



## **Welcome to Bass Lodge!**

We hope your stay is enjoyable and exciting!

This document provides you with some information that we hope will be useful. If you have any issues whilst here please call Dave on 0433482325 and we will try to sort it out for you.

### **Facebook**

Please consider to  our Facebook site and provide some feedback so that other guests can see what it is to stay at Bass Lodge. Any feedback is always appreciated as we continue to provide the lodge to our valued guests. In addition, often Bass lodge posts promotions, special deals, short notice specials and reports on river, fishing and general status. We will try to keep you up to date.

### **Entry to the Lodge**

You will have been provided an entry code to access the front door key. Please re-enter this code to put the key back. In doing so others in your group can utilise it should you choose to lock the Lodge to go for a swim or fish.

### **Telephone**

The number at Bass Lodge is 0257327590. It is a VOIP phone and so there may be a slight delay in the line. You can feel free to place calls (within Australia) but we appreciate it that you limit calls to a few minutes. Other internet communication tools might also be useful to use such as Messenger or Skype.

### **Internet**

The internet access code is 3218991B84. The internet at Bass Lodge is available to all guests. It is NBN Satellite with a monthly limit on the amount of data available. As such please consider your usage and other guests that follow you. We request no streaming, use of Netflix and general avoidance of large downloads.



## TV/Stereo & DVD Player

Bass Lodge has a satellite (VAST) receiver. To watch TV or to watch a DVD, follow these instructions carefully.

1. Turn on the stereo, TV and VAST receiver. Remotes may be used for this
2. On the TV remote, select the input button (looks like this  ). **Select AV** (no other inputs will work)
3. Check that the three (white, yellow, red) input RCA Cables are attached to the TV.
  - a. To watch TV the RCA cables need to be from the VAST receiver (located under TV).
  - b. To watch a DVD, the RCA cables need to be from the stereo/DVD player
4. When watching TV, ONLY the VAST remote should be used to change the channels.



## Emergency

Call 000 in an emergency.



In addition our neighbours may be contacted in an emergency. Neil and Sandy Booth's number is 65678230. Steve and Nicole Smith's number is 0468411967

### **Spa**

You will need to have pre-booked the spa. This room is otherwise closed.

The temperature of the spa is set downstairs and cannot be altered. Jetted air can be switched on and off at the wall.

Please DO NOT take glassware into the spa. If you do break something we appreciate and expect that you please clean it up!

### **Power Outages:**

Any planned power outages will be communicated to you. Please notify Dave on 0433482325 for any unscheduled power failures. You might also check the fuse box located in the Kitchen or also at the back of the Lodge. Please consider using a bucket of water (from the front tap) to flush toilets as these depend on an electric pump. We apologise for any power outages that may impact your stay. The phone will not operate during power outages.

### **BBQ**

The BBQ is there to be used. Please clean it up after use to avoid attracting a possum or even a quoll. A spare gas bottle, if required, is located on the inside staircase. Please TURN OFF the gas bottle each time you use it.

### **Water**

Bass Lodge is on tank water. This means there is a LIMITED supply. We ask that you be WATERWISE. For safety reasons we recommend that you boil water before drinking or bring your own supply of bottled water.

Items placed into waste water can cause major problems to the septic system. Please do not put sanitary products or other items into the toilets.

### **Washing Machine & dryer**

The washing machine and dryer are there to be used. Please ensure the tap is turned on before starting the washing machine.



### **Fire place**

There is an owners manual located on the shelving behind the fire. Please familiarise yourself with the operations before use. Wood is provided but we ask that you use it sparingly. The Lodge can heat up very quickly making it uncomfortable upstairs for sleeping.

### **Air conditioners**

The upstairs air conditioners are controlled by remote. Please turn off when not needed to avoid unnecessary power consumption.

### **Printer**

The printer is available for you to use. There is an installation CD under the printer or you can download XP440 Drivers from the Epson site. Please limit the amount of paper that you use to a minimum.

### **Surveillance**

The Lodge has cameras on it which record movement. For guest privacy reasons, the system IS NOT monitored remotely and IS NOT reviewed actively. The ONLY reason to review footage is in the event of a break in or when damage has occurred and not reported.

### **Private property access**

Access to private land can be organised for your stay at Bass Lodge. Bass Lodge has contacts with Land Holders to gain some access to the river and streams around Bass Lodge. Details are provided at Bass Lodge and is not available to the general public.

The access is a privilege for Bass Lodge guests. Take all rubbish with you and if you have a camp fire then put it out before leaving. The conditions of use are CATCH AND RELEASE with no bait fishing allowed. If you get stuck or have ANY issue, then it is your own responsibility. Please consider letting someone know when you are leaving and when you are due back. Access keys MUST be returned after use. People NOT returning the keys will be charged for



replacement locks and will NOT be allowed to use it ever again. No copying of the key is permitted.

### **Maps**

Topographical maps are located near the printer. Please use these to plan any fishing trip then return them. Do not take them with you please. We hope these are useful.

### **Campers**

Camping in front of the Lodge at 'the Junction' is allowed but only when land holder permission is sought and when a good attitude is present. This is of course discretionary. If you see misuse of the junction flats by campers or mistreatment of animals then please report it immediately to Neil Booth on 65678230 or 0428678230.

The extent of camping at the Junction has been significantly reduced and anyone not being courteous and considerate will be asked to leave.

### **Departure**

Your departure time, unless otherwise agreed is 10am. The cleaners may need to clean the lodge before the next guest and so we request that you are already departed or minimally, packed and ready to leave on their arrival. If the cleaners don't show up please feel free to stay as late as 2pm.

Please ensure that all lights are turned off, that the front fridge is emptied and switched off, that the spa is turned off (switch above the microwave), that curtains are drawn, that the gas bottle on the BBQ is OFF, that windows and doors are closed and locked

A guest book is located near the front entry. Please take a moment to comment on your stay. We appreciate all feedback.



#### **TERMS & CONDITIONS**

This notice should be read carefully as it provides information and forms the agreement between yourself and Bass Lodge.

**Privacy Policy:** No personal information including e-mail addresses or users of our web-site are given or used by anyone outside the organisation.

**Payment:** A deposit of 50% is required within 7 days of placing your booking. If your deposit is not received by this time then the booking cannot be confirmed and other bookings may be taken.

If you are unable to meet the 7 day deadline please contact us within this time to make other arrangements.

**Cancellations:** Booking deposits are non-refundable. If your booking is more than 6 weeks in advance of your scheduled stay, you may re-schedule your stay

for another time without penalty. Only one re-schedule is permitted per booking. Please note: We do not guarantee weather or fishing conditions, so re-scheduling on this basis is not acceptable.

**Linen/Cleaning:** If your booking includes linen (optional extra), then fresh laundered linen will be provided including sheets, bath towels and pillow slips. If you are providing your own linen, please bring these items with you.

Under no circumstances are you permitted to use lodge bedding without linen or your own sleeping bags.

**Spa:** The spa is locked and a key will be provided ONLY on request and payment of \$300/stay. The spa temperature is set downstairs and cannot be changed being set to "summer" or "winter mode".

The water colour may be unclear as it generally is pumped from Georges Creek.

**Laundry:** An equipped laundry is in place at the lodge for your convenience. Please bring your own Septic-Safe top loading washing detergents.

**Keys:** A key-release entry pin for the lodge is re prior to your stay. This is required to release the key to the Lodge- with the entry code entered, press enter and pull down the bottom of the unit. **Please ensure that you contact us if you have not received this prior to your departure.**

**Smoking:** Internal areas of the lodge are strictly non-smoking. If it is necessary to clean and deodorise the lodge based on non-compliance with this requirement, a \$150 fee applies.



**Damages:** Any damages to the lodge or lodge facilities (including kitchen items) during the course of your stay are at your expense. Please inform us if any damage occurs and we can arrange a reasonable resolution to cover expenses.

**Canoes/tours/drop-offs:** The Lodge canoes cannot be hired. It may be possible to arrange a tour, fishing trip. Please speak to Dave to get contacts for this.

**Phones:** There is no mobile phone service at the Lodge. A phone is available to you at the Lodge. You will be charged for any excess usage of the phone (more than \$5/day).

To minimise costs and to avoid a phone charge from us you should consider to ask the person you wish to talk to call you back.

**Internet Access:** A wireless modem is available at the Lodge. Internet speed may be slow.

**Guest Book:** A guest book is available at the Lodge. Please read this to operate washing machine, TV and other items in the lodge. Should you have any difficulty then please call Dave on 0433482325 and we will attend to your enquiry

**What to bring:** Drinking water is recommended as the Lodge is on tank water. Linen should be brought if you have not booked linen as part of your stay. Rubber shoes are ideal for walking along the river bank.

Food and beverages should be brought for your entire stay. The nearest shop at Bellbrook is 4 0minutes away and only has basic provisions. Armidale is 75minutes.

**During your stay:** Please call Dave on 0433482325 or Sandy (our neighbour and caretaker) on 65678230 should you have any issues during your stay. Please be considerate to operating costs and the environment by turning off the lights after you.

**Departure:** Please ensure all windows are locked and lights turned off. The left sliding door has a deadlock at the top-left hand side. Use the key at the front sliding door of the Lodge as the final point of departure.

Have fun at the Lodge, please always respect the river and environment and be safe.