

Rusty Springs

Brewery Lane

Information and House Rules

*PLEASE NOTE: there is a 2-night minimum stay, with 3 nights minimum for long weekends.

Should you have any issues on your arrival to Brewery Lane please contact the hosts Dianne or Kevin so we can do our best to sort out the matter for you. Should you not make contact and continue your stay no discount or refunds are possible.

Below is some useful information and the house rules – please take time to read before you arrive and please contact us if you have any questions.

If you enjoy your stay at Rusty Springs Brewery Lane please leave a review, If there is something we could do better please let us know directly.

Address: 28 Hovell Street Avenel 3664

If you type in Rusty Springs into Google Maps it will come up.

Access is off Hovell Street you will see Rusty Springs sign, please enter driveway and straight ahead is Brewery Lane.

Keys to rooms will be in the doors on arrival if rooms are pre- assigned or Dianne will be there to give them to you.

Brewery Lane Manager: Dianne 0425 750 620

Brewery Lane Maintenance: Kevin 0413 674 544

Some requests for during your stay.

We are on tank water please water use sparingly.

Brewery Lane has an internal fireplace for which wood is supplied, this is also the heating source for rooms. There is an external Firepits for which wood is not supplied, you can bring your own, or a ATV trailer load can be supplied for \$50.00.

PLEASE NOTE: that during summer months fires are only permitted at Rusty Springs in accordance with Strathbogie Shire fire restrictions (these can be found on the local CFA site) as Brewery Lane is in a bush fire zone. We appreciate your co-operation during these periods.

Pool: there is a pool available for use, this may also be used by other guests on the property. Please no bombing or horse play the pool is for quiet relaxing times. Please consider other guests.

Please note the following house rules.

House Rules

The Rusty Springs Brewery Lane rules are provided to ensure that guests and visitors know and comply with specific rules governing their permission to enter and occupy our property.

General requirements:

Guests and Visitors must comply with all Rusty Springs Brewery Lane rules, Terms and Conditions of Rusty Springs Brewery Lane and owner's instructions (written or verbal), and security services during their stay.

Guests must notify Dianne Newlands or Kevin Newlands of any disputes or complaints from other guests and neighbours as soon as is practicable.

Brewery Lane is on Tank Water please use sparingly. Garden taps use bore water, this may leave residues on items washed with it.

Noise and Residential Amenity:

Guests and visitors must not create noise which is offensive to other guests and occupiers of neighbouring properties especially between 10 p.m. – 8 a.m. and during arrival and departure at any time throughout occupancy.

Offensive noise is prohibited and may result in termination of permission to occupy Rusty Springs Brewery Lane, eviction, loss of rental paid, and extra charges for security and other expenses which may be deducted from bond under terms and conditions of Rusty Springs.

Guests and visitors must not engage in anti-social behaviour and must minimize their impact upon residential amenity of other guests, local neighbours and local community.

Visitors:

Guests are responsible for ensuring the limits set on visitor numbers is complied with at all times; Guests are responsible for ensuring that visitors comply with the Rusty Springs Brewery Lane rules.

Parking:

Guests and visitors are to park on gravel area to the right of Brewery Lane. There is NO Parking on grassed areas.

Garbage and Recycling:

Guests and visitors are clean up all garbage and recycling before prior to check out.

Garbage is to be put into bin marked rubbish or large red Bims Bin located to the right of Brewery Lane (behind tin fence), recycling to be placed in yellow lid bins. Extra cleaning fees may be applied if garbage and recycling is not disposed of properly.

Security:

Whenever all guests and visitors are absent from Brewery Lane, close all doors to maintain security and prevent rain and water damage.

Brewery Lane doors should be closed every single time you leave the premises.

Smoking:

Smoking is NOT permitted indoors. Smoking is allowed out side and cigarette rubbish must be picked up to avoid additional cleaning fees. Smoking indoors will result in a minimum \$200 cleaning fee.

BBQ:

BBQ facilities are located outside Kitchen. Adult guests are welcome to use the BBQ which must be left as clean as it was found. Please note fire restriction may limit the use of the BBQ, guests need to comply with local fire restrictions.

Damages and Breakages:

We understand accidents happen, can you please report them to Dianne or Kevin so they can be fixed.

On Departure Arrangements:

Please leave the kitchen and BBQ areas clean, there are cleaning equipment under the sink and in BBQ cupboard.

Please ensure the dishes are washed and put away. Please place any refuse in allocated rubbish and recycling bins.

Emergency Contacts:

In the case of emergency relating to Rusty Springs Brewery Lane please contact either,
Dianne Newlands 0425 750 620
Kevin Newlands 0413 674 544

We recommend all guests purchase travel insurance since Rusty Springs Brewery Lane owners are not responsible for any injuries or accidents that may occur whilst staying at our property.

Compliance:

Breach of these Rusty Springs Brewery Lane Rules is a breach of the Terms and Conditions of Rusty Springs Brewery Lane.

The owners Dianne and Kevin Newlands reserve the right to terminate permission to occupy and to evict from Rusty Springs Brewery Lane, guests or visitors who refuse to follow these Rusty Springs Rules or who cause a nuisance.

We hope you enjoy your stay!

Kind Regards,

Dianne and Kevin Newlands