



Please read these terms and conditions carefully.

When you make a booking at Long Alley Barn, you accept the terms and conditions on behalf of your party. It's essential to verify all the details on your confirmation documents and notify us of any errors or discrepancies within 48 hours of your booking.

Our Lawson Park accommodation typically requires a minimum stay of 2 nights, unless otherwise noted on our website and booking calendar. We offer 1-night minimum stays mid-week. During peak periods such as Easter, Christmas, New Year, and NSW long weekend public holidays, a minimum booking of 3 nights is required. We also accommodate longer stays, ranging from 4 to 14 nights.

Please refer to our booking calendar for more information and availability

Long Alley Barn accommodation includes access to the boardwalk, outdoor fire pit, and farm dam area. Guests staying at Long Alley Barn are welcome to visit the Garden and its Studio and explore the walking trails within the property. Maps and detailed information are provided in the accommodation information booklet.

Long Alley Barn is a fully self-contained, non-smoking property. It is powered by solar energy, uses rainwater tanks, and operates a septic system. We are committed to sustainability, avoiding single-use plastics and providing consumables in glass or refillable bottles. An information booklet is available to guide you during your stay.

Please note that accommodation at Long Alley Barn cannot be used for organised events without prior written approval from Lawson Park Management and may be subject to additional venue hire fees. Guests planning an event, or engaging external commercial vendors such as caterers, photographers, or videographers, must seek approval no later than 30 days before check-in at the property.

PAYMENT POLICY

- For accommodation bookings, full payment is required 14 days prior to your stay.
- A one night's deposit is required to secure the reservation if paying via bank transfer.
- Reservations via credit card payment are processed 14 days prior to your stay, including third-party merchant fees.
- If the full booking fee is not received by the due date, Lawson Park Management reserves the right to cancel the booking in accordance with our Cancellation Policy.
- Bookings received within 14 days of arrival/check-in must be paid in full to confirm the booking.
- Payments can be made via Visa or Mastercard, with a 1.75% processing fee added to the transaction.
- Direct deposit payments will be made to Jaspar Ventures Pty Ltd trading as Lawson Park. Account details will be provided at the time of booking.

Security Deposit:

- Confirmation of booking constitutes acceptance of all house rules, terms, and conditions for your stay at Long Alley Barn, Lawson Park Hartley Vale.
- If not already provided, credit card details are required 7 days before check-in to authorize the security deposit. This payment will be authorized and refunded/cancelled within 48 hours of checkout.

CANCELLATION POLICY

- A full refund of accommodation only bookings if cancelled more than 14 days before check-in.
- \$525 cancellation fee if cancelled 13 to 7 days before check-in is applied to 1,2 & 3-night length of stays, unless a new booking is secured for the same dates with an admin fee of \$165.
- \$850 cancellation fee if cancelled 13 to 7 days before check-in is applied to 4- & 5-night length of stays, unless a new booking is secured for the same dates with an admin fee of \$165.
- \$1000 cancellation fee if cancelled 13 to 7 days before check-in is applied to 4, 5, 6, 7-night length of stays, unless a new booking is secured for the same dates with an admin fee of \$165.
- No refund of the full booking fee if the booking is cancelled 6 or less days before check-in unless a new booking is secured for the same dates with an admin fee of \$165.
- For cancellations within 13-1 days before check-in, if a new booking is only partially the same dates or shorter

than the length of the cancelled/original booking, the cancellation fee plus the admin fee will apply. Lawson Park Management will consider all applications at the time of cancellation.

- Rescheduling of booking dates will be subject to rates shown on new reservations. Reservations rescheduled and then cancelled more than 14 days before the new check-in date will incur an admin fee of \$690.
- The above cancellation policies apply to all direct Lawson Park and third-party reservations. If booked through booking agent, all refunds are subject to the terms and conditions of the provider and will be processed less any applicable service fees charged by such provider.
- There are no refunds for no show or earlier departure by guests once the booking period has commenced.

CHECK-IN + CHECK-OUT

Check-In: Between 2pm and 6pm on the day of arrival. Please send a text message or phone call on your arrival day to provide an estimated arrival time.

Check-Out: By 11am on the day of departure, unless otherwise arranged. An additional fee may be charged for late check out.

Arrival in winter months is highly recommended before dusk to ensure adequate attention can be given to starting & maintaining the fireplaces. If you are unable to arrive within these times, please notify us more than 24 hours prior to your intended arrival time. Early arrivals and late check-outs are at the discretion of Lawson Park Management.

GUESTS

Long Alley Barn accommodates up to four overnight guests as confirmed in your booking. Please inform Lawson Park Management before arrival if you plan to have any visitors during your stay. Only guests registered at the time of booking, and any visitors approved by Lawson Park Management, are permitted at Lawson Park. If you wish to have additional visitors or guests, including service providers such as photographers or caterers, please contact Lawson Park Management in advance.

We provide a complimentary starter pack of consumables at check-in, including approximately 20kg of firewood for the internal Barn fireplace use only. Guests are responsible for replenishing these supplies throughout their stay if needed. Welcome Packs and local third-party providers are available upon request. Lawson Park is not responsible for products provided by third-party providers, but we will do our best to accommodate delivery arrangements.

Please note that Lawson Park Management reserves the right to refuse entry of any items, deliveries, or services brought or arranged by guests, visitors, or commercial vendors without prior authorisation or notification during your stay.

Commercial vendors attending Lawson Park, including but not limited to caterers, photographers, videographers, stylists, celebrants, musicians, and other service providers, must be approved by Lawson Park Management no later than 30 days before check-in and must hold appropriate current Public Liability Insurance.

GUEST RESPONSIBILITIES

We maintain the Barn to high standards, ensuring it is cleaned prior to your stay. We kindly ask guests to leave the Barn clean and tidy upon departure. Here are some housekeeping guidelines for your stay:

- If you move any furniture, please return it to its original position.
- Dispose of rubbish in the Council Bins marked "LP" at the main street entry.
- Ensure the BBQ is clean upon check-out using the provided cleaning tools and wipes. An additional cleaning fee of \$55 will apply if the BBQ or equipment is not cleaned, or if any equipment is damaged or removed from the property. Detailed BBQ care instructions are available in the house booklet.
- High-quality linen and towels are provided for your comfort. Please use disposable cotton tissues to remove makeup or lotions to maintain their quality.
- Avoid washing oil or chemical-based products down the sinks. We provide septic-safe products for your use.
- Dispose of excess food scraps, oil-based materials, and other waste in the appropriate bins.
- Sort packaging into recycling bins where possible to help us reduce our environmental footprint
- If the property is left excessively dirty, untidy and linens stained, additional fees of \$55 per hour will be charged and/or professional laundering costs.
- All outside noise should be significantly reduced by 11pm and cease completely by midnight. Disturbances to our neighbours, including excessive noise or car movements, will result in termination and eviction without a refund, and extra charges may be applied for security and other expenses.
- Illegal activities (such as, but not limited to, illicit substances and fireworks) are strictly prohibited and will result in immediate termination and eviction without a refund.
- Lawson Park is a smoke-free property. Please notify Management if there are known smokers among your visitors to manage designated smoking areas and proper disposal of rubbish. Management reserves the right to ask any visitor who is smoking to refrain or leave the property.
- All lights, appliances and taps must be switched off any time the property is left unattended and/or at the

conclusion of the booking period. The property must be vacated on time and secured. All windows and doors are to be locked.

- Please report all breakages or damage to the Barn and all barn fixtures/fittings and items supplied for your use during your stay. Replacement or repair can be discussed and based on the incident, repair and replacement fees will apply.
- A \$30 fee will be charged if keys are not returned on departure.

MOVEMENT ON THE PROPERTY

Lawson Park in Hartley Vale is a beautiful rural farm-style property featuring dams, creeks, bushland, and native wildlife. Here are some important guidelines to ensure a safe and enjoyable visit:

- Please take all reasonable care when visiting the property.
- Always close the gates after passing through.
- Keep vehicles on the designated access road and parking area.
- Swimming in the dams is prohibited.
- Where possible, walk on trails and tracks within the property.

Please note, we strive to provide clear and accurate information about the property, the owners are not responsible for any guests' activities within the steep or rough terrain of any known tracks on the property. Likewise, we are not responsible for guests or visitors accessing off-track areas or surrounding Crown Land and Conservation areas.

USE OF BARN FACILITIES

Guests must use Long Alley Barn and its surrounding areas, including roads, paths, boardwalk, dam, and gardens, as presented. Here are some key guidelines to keep in mind during your stay:

- **No Alterations:** The Barn and ancillary structures should not be altered or damaged. No signage, pictures, or structures are to be fixed to any part of the property without written permission.
- **Furniture:** All external furniture must be returned to its original place. Soft furnishings should not be used on ground surfaces unless otherwise permitted. Additional fees for laundering or repairs may apply if needed.
- **Intoxication Policy:** Lawson Park is not a licensed venue. Management reserves the right to ask any guest or visitor to leave the property if they are intoxicated and pose a risk of harm to themselves, others, or property.

PETS AND CHILDREN

Pets and children (over 2 years old) are not permitted at Long Alley Barn without prior arrangement. Please contact us to discuss available options for having pets or children stay with you.

CENTRAL HYDRONIC HEATING

The Barn features an automated central hydronic heating system, which operates with limited capacity due to available fuel restrictions. The system is set on a timer to provide ambient warmth during the evenings and early mornings. Please note that it is not a full substitute for the heating provided by the potbelly fireplace.

Important Guidelines:

- Guests are unable to adjust the thermostat in the Barn.
- Do not adjust any fittings on the radiators.
- Be cautious as radiators can become hot.
- Do not place clothing or other items on the radiators, as this can be a fire hazard.

FIREPLACES & OUTDOOR FIRE PITS

Fireplaces and outdoor fire pits at Long Alley Barn are to be used at your own risk. Guests will be held liable for any damage caused to fixtures & fittings from food or non-wood-based materials, smoke or ember damage from incorrect use.

Please note, marshmallows are not permitted to be roasted on indoor fireplaces.

Safety Guidelines:

- Always use fire guards to prevent damage and ensure safety.
- Be cautious, as all fireplaces, BBQs, and their external casings can get very hot and may cause serious burns if touched. Operate fireplaces with consideration of these dangers.

Firewood Provisions:

- Approximately 20 kg of firewood is provided during your stay, along with kindling/fire starter equipment.
- Additional firewood can be supplied with prior notice at \$60 per load.
- Firewood provided for the Barn shall not be used in the outdoor fire pits.
- 'Bush' wood is available beside the outdoor fire pits for guest use.
- If firewood is removed from the property or not used appropriately, guests will be required to replenish the supply.

at their own cost.

FIRE SAFETY ON THE PROPERTY

Please familiarise yourself with open fire safety procedures within the Property Information Booklet and the 'Action in the Event of an Emergency and Fire Evacuation Procedure'. Note a Fire Extinguisher & Blanket are in the pantry, beside the refrigerator in the Barn kitchen. Smoke Detectors & Carbon Monoxide Monitors are fitted in the Barn.

Due to the risk of bushfires in our local area, Lawson Park Management will assess the situation before your visit. If a risk is determined, accommodation bookings and events may be cancelled at short notice for your safety.

Guests are to adhere to all requirements of Fire Hazard Warning Notifications and advice from the NSW Rural Fire Service when lighting fires during your stay. Please note this advice can change daily. www.rfs.nsw.gov.au

UNAVAILABILITY

If the property becomes unavailable for your occupancy due to unforeseen circumstances (e.g. fire, storm, damage) then Management will inform you immediately and any money paid will be refunded in full in accordance with our cancellation policy.

LIABILITY

While we make every effort to ensure the accuracy of the information provided about Long Alley Barn at Lawson Park, Hartley Vale on third-party booking sites and our own website, we cannot guarantee the currency or accuracy of this information. The Long Alley Barn website and related materials are provided "as is" without any representation or endorsement and without warranty of any kind, express or implied. This includes, but is not limited to, implied warranties of satisfactory quality, fitness for a particular purpose, non-infringement, compatibility, security, and accuracy.

The owners of Lawson Park accept no responsibility for any loss, disruption, or damage to your data or computer system that may occur while using material derived from these websites. Additionally, they do not warrant that the functions contained in the material on this site will be uninterrupted or error-free.

PHOTOGRAPHY & DIGITAL REPRESENTATION

Representation of any Lawson Park property, personnel, or personal material in digital or print material requires written permission from Jaspar Ventures Pty Ltd. When sharing image material on digital platforms, the following information must be included, tagged, or mentioned: Instagram: @longalleybarn and @lawsonpark_celebration; Facebook: @lawsonpark

Lawson Park Management reserves the right to request the immediate removal of any inappropriate or unwanted images appearing in print or digital form on third-party publishing and social media platforms.

According to Lawson Park's Terms and Conditions for Photography & Videography, professional photographers must hold current Public Liability Insurance. Approved photography is the client's responsibility and constitutes an agreement to all terms and conditions.

PROBLEMS OR COMPLAINTS

If you encounter any problems or have a complaint during your stay, please inform Lawson Park Management on behalf of Jaspar Ventures Pty Ltd as soon as possible, so we can address the issue quickly and efficiently.

Here are some important guidelines to follow:

- **Reporting Issues:** Notify Management immediately to give us the opportunity to rectify the situation.
- **Allow Access:** You must allow repair/service access to the property during reasonable hours.
- **Unresolved Complaints:** Any complaint that cannot be resolved locally must be notified in writing to Management before departing the property. Failure to follow this procedure may affect your ability to make a claim.
- **Travel Insurance:** All guests and visitors should have appropriate travel insurance, as Management is not responsible for any injuries, illnesses, or accidents that may occur during your stay.

PERSONAL INFORMATION

Lawson Park Management ensures that personal information collected is used solely for the purposes defined at the time of collection or use, in compliance with these purposes. We do not share your information with any third parties without your permission.

Data Handling:

- Account or credit card information is stored in accordance with the terms and conditions of third-party providers.
- Jaspar Ventures Pty Ltd (Trading as Lawson Park) will not record or store payment information for longer than necessary.

DEFINITIONS

Booking/Reservation/Period of Hire: The time you have paid to stay at the property as confirmed in your booking or written quote.

Property: Lawson Park, 154 Lawsons Long Alley, Hartley Vale NSW 2790.

Long Alley Barn: Accommodation featuring 2 bedrooms, 1 bathroom, 1 toilet, open plan living and dining areas, outdoor verandah, BBQ area, wood fireplace, wood-burning slow combustion heating, and a fully equipped kitchen.

Management: The owners and managers of Jaspar Ventures Pty Ltd Operating Long Alley Barn.

Lawson Park: Trading name of Jaspar Ventures Pty Ltd.

Owners: Legal property owner of 154 Lawsons Long Alley, Hartley Vale NSW 2790.

Guests: Persons staying overnight in the property during the agreed booking.

Visitor: A person permitted to visit a guest or the property during the booking or event.

Client: Primary guest(s) responsible for booking accommodation or venue hire for an event.

Event: Any organised gathering, celebration, ceremony, photography or videography session, styled shoot, workshop, retreat, catered meal, or other planned activity involving visitors, commercial vendors, or use of Lawson Park beyond ordinary accommodation use.

Commercial Vendor: Any third-party provider engaged by a guest, visitor, client, or event organiser to supply goods or services at Lawson Park, including caterers, photographers, videographers, stylists, celebrants, musicians, transport providers, hire companies, and delivery services.

Venue Hire: Permitted area for an agreed event for a maximum of 1 day (12 noon to 12 midnight).

Car Parking: Vehicle access and storage only in designated areas. No overnight parking unless staying at Long Alley Barn or with prior approval.

Smoking: Includes all forms of cigarettes, cigars, e-cigarettes, vaping, or similar.

Weekdays: Monday, Tuesday, Wednesday, Thursday

Weekends: Friday, Saturday, Sunday.

These definitions help clarify the terms for venue hire and/or staying at Lawson Park. If you have any questions or need further details, contact Lawson Park Management.