



BEECHMONT

ESTATE

BEECHMONT ESTATE TRADE CONTRACT

TRADE SEASON:	1 st April 2026 - 31 st March 2027
COMMISSION:	25%
RESERVATIONS:	Beechmont Estate 422 Binna Burra Rd, Beechmont QLD 4211 +61 (07) 4777 7377 reservations@morrisescapes.com.au
BANKING DETAILS:	Beechmont Estate Pty Ltd National Australia Bank BSB 084 004 Account 88 426 8108 Swift Code NATAAU3303M
SALES CONTACT:	jennifer.penegar@morrisescapes.com.au

1. MORRIS ESCAPES OVERVIEW

A collection of boutique sustainable lodges and experiences that celebrate Queensland's diverse natural beauty in one bespoke journey. Inspiring authentic experiences and lasting memories, discover luxury island hideaways on the Great Barrier Reef ([Orpheus Island Lodge](#) and [Pelorus Private Island](#)), invoke the spirit of adventure in the outback ([Mt Mulligan Lodge](#)), and succumb to country elegance in the Scenic Rim ([Beechmont Estate](#)). A private helicopter charter service ([Nautilus Aviation](#)) provides unrivalled transfers in Northern Australia and a fleet of outstanding superyachts ([Morris Nautical](#)) offer privately chartered Great Barrier Reef exploration.

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2. LODGE DESCRIPTION

Beechmont Estate is located just outside of the small township of Beechmont, near Binna Burra in the Scenic Rim. Just 90 minutes from Brisbane and 45 minutes from the Gold Coast, the 75-acre property neighbours the World Heritage-listed Lamington National Park. Located approximately 800m above sea level, Beechmont Estate experiences its own micro-climate and is around six to eight degrees cooler than the Gold Coast and Brisbane.

Each of the Estate's accommodation types exude country elegance - featuring cosy fireplaces, private verandas and stunning views of the hinterland landscape. The estate sleeps 48 guests in five-star luxury accommodation and the room types include 4 x Beechmont Cabins, 1 x Accessible Beechmont Cabin, 12 x Hinterland Cabins, 3 x Luxury Pavilions, and a private Residence sleeping 8 guests.

Enjoy outstanding dining at The Paddock, a renowned two chef-hatted restaurant also featured in the Delicious 100, share a sommelier-selected drop in front of the estate's main fireplace or watch the sun go down over the rolling hills of the Scenic Rim. With a plethora of activities available from guided bush walks, spa treatments, cocktail classes and more, your visit to Beechmont Estate will be one to remember.

Beechmont Estate is closed on Monday and Tuesday each week, except for exclusive use bookings.



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3. ACCOMMODATION TYPES

BEECHMONT CABIN	ACCESSIBLE BEECHMONT CABIN	HINTERLAND CABIN	LUXURY PAVILION	THE RESIDENCE
Rate inclusive of two guests	Rate inclusive of two guests	Rate inclusive of two guests	Rate inclusive of two guests	Rate inclusive of four guests
Max Capacity two guests	Max Capacity two guests	Max Capacity two guests	Max Capacity three guests	Max Capacity eight guests
– Private deck – Fireplace – Ensuite – Mini bar with local produce and drinks selection – Wi-Fi – TV – Hairdryer, iron and ironing board – Ceiling fans – Non-smoking room – Air-conditioning	– Private deck – Fireplace – Ensuite – Mini bar with local produce and drinks selection – Wi-Fi – TV – Hairdryer, iron and ironing board – Ceiling fans – Non-smoking room – Air-conditioning	– Private deck – Fireplace – Ensuite – Mini bar with local produce and drinks selection – Wi-Fi – TV – Hairdryer, iron and ironing board – Non-smoking room – Ceiling fans – Air-conditioning	– Large, private deck – Fireplace – Lounge area leading onto deck – Ensuite with freestanding bath – Mini bar with local produce and drinks selection – Wi-Fi – TV – Hairdryer, iron and ironing board – Ceiling fans – Non-smoking room – Air-conditioning	– Four bedrooms overlooking pristine hinterland (with ocean views and Gold Coast skyline vista) – Infinity swimming pool and outdoor spa – Private deck with exclusive views of Lamington National Park – Indoor and outdoor fireplaces – Full kitchen with open plan living area – Master bathroom, ensuite and powder room – WiFi, Smart TVs, surround sound system – Hairdryer, iron and ironing board – Ceiling fans – Non-smoking room – Air-conditioning
BEDDING CONFIGURATION King Bed or; Twin Beds	BEDDING CONFIGURATION King Bed or; Twin Beds	BEDDING CONFIGURATION King Bed or; Twin Beds	BEDDING CONFIGURATION King Bed or; Twin Beds plus Queen Sofa Bed	BEDDING CONFIGURATION King Bed; plus Twin Beds; plus 2 x Queen Beds
ROOM SIZE 40 m2	ROOM SIZE 40 m2	ROOM SIZE 40 m2	ROOM SIZE 80 m2	ROOM SIZE 400 m2
LOCATION North-east facing	LOCATION North-east facing	LOCATION North-east facing	LOCATION North-west facing	LOCATION North-east facing

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4. BED & BREAKFAST RATES (CABINS & PAVILION)

- Accommodation rates are per room, per night
- Prices are quoted in Australian Dollars (AUD) and inclusive of 10% GST
- Minimum three (3) night stay applies to reservations made over long weekends, Easter and Festive Season dates
- Rate includes daily breakfast, per person

WEEKDAYS (Sunday to Thursday)	GROSS RATES	NETT RATES	WEEKENDS (Friday and Saturday)	GROSS RATES	NETT RATES
Beechmont Cabin Rate inclusive of two guests	\$595	\$446.25	Beechmont Cabin Rate inclusive of two guests	\$745	\$558.75
Hinterland Cabin Rate inclusive of two guests	\$645	\$483.75	Hinterland Cabin Rate inclusive of two guests	\$795	\$596.25
Luxury Pavilion Rate inclusive of two guests	\$995	\$746.25	Luxury Pavilion Rate inclusive of two guests	\$1,245	\$933.75

EASTER, FESTIVE & AUSTRALIAN LONG WEEKENDS	GROSS RATES	NETT RATES
Beechmont Cabin Rate inclusive of two guests	\$799	\$599.25
Hinterland Cabin Rate inclusive of two guests	\$849	\$636.75
Luxury Pavilion Rate inclusive of two guests	\$1,299	\$974.25

Extra person rates for Luxury Pavilion only

- Add cot for infant (aged 0 - 2) at \$30 (gross), \$22.50 (nett) per night
Or;
- Add queen bed sofa for a child (aged 3 - 17) at \$100 (gross), \$75 (nett) per night
Add queen bed sofa for an adult (aged 18+) at \$100 (gross), \$75 (nett) per night

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5. THE RESIDENCE ALL-INCLUSIVE RATES

- Accommodation rates are per room, per night
- Prices are quoted in Australian Dollars (AUD) and inclusive of 10% GST
- Minimum two (2) night stay applies generally
- Minimum three (3) night stay applies to reservations made over long weekends, Easter and Festive Season dates

	GROSS RATES	NETT RATES
The Residence Rate inclusive of four guests. Maximum capacity eight guests.	\$6,995	\$5,246.25

Rate inclusions:

- Champagne on arrival
- Daily breakfast – in-room breakfast hamper or breakfast at The Paddock restaurant
- Choice of gourmet lunch hamper or; two-course à la carte lunch at The Paddock restaurant
- Nightly three-course à la carte dinner at the chef-hatted The Paddock restaurant
- Complimentary selection of Australian wine, beer and spirits to enjoy at the residence and The Paddock restaurant
- Mini bar with local produce and drinks selection
- Full access to all estate facilities

Extra person rates for The Residence only (maximum 4 x additional guests)

- Add a child (aged 3 - 17) at \$300 (gross), \$225 (nett) per night
- Add an adult (aged 18+) at \$550 (gross), \$412.50 (nett) per night



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6. EXCLUSIVE USE/GROUPS (EXCLUDING THE RESIDENCE)

- Accommodation rates are per night, for 20 x rooms (40 guests)
- Prices are quoted in Australian Dollars (AUD) and inclusive of 10% GST
- Minimum two (2) night stay applies generally
- Minimum three (3) night stay applies to reservations made over long weekends, Easter and Festive Season dates
- Surcharges apply over Easter Festive and Australian long weekends
- Rate includes daily breakfast, per person

WEEKDAYS Sunday to Thursday	GROSS RATES	NETT RATES	WEEKENDS Friday and Saturday	GROSS RATES	NETT RATES
EXCLUSIVE USE Rate inclusive of 40 guests	\$13,700	\$10,275	EXCLUSIVE USE Rate inclusive of 40 guests	\$17,000	\$12,750

Extra person rates for Luxury Pavilion only (maximum 3 x additional guests)

- Add cot for infant (aged 0 - 2) at \$30 (gross), \$22.50 (nett) per night
Or;
- Add queen bed sofa for a child (aged 3 - 17) at \$100 (gross), \$75 (nett) per night
- Add queen bed sofa for an adult (aged 18+) at \$100 (gross), \$75 (nett) per night

Rooming Configuration:

- 4 x Beechmont Cabins
- 1 x Accessible Beechmont Cabin
- 12 x Hinterland Cabins
- 3 x Luxury Pavilions

Exclusive Use booking policy:

- A group is defined as 10+ rooms travelling together. Groups of 10+ rooms are usually only accepted on an exclusive-use basis
- Within 14 days of booking, a non-refundable 50% deposit payment is required
- The remaining 50% balance is to be paid 121+ days prior to check-in date
- Any cancellations made 120 – 0 days prior to exclusive use check-in date; 100% cancellation fee applies
- Unused services – no refund can be given for any unused services or early departures
- All cancellations must be received in writing
- Within 61 days of arrival, preliminary rooming list & special dietary requirements to be issued. 30 days prior to arrival final rooming list to be sent for bespoke itinerary to be finalised

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7. EXCLUSIVE USE/GROUPS (INCLUDING THE RESIDENCE)

- Accommodation rates are per night, for 20 x rooms (40 guests) and The Residence (4 guests) – 44 guests total
- Prices are quoted in Australian Dollars (AUD) and inclusive of 10% GST
- Minimum two (2) night stay applies generally
- Minimum three (3) night stay applies to reservations made over long weekends, Easter and Festive Season dates
- Surcharges apply over Easter Festive and Australian long weekends
- Rate includes daily breakfast, per person

WEEKDAYS Sunday to Thursday	GROSS RATES	NETT RATES	WEEKENDS Friday and Saturday	GROSS RATES	NETT RATES
EXCLUSIVE USE Rate inclusive of 40 guests	\$20,695	\$15,521.25	EXCLUSIVE USE Rate inclusive of 40 guests	\$23,995	\$17,996.25

Extra person rates for Luxury Pavilion only (maximum 3 x additional guests)

- Add cot for infant (aged 0 - 2) at \$30 (gross), \$22.50 (nett) per night
Or;
- Add queen bed sofa for a child (aged 3 - 17) at \$100 (gross), \$75 (nett) per night
- Add queen bed sofa for an adult (aged 18+) at \$100 (gross), \$75 (nett) per night

Extra person rates for The Residence only (maximum 4 x additional guests)

- A \$200 (gross) or \$150 (nett) per night increase applies as additional guests are added to the The Residence.

Rooming Configuration:

- 4 x Beechmont Cabins
- 1 x Accessible Beechmont Cabin
- 12 x Hinterland Cabins
- 3 x Luxury Pavilions
- The Residence (4 x bedrooms, 2 x bathrooms)

Exclusive Use booking policy:

- A group is defined as 10+ rooms travelling together. Groups of 10+ rooms are usually only accepted on an exclusive-use basis
- Within 14 days of booking, a non-refundable 50% deposit payment is required
- The remaining 50% balance is to be paid 121+ days prior to check-in date
- Any cancellations made 120 – 0 days prior to exclusive use check-in date; 100% cancellation fee applies
- Unused services – no refund can be given for any unused services or early departures
- All cancellations must be received in writing
- Within 61 days of arrival, preliminary rooming list & special dietary requirements to be issued. 30 days prior to arrival final rooming list to be sent for bespoke itinerary to be finalised

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8. TERMS OF TRADE

AGENTS WITHOUT CREDIT	A 25% deposit of the total booking is required at the time of booking and full payment must be made at least 30+ days prior to guest arrival. Except for Exclusive Use/Group bookings where a 50% non-refundable deposit is required at time of booking and final payment must be made at least 121 days prior to the arrival date.
AGENTS WITH CREDIT	All agents who establish credit with Morris Escapes (Beechmont Estate) must have payment forwarded to the property within 30 days of guest check-out date. Different T & Cs apply for Exclusive Use/Groups bookings.
LATE BOOKINGS	Where bookings are less than 30 days prior to arrival and credit facilities have not been established, full payment is required immediately in AUD and a copy of the bank transfer remittance to guarantee the booking sent to Morris Escapes Reservations. Payment may also be made by credit card; additional surcharge applies for Mastercard/VISA 1.5% and AMEX 2.26%.
CANCELLATION FEES	- Any cancellations made 15 days or more prior to arrival; no cancellation fees apply (except for groups where different T's & C's apply) - Any cancellations made 14 - 0 days prior to arrival; 100% cancellation fees apply - No refund can be given for any unused services or early departures - All cancellations must be received in writing - Should any cancellations be a package, further cancellation charges or administration fees may be applicable for components within the package that Beechmont Estate is liable for - All Visa / MasterCard / AMEX transaction fees are non-refundable in the event of cancellation
BANKING	Beechmont Estate Pty Ltd National Australia Bank BSB 084 004 Account 88 426 8108 Swift Code NATAAU3303M Reference: <confirmation number> <guest surname>
RELEASE OF BOOKINGS	If any of the aforementioned conditions are not met, Beechmont Estate reserves the right to release all bookings.
MINIMUM STAYS	Minimum three (3) night stay applies to reservations made over long weekends, Easter and Festive Season dates. Minimum two (2) night stay applies to all exclusive use reservations, except over Easter, Festive and Australian long weekends here the minimum stay is three (3) nights. No other minimum stay rules apply.
NO SHOW POLICY	Full cancellation fees apply and will be billed to the agent.
GST	All rates are subject to increase in the case of Government levies, taxation or in line with external operator charges. All rates are inclusive of 10% Goods and Services Tax (GST).

CHECK-IN	Hotel check in time is from 2pm. Early arrival requests are not guaranteed but on a request basis only. To guarantee an early check in the room must be reserved the night prior.
CHECK OUT	Beechmont Estate check out time is prior to 10am. Late departures up to 6pm are possible at 50% of the daily contracted room rate. For late departures after 6pm, the full daily contracted room rate will apply. Late departures are subject to availability.
EASTER/FESTIVE/LONG WKND	Beechmont Estate has dedicated Easter, Festive and Australian Long Weekend rates for Bed & Breakfast only rates: 3 - 6 April 2026 (Easter 2026) 24 - 27 April (Anzac Day) 2 - 4 May 2026 (Labour Day) 3 - 5 October 2026 (King's Birthday) 23 December 2026 – 3 January 2027 (Festive) 26 - 29 March 2027 (Easter 2027)
CHILD POLICY	Beechmont Estate welcomes children. Infants are classified as <2 years of age and accommodated for in a portacot. Children are classified as 3 - 17 years of age. Special children's menus are available on request.
CHILD DISCLAIMER	When confirming a stay at Beechmont Estate, parents accept all responsibilities for their child(ren).
GROUPS POLICY	At Beechmont Estate, a group is defined as 10+ rooms travelling together. Groups of 10+ rooms are usually only accepted on an exclusive-use basis. As an intimate property, some special conditions and booking policies apply to group bookings which will be stipulated at the time of booking. The dedicated events team will take over the booking after confirmation events@beechmontestate.com.au .
TRAVEL INSURANCE	Although all care is taken, Beechmont Estate cannot accept responsibility for any expenses incurred by a guest as a result of any domestic/international flight delays, reschedules or alterations, mechanical failures or poor weather. It is suggested that guests take out travel insurance to cover any unforeseen circumstances.
SPECIAL DIETARIES	As Beechmont Estate is a remote destination, it's essential to advise any special dietary needs at the time of booking. We will do our best to tailor menus accordingly whilst providing an opportunity to sample the delights of the region.
SUSTAINABILITY	At Morris Escapes, sustainability lies at the core of who we are as a business. We are passionate about reducing our impact on the environment and making a positive one on the community. Our focus is on People, Place, and Planet, all three are interwoven; they operate together and cannot be siloed. Click here to view our sustainability philosophy.
REEF KEEPERS	The Morris Family Foundation pledges to donate \$50 per guest stay at Beechmont Estate to the Reef Keepers Fund . Guests can indulge with a clear conscience knowing that donations go towards environmental projects aimed at protecting and preserving the Great Barrier Reef.

9. TRADE AGREEMENT & SIGNATURE:

To complete the process of finalising this agreement, please complete the allocated section indicating your acceptance of this offer.

TRADE SEASON	1st April 2026 - 31st March 2027
COMMISSION	25%
RESERVATIONS	Beechmont Estate 422 Binna Burra Rd, Beechmont QLD 4211 +61 (07) 4777 7377 reservations@morrisescapes.com.au
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SALES CONTACT	jennifer.penegar@morrisescapes.com.au

COMPANY	
FULL NAME	
POSITION	
SIGNATURE	X
DATE	