maximum Overnight Guests: 10 (incl. babies/toddlers)

Linen: Provided

Cleaning Fee: \$400 per stay



1. Booking & Payment

- 1.1. Allure Beach House accepts bookings for short-term holiday accommodation only. These Terms form part of the booking agreement once a booking is confirmed. A booking is not confirmed until:
 - the **Booking Guest has paid the required deposit**; and
 - **current government-issued photo identification has been provided and verified.**
- 1.2. Minimum age to book is 25 years unless accompanied by a parent or guardian. **Identification must confirm age.**
- 1.3. Payment requirements:
 - **Deposit:** 50% to confirm booking
 - **Balance:** Payable 30 days prior to arrival (unless otherwise stated for bond) for off-peak and 60 days prior to arrival for peak
 - **Security Bond:** \$1,500 due 7 days prior to arrival
- 1.4. Failure to pay within required timeframes may result in cancellation (see Clause 5).

2. Security Bond

- 2.1. A refundable security bond of \$1,500 is required as security for damage, loss, breach of these Terms or additional charges.
- 2.2. The bond is refundable only after inspection and settlement of any outstanding charges. Timeframes for refund may vary depending on the nature of any claim.
- 2.3. Allure Beach House may deduct from the bond amounts for:
 - **damage to the Property, furniture, fittings or contents**
 - **loss of items, missing inventory or replacement costs**
 - **excessive cleaning (see Clause 8)**
 - **non-compliance with these Terms**
 - **breakage, repairs or maintenance required due to Guest actions**
 - **unauthorised late check-out or unauthorised guests.**
- 2.4. Liability is not limited to the bond amount. Guests remain responsible for the full cost of any damage or loss.

3. Identification & Guest Details

- 3.1. The Booking Guest must provide verified government-issued photo identification to confirm their identity and age.
- 3.2. The names of all guests staying at the property are required by Tangalooma Island Resort to access facilities and in the event of an emergency.
- 3.3. The Booking Guest is responsible for:
 - compliance with these Terms; and
 - all persons staying at or visiting the Property.
- 3.4. Maximum overnight occupancy is **10 Guests**. This limit must not be exceeded.

- 3.5. **Day visitors are permitted with prior notification** to Allure Beach House. Visitors may not stay overnight without approval.
-

4. Check-In & Check-Out

- 4.1. **Check-in:** from 2:00pm on the arrival date.
4.2. **Check-out:** by 9:00am on the departure date.
4.3. Unauthorised late check-out or early check-in may incur additional fees of \$75 per hour.
-

5. Cancellation & Changes

5.1. Non-Peak Cancellation Policy:

- Full refund less \$75 administration fee if cancelled **60+ days** prior to arrival.
- 50% refund if cancelled **30–59 days** prior to arrival.
- No refund **within 30 days** of arrival.

5.2. Peak Cancellation Policy:

- Full refund less \$75 administration fee if cancelled **90+ days** prior to arrival.
- 50% refund if cancelled **60–89 days** prior to arrival.
- No refund **within 60 days** of arrival.

- 5.3. If dates are requested to be changed between 5 and 60 days prior to arrival, approval is at the discretion of Allure Beach House.
5.4. If the Property is rebooked for the cancelled period, a refund will be issued for the lower of the booking amount or replacement booking.
5.5. No cancellations or refunds will be provided where a guest is unable to attend or complete their stay due to failure to arrange suitable transportation to and from the island.
-

6. Use of the Property

- 6.1. The Property is to be used for holiday accommodation only and not for commercial use, business activities, functions, schoolies, or similar events.
6.2. **No Parties.** Parties, events, receptions or similar gatherings are strictly prohibited.
6.3. **No pets** are permitted.
6.4. **Smoking and vaping is prohibited inside the Property.** Cigarette waste must not be discarded on the Property grounds or surrounding environment.
6.5. Allure Beach House reserves the right to immediately terminate a booking without refund for serious breach, including unauthorised parties, excessive noise or unlawful behaviour.
-

7. Damage & Loss

- 7.1. The interior and exterior of the Property are equipped with valuable fixtures, fittings and furnishings. Inventory is checked between stays.
7.2. Guests are financially responsible for all damage or loss occurring between check-in and check-out.
7.3. To avoid erroneous attribution, Guests must notify Allure Beach House immediately upon arrival if the Property is not in good order or if damage is observed.
-

8. Cleaning

- 8.1. A standard exit clean is included in the tariff.

8.2. If additional cleaning is required beyond a standard clean, charges will apply at a cost of \$80 per hour. This includes but is not limited to:

- excessive laundering of linen or towels
 - stained bedding, upholstery or furnishings
 - rubbish left throughout the Property or grounds
 - substantial sand build-up
 - dirty BBQ not cleaned after use
 - strong odours requiring treatment
-

9. Noise & Behaviour

9.1. Noise must be kept to reasonable levels at all times. Noise must not be audible outside of property bounds between 10pm and 7am

9.2. Guests must not cause disturbance or nuisance to neighbours, Tangalooma Resort operations, or other island residents and guests.

10. Tangalooma Resort & Local Compliance

10.1. The Property forms part of Tangalooma Island Resort. Guests must comply with all Resort policies, rules and directions, including vehicle permits, beach access limits, safety notices and noise controls.

10.2. Breach of Tangalooma or Moreton Island regulations may result in eviction and/or penalties at the Guest's expense.

11. Safety & Risk

11.1. Moreton Island is a remote sand island environment. Hazards may include:

- marine activity, tides and reef structures (including Tangalooma wrecks)
- sand tracks
- wildlife and insects
- limited medical facilities
- ferry disruptions due to weather

11.2. Guests use the Property and surrounding environment at their own risk.

11.3. Children must be supervised at all times.

12. Access & Maintenance

12.1. Allure Beach House may access the Property for urgent repairs, regulatory compliance, or safety concerns with reasonable notice to Guests unless emergency access is required.

12.2. Occasional service interruptions (e.g., power, water, resort facilities) may occur and refunds will not be provided for matters outside Allure Beach House's control.

13. Termination

13.1. Allure Beach House may terminate the booking immediately for material breach of these Terms. No refund will be provided for unused nights in such circumstances.

14. Governing Law

14.1. This agreement is governed by the laws of Queensland, Australia.

14.2. Any disputes shall be dealt with in Queensland jurisdiction.