

The Deck House – Terms and Conditions

Short Term Holiday Rental – Updated May 2026

WA STRA Registration: STRA628003UEKY06

City of Busselton Development Approval: DA15/0098

Location: Geographe Bay Road, West Busselton, WA, 6280

1. Bookings and Guest Responsibilities

A contract between the Guest(s) and the owner is established once payment is received and a booking confirmation, including holiday dates, is issued. The main booking Guest and all members of their party are bound by these terms and conditions.

The main booking Guest must be present for the duration of the booking and ensure that all party members accept these conditions and provide valid government-issued photo ID (e.g., a driver's licence or passport) via the online check-in link or by direct email before arrival. The property cannot be re-let or sublet under any circumstances. Any breach will result in immediate cancellation, removal from the property, and forfeiture of payments.

Bookings are not accepted from persons under 22 years of age. Leavers groups will not be accommodated, even if accompanied by someone over 22. The owner reserves the right to refuse bookings without providing a reason.

2. Payments and Cancellation Policy

A refundable security deposit of \$500.00 must be paid before arrival (included on your invoice or held as a card verification by the booking agent, such as Airbnb or Booking.com). This deposit covers breakages, theft, or damage caused by you, your party, or your pets. The deposit will be returned within 7 days after the booking ends / card verification removed, less any deductions for damage or late check-out fees.

Full payment for Direct Bookings must be received no later than two weeks before your holiday begins. Failure to do so may result in cancellation, loss of any fees already paid, and the immediate reopening of the booking dates. Bookings via Airbnb or Booking.Com are managed via their own platforms and payment agreements. All cancellations must be made in writing. Travel insurance is strongly recommended to cover cancellation losses; otherwise, you accept responsibility for any resulting loss. Owner-initiated cancellations will occur only in exceptional circumstances. In such cases, notice and a full refund will be provided. Liability is limited to payments already made.

3. Occupancy and Use of Property

Maximum occupancy is 8 persons, including both the main house and the extra unit, this limit is strictly enforced. All adults and children older than 12 months count toward this limit. Infants under 12 months do not count toward occupancy but must still be included on the booking schedule. Only guests listed on the booking form may occupy the property. Exceeding this number or hosting parties or events will result in termination of the booking without refund, in accordance with STRA and City of Busselton regulations.

Check-in is from 3.00 pm unless otherwise agreed. Check-out is by 10.00 am. Late departure will incur additional charges deducted from the bond due to cleaning schedules.

Smoking or vaping inside the premises is not permitted. Non-compliance may lead to immediate termination and forfeiture of all payments, and additional cleaning or damage costs.

Please do not move furniture between rooms or drag across floors, and remove muddy or sandy shoes before entering.

Please de-sand yourself **and pets** after the beach and do not use the pool for rinsing. Do not take house towels to the beach. Some spare towels are available; however, guests are encouraged to bring their own beach towels.

Please lock doors, close windows, and switch off lights and appliances when leaving the property. Eco-friendly practices are encouraged. All inventory must remain on the property. Keys not returned at the end of your stay will incur replacement costs. The barbecue must be cleaned after use, and the drip tray emptied regularly. Failure to do so reasonably may result in a minimum \$50 deduction from your bond or a claim via your booking agent. Note: Damage caused by disposing of BBQ fats or oils down any drain may result in further loss of bond funds to cover the cost of clearing any resulting blockage.

Any complaints must be reported immediately to Louisa at deckhouse826@gmail.com or 0428227000. Complaints raised after departure will not be considered.

4. Pets and Pet Rules

A maximum of 2 small to medium pets, as specified and approved by the owner before arrival, may be permitted. Visitors' pets are not permitted. Pet approval is at the owner's absolute discretion. Pets must not be left unattended at any time, must not use the provided guest linen or towels, and are not permitted on furniture or beds at any time. Evidence of excessive pet presence may result in deductions from the bond for additional cleaning and sanitising of the property for incoming guests.

Guests must clean up after their pets both inside and outside the property and use their own pet bedding. A "Pooch Pack" and some older rugs may be found in the hall cupboard; if used, please wash and return them before departure. Pets are not permitted in the pool at any time. Wet pets inside the house are not permitted. City of Busselton by-laws regarding pets must be followed including Dog Exercise Areas [City of Busselton Dog Exercise Areas 2026](#).

Pet fee: \$55.00 per pet, per stay (listed on the invoice).

5. Damages, Breakages, and Maintenance

Guests are responsible for any damage or breakages and should report any incidents promptly when first noticed and before check-out. Reasonable wear and tear is expected and may not incur charges, but prompt reporting is appreciated. If the property is left in an unacceptable condition, additional cleaning costs will be deducted from the bond or claimed via your booking portal.

The owners and their representatives may enter the property at any time for inspection or essential maintenance. The owners are not liable for temporary defects or malfunctions of equipment, outages of electricity, gas, water, internet, or pool systems, or for the loss of or damage to guest belongings.

6. Swimming Pool and Water Safety

No glass or sharp objects are permitted in or near the pool. Please shower before swimming to rinse off creams and sand. Guests must not climb on or walk along the pool wall adjacent to the unit, as this is unsafe. A fall may cause serious injury, and the owners do not accept liability for incidents resulting from a breach of this rule. Please use common sense and take care for your own safety.

Please use the pool cover to assist with heating as required. When returning the cover to the roller, roll it flat to avoid damage and use the protective cover as a sun and wind shield. Remove the cover during strong winds.

The pool is regularly serviced by Busselton Pools and Spa. Attendants use side access and do not require entry to the house. This service may occur during your stay to maintain consistent water quality. Water quality is checked at the start of each stay. The owners are not liable for breakdowns affecting water quality but will endeavour to address any issues promptly.

Guests must supervise children at all times, especially around the pool. The self-closing pool access gate should never be propped open. Alcohol consumption is not advised while using the pool. The owners accept no responsibility for accidents, harm, or incidents involving guests, children, or pets in or around the pool. Common sense and responsible behaviour are expected at all times.

If you choose to use the supplied SUP or kayak, acceptance of these Terms and Conditions confirms that you do so on behalf of all guests and visitors, acknowledge the inherent risks of the activity, and indemnify the owners against liability arising from that use.

Please also follow these requirements: use the equipment only at the beach directly across the road, remain within 300 metres of the shoreline at all times, do not transport the equipment to any other location, ensure adult supervision and use common sense at all times, consider providing your own life jackets for participants for added safety, do not use the equipment in adverse weather conditions, and rinse the equipment after each use and return it to the storage area.

7. Parking and Neighbourhood

Parking: Two vehicles may park in the driveway (end to end), one behind the remote gate, and up to two on the verge in front of the house. Vehicles must not be parked on any part of the road in a way that obstructs passing traffic. Do not block access to other properties or park on neighbours' verges. Additional public on-street parking is available nearby on Craig Street for visitors.

Do not park vehicles or trailers on the front lawn, as this may damage the underground reticulation. No tent pegs or other items should be skewered into this lawn for this same reason.

Please keep noise to a minimum, especially between 10.00 pm and 8.00 am, out of respect for our neighbouring community. Disruptive behaviour may result in immediate termination without compensation.

8. EV Vehicles

Charging EV vehicles from any power outlet on the property is strictly prohibited. The property is not tested or compliant for this purpose. Public charging stations are available in Busselton and Dunsborough. This rule is non-negotiable, and any breach will result in total bond forfeiture. Locations: [WA EV Charging Locations](#)

9. Security and Privacy

Four unmonitored external CCTV cameras are located on the property. Any request for data retrieval following an incident should be made immediately.

10. Miscellaneous

These terms and conditions may be amended or added to at any time without notice. This property is privately owned and is also the owners' home. Guests are expected to treat the property with the same respect they would their own. The Guest Information/Welcome Book at the property provides emergency contacts, bin collection days, and other helpful information.

Owners: Louisa and James Dare

Guest Services Manager: Maddison Racine