



BERKELEY
RIVER LODGE

2026

TRADE RATES AND INFORMATION



KIMBERLEY COAST, WESTERN AUSTRALIA



UNTAMED. *unforgettable*

Having worked in luxury travel for over twenty five years, I've witnessed firsthand how discerning travellers seek authentic experiences that go beyond the ordinary.

When I joined Berkeley River Lodge as Director of Sales and Marketing, I knew immediately this was something special – a property that doesn't just offer accommodation, but provides access to one of the world's most pristine wilderness frontiers.

What sets Berkeley River Lodge apart in today's competitive luxury market is our unwavering commitment to intimacy and exclusivity. While others chase volume, we deliberately limit our capacity to a maximum of thirty-six guests at a time. This isn't a constraint – it's our greatest strength. It allows our team to deliver truly personalised service and curate experiences that simply aren't possible at larger properties.

I've seen how Berkeley River Lodge consistently exceeds expectations. Our guests don't just visit the Kimberley – they become part of its story. From helicopter flights over the King George Falls to intimate dining under star-filled skies, every moment is crafted to create lasting memories and, importantly for our agent partners, offer once in a lifetime experiences to your clients.

The Kimberley represents Australia's last true wilderness frontier – a place where ancient rock art tells 60,000-year-old stories and where the rhythm of tides creates an ever-changing canvas of natural beauty. We've spent years building relationships with traditional landowners and developing sustainable practices that ensure this landscape remains pristine for future generations.

I'm passionate about working with travel professionals who understand the value of barefoot luxury. Berkeley River Lodge offers you and your clients something genuinely rare – an exclusive gateway into a world few will ever experience, where untouched wilderness merges with personalised hospitality.

Berkeley River Lodge is more than a destination, it's a rare immersion into nature and self, where every moment is curated with care and authenticity. It leaves behind not just memories, but a sense of connection that lingers long after the journey concludes.

2026 not only welcomes in an evolution of a Kimberley icon, it sees an expanded focus on working with you to share Berkeley River Lodge with the world. Highly regarded West Australian tourism professional Cory Gale has joined the team, bringing extensive expertise in marketing and partnerships from across Australia and the globe. Like me, Cory is Perth based, and following 7 years at Tourism WA brings an understanding of the intricacies, strengths and opportunities in the Kimberley region. And also like me, the Kimberley made an impression on him with its powerful allure, supernatural colour contrasts and sense of wonder.



Rachel Bromage

DIRECTOR OF SALES AND MARKETING
SALTWATER HOTELS AND RESORTS



why STAY WITH US

Our exclusive eco-lodge and personalised approach sets us apart from larger operators, offering intimate wilderness experiences in one of Australia's most pristine destinations.

► FOCUS ON EXCLUSIVITY

Air access-only with a maximum 18 villas and 36 guests ensuring personalised attention. Up to 900 guests a year have the privilege of walking with us at Berkeley River Lodge

► TRUE BAREFOOT LUXURY

Private villas with stunning views, gourmet dining, and premium beverages in an untouched natural setting.

► DEDICATED SERVICE

Personal attention from booking to departure, with bespoke itineraries crafted for each guest's interests.

► ALL-INCLUSIVE EXPERIENCE

Everything covered including return scenic flights from Darwin, meals, beverages, experiences, and a spa treatment for complete peace of mind.

► LOCAL EXPERTISE

Expert guides with deep knowledge of Kimberley culture, wildlife, and landscapes, ensuring authentic encounters.

► SUSTAINABLE LUXURY

Working closely with traditional landowners while maintaining the highest environmental standards.



EXPERIENCE AUSTRALIA'S MOST REMOTE, BAREFOOT LUXURY LODGE

Berkeley River Lodge offers an exclusive all-inclusive experience in one of the world's most pristine wilderness destinations. Our personalised approach ensures every guest receives exceptional service and unforgettable memories.

PROPERTY DETAILS



BERKELEY RIVER LODGE

Location: Kimberley Coast, Western Australia

Season: 1 May 2026 – 31 August 2026

Access: Air only - No road access

Capacity: Maximum 18 villas / 36 guests

Stay: 5 nights all inclusive.





SEASON DATES:
1 MAY – 31 AUGUST 2026

Stay: All bookings are five-night packages.

Maximum Daily Arrivals: Limited to 4 villas (8 guests) per day to ensure quality of experience and scenic flight logistics

Group Bookings: We are unable to accommodate groups larger than four villas on any single arrival day

Private Charters: Welcome, and subject to the same rate and terms

(Includes return flights from Darwin, private accommodation, all meals, beverages, and experiences)





FIVE NIGHTS, CRAFTED TO *perfection*

At Berkeley River Lodge, we've carefully designed our guest experiences to strike the perfect balance between adventure, connection to country, and true relaxation.

For the 2026 season and beyond, all stays at the lodge will be five nights—no shorter, no longer.

Why? Quite simply, it's **the sweet spot**.

- **Berkeley is not a stopover** — it's the destination. A fly-in only property, nestled in one of the most remote corners of the world, designed to immerse guests in the Kimberley landscape.
- **The five-night journey is a fully curated all-inclusive experience.** Combining scenic flights from Darwin, guided adventures, gourmet dining and beverages, time to relax, and now, exciting new inclusions. These include fully refreshed lodge interiors and exteriors, complimentary in-villa minibar, Kimberley Spa, plus additional Kimberley Safari & Waterholes adventure and Morning Movement Sessions.
- **Four full days experiencing the Kimberley magic.** Scenic flights depart Darwin at 3:00pm on day one and depart from the lodge at 8:30am on day six. Four days is required to immerse in all curated adventures, while allowing time to stop and soak in the wilderness of the lodge.

INCLUSIONS



Each guest's journey begins with a breathtaking 75-minute direct flight from Darwin, offering spectacular aerial views of the rugged Kimberley landscape below. This unforgettable flight is often described by guests as the perfect introduction to the remote wilderness that awaits – soaring over ancient gorges, pristine rivers, and untouched coastline before touching down at this exclusive retreat.

► Accommodation & Transfers

- Return scenic air transfers from Darwin
- Five nights in a private Kimberley Villa with ensuite and Kimberley views
- All airport transfers included



Guests enjoy a sophisticated culinary journey with a mix of multi-course experiences, including two degustation dinners, a three-course menu, banquet-style evening and the new gourmet Barefoot Barbecue. Fresh, locally-inspired breakfasts fuel morning adventures, while à la carte lunches provide flexibility between activities. The extensive beverage program, ensures every meal is perfectly paired.

► Dining & Beverages

- All meals: breakfast, lunch, snacks
- Multi-course gourmet dinners
- Premium beverages including:
 - Australian & International wines
 - Premium spirits
 - Premium cocktails & mocktails
 - French Champagne
 - Local craft & standard beers
 - Barista made coffee
 - Freshly squeezed juices



Note: Helicopter tours available at additional cost (subject to availability and weather)

Every stay includes a carefully curated selection of guided experiences led by expert local guides who bring deep knowledge of Kimberley culture, wildlife, and landscapes. These authentic encounters are designed to showcase the region's most spectacular natural wonders while ensuring guests connect meaningfully with this ancient land.

► Guided Experiences

- The Berkeley River Cruise (5.5 hours)
- Rock Art & Waterholes Hike (4 hours)
- Kimberley Beach Drive & Sundowners (2.5 hours)
- Berkeley River Fishing Experience (3 hours)
- Kimberley Safari & Waterholes Drive (3 hours)
- Signature Kimberley Spa Treatment (1 hour pp)
- Morning Movement Sessions



THE PERFECT SEASON

The May to August season offers distinct advantages for different guest interests. May showcases waterfalls at their spectacular peak flow following the wet season, creating dramatic cascades perfect for photography and exploration. June delivers perfect stargazing conditions with crystal-clear skies and minimal humidity, ideal for guests seeking celestial experiences. July provides the best wildlife viewing opportunities as animals congregate around permanent water sources, offering exceptional game spotting and birdwatching. August presents ideal fishing conditions with calm waters and active marine life, perfect for both novice and experienced anglers seeking that prize catch.

Please note: Due to our diverse wildlife, swimming in the ocean and river is not an option. We share a special environment where Saltwater Crocodiles are always present, and guests might be lucky enough to see one - even on long open beaches. It is important to always be crocwise in northern Australia. We do take guests to some very special spots to cool off safely in freshwater rock pools or under a magical waterfall. We also have a beautiful swimming pool with spectacular views over the coast, new sun lounges for soaking under our clear Kimberley skies and direct access to the barefoot luxury hospitality of Dunes Restaurant.



AIR TRANSFER INFORMATION

Access: No road access – air travel only

Flights: Daily scheduled flights included

Luggage: 10kg soft bag per person (strict policy)

Requirements: Guest weights must be provided at booking

Private Charters: Welcome; same rate applies

Operators: Flights arranged through third-party operators under CASA regulations

2026 RATES & COMMISSION

Room Type: Kimberley Villa (King or Twin beds available)

Package: All-Inclusive 5-Night Kimberley Immersion

Season: 1 May - 31 August 2026

COMMISSION LEVELS				
PACKAGE TYPE	PER PERSON	INBOUND 30% (Net Rate)	WHOLESALE 25% (Net Rate)	RETAIL 15% (Net Rate)
Twin Share (2 pax)	\$9,875	\$6913	\$7,406	\$8,394
Single Occupancy	\$18,200	\$12,740	\$13,650	\$15,470

Berkeley River Lodge

Inbound & Wholesale Agent Terms & Conditions (2026 Season)



1. BOOKINGS & PAYMENTS

1.1 Booking Process

All bookings must be submitted in writing or via an approved agent system. Bookings are confirmed by Berkeley River Lodge in writing and are subject to availability.

1.2 Payment Terms

Berkeley River Lodge will issue invoices at the end of the guest's departure, in line with inbound and wholesale payment conventions.

Invoices must be settled within 30 days of issue.

Invoices will be issued after guest departure and will include full guest name and booking reference.

1.3 Deposits

No deposit is required from agents at time of booking. However, agents are responsible for securing deposits from guests as they see fit.

All bookings are confirmed on the basis that the agent guarantees full payment as per clause 2.1 below, even in the case of guest cancellation within penalty periods.

2. CANCELLATION POLICY

Due to the remote and logistically complex nature of Berkeley River Lodge operations, the following cancellation policy applies strictly to all Inbound and Wholesale bookings:

Time of Cancellation (prior to arrival)	Cancellation Fee
91 days or more	No cancellation fee
90 days or less	100% of total booking value

2.1 Booking Guarantee

By confirming a booking, the agent accepts financial responsibility for the full booking value in the event of a cancellation within 90 days of arrival, regardless of whether the guest has paid the agent.

2.2 Rebooking or Substitution

Name changes may be accepted at any time up to 14 days prior to the departure date, subject to approval and provision of all necessary details. We aim to be flexible and will accommodate these requests where possible.

Date changes are subject to availability and may incur additional charges. Requests for date changes made within 90 days of the original arrival date will be treated in accordance with the standard cancellation terms.

2.3 Travel Insurance

We strongly recommend agents encourage all guests to take out comprehensive travel insurance covering cancellation, medical, weather disruption, and evacuation, given the remote nature of the experience.

3. Force Majeure

In the case of cancellation due to government-mandated travel bans, natural disasters, or events beyond the control of both parties, Berkeley River Lodge will work in good faith to rebook the guest or apply a credit note valid for 12 months. Refunds will not apply under force majeure unless required by law.

4. Liability & Responsibility

The agent is responsible for ensuring the guest meets any health, mobility, and entry requirements.

Berkeley River Lodge reserves the right to amend itineraries or inclusions due to weather, safety, or operational requirements.

5. Contracted Rates & Validity

All published rates are (AUD) net basis and include GST

Season: 1 May - 31 August 2026

Payment methods: Direct deposit preferred

Visa/MC (1.05% surcharge), Amex (3.85%)



CONTACT INFORMATION



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