



Nesuto Hotels & Apartment Hotels
Australia & New Zealand

INBOUND NETT RATES
01/04/2027 – 31/03/2028

Issued by

Nesuto Hotels and Apartment Hotels

Email: sales@nesuto.com

Website: www.nesuto.com

DIRECTORY**AUSTRALIA****Australian Capital Territory**

NESUTO CANBERRA APARTMENT HOTEL 3

New South Wales

NESUTO PARRAMATTA SYDNEY APARTMENT HOTEL 4

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TERMS & CONDITIONS – SIGNATURE REQUIRED 14-17

Nesuto Canberra Apartment Hotel – 4 star

2 Akuna Street, Canberra City, ACT 2601

t: +61 2 6229 1234

e: reception.canberra@nesuto.comw: www.nesuto.com/canberra

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate
Studio Apartment - King Bed or 2 x Singles (29 sqm)	17	2	2	\$185
One Bedroom Apartment - King Bed or 2 x Singles + Sofa Bed (45 sqm)	24	2	3	\$205
One Bedroom + Office Apartment - King Bed or 2 x Singles + Sofa Bed (45 sqm)	5	2	3	\$205
Two Bedroom Apartment - 1 x Queen + 1 King or 2 x Singles + Sofa Bed (65sqm)	8	4	5	\$315

All rates quoted above are net and in AUD and based on the utilization of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons:	All Year Round – 01 April 2027 to 31 March 2028
Extra Person:	AUD 50.00 nett per extra person
Extra Bedding:	Complimentary use of existing bedding
Cot Charge:	Complimentary
Surcharges:	Federal Budget (11 May 2027) Nett AUD 150.00 surcharge per room per night based on nett rate. - 2-night minimum stay applies Kanga Cup 2027 (To be confirmed July 2027) Nett AUD 150.00 surcharge per room per night based on nett rate. - 4-night minimum stay applies Summernats 2028 (To be confirmed Jan 2028) Nett AUD 150.00 surcharge per room per night based on nett rate. - 3-night minimum stay applies

** ALL bookings will be surcharged when event dates are announced & confirmed.

Self-Car Parking:	AUD\$25.00 (payable direct/24hrs)
Inclusions:	Complimentary unlimited Wi-Fi
Blackout Date/s:	Not Applicable
Bonus Offers:	Stay 4 nights, Pay 3 Valid all year Booking Code S4P3 **Offer Not Combinable and not available on special event dates
Restaurant:	Banana Leaf (managed by an independent operator) Capital Grind Café (managed by an independent operator)
Net Meal Rates:	Hot A La Carte Breakfast. AUD 35.00 per person

Nesuto Parramatta Sydney Apartment Hotel – 4 star

110-114 James Ruse Drive, Rosehill NSW 2142

t: +61 2 8837 8000

e: reservations.au@nesuto.comw: www.nesuto.com/parramatta

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate
Studio Apartment - 1 x King Bed or 2 x Single Beds (30sqm)	35	2	2	\$175
Deluxe Studio Apartment - 1 x King Bed + 1 x Single Bed or 3 x Single Beds (36sqm)	8	2	3	\$190
Executive Studio Apartment - 1 x King Bed or 2 x Single Beds (36sqm)	22	2	2	\$195
1 Bedroom Apartment - 1 x Queen Bed or 2 x Singles (60sqm)	9	2	3	\$225
2 Bedroom Apartment - 2 x Queen Bed (65sqm)	2	4	5	\$300

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: All Year Round – 01 April 2027 to 31 March 2028

Extra Person: AUD 40.00 nett per extra person

Extra Bedding: Complimentary use of existing bedding, AUD 40.00 nett for sofa bed

Cot Charge: Complimentary

Surcharges:

Caravan and Camping NSW (27 April to 2 May 2027 inclusive)

Labour Day Long Weekend (01 October 2027 to 04 October 2027 inclusive)

New Year's Eve (30 December 2027 to 1 January 2028 inclusive)

Nett AUD 50.00 surcharge per room per night based on nett rate.

- 2-night minimum stay applies

Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027;

15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027; 29 October 2027 – 13 November 2027;

Nett AUD 500.00 surcharge per room per night based on nett rate

- 4-night minimum stay applies

Self-Car Parking: AUD 15.00 (payable direct/24hrs)

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not Applicable

Bonus Offers:**Honeymoon Offer**

Complimentary bottle of Australian sparkling wine on arrival

- 2-night minimum stay applies

- Valid all year round. Must advise that pax are honeymooners at time of booking

- Booking Code **HONEYMOON**

Restaurant: Not Applicable

Nett Meal Rates: Not Applicable

Nesuto Pennant Hills Sydney Apartment Hotel – 4 star

2 City View Road, Pennant Hills, Sydney NSW 2120

t: +61 2 8401 1500

e: reservations.au@nesuto.comw: www.nesuto.com/pennanthills

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate
Studio Apartment - 1 x King Bed or 2 x Single Beds (29sqm)	23	2	2	\$180
Executive Studio Apartment - 1 x King Bed or 2 x Single Beds (29sqm)	5	2	2	\$190

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: All Year Round – 01 April 2027 to 31 March 2028

Extra Person: AUD 30.00 nett per extra person

Extra Bedding: Complimentary use of existing bedding

Cot Charge: Complimentary

Surcharges:

Labour Day Long Weekend (01 October 2027 to 04 October 2027 inclusive)

New Year's Eve (30 December 2027 to 1 January 2028 inclusive)

Nett AUD 50.00 surcharge per room per night based on nett rate.

- 2-night minimum stay applies

Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027;

15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027; 29 October 2027 – 13 November 2027;

Nett AUD 500.00 surcharge per room per night based on nett rate

- 4-night minimum stay applies

Self-Car Parking: Complimentary

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not Applicable

Bonus Offers: Not Applicable

Restaurant: Not Applicable

Nett Meal Rates: Not Applicable

Nesuto Chippendale Sydney Apartment Hotel – 4 star

47-49 Chippen Street, Chippendale NSW, 2008

t: +61 2 9690 9690

e: reservations.au@nesuto.comw: www.nesuto.com/chippendale

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate – Low Season	Nett Rate – High Season
Studio Apartment - 1 x Queen Bed or 2 x Single Beds (35sqm)	15	2	2	\$175	\$245
1 Bedroom Apartment - 1 x Queen Bed & Sofa Bed (44sqm)	14	2	3	\$195	\$265

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: Low Season: 01 April 2027 to 30 September 2027
High Season: 01 October 2027 to 31 March 2028

Extra Person: AUD 40.00 nett per extra person

Extra Bedding: Complimentary use of existing bedding

Cot Charge: Complimentary

Surcharges: **New Year's Eve (29 December 2027 to 2 January 2028 inclusive)**
Nett AUD 400.00 surcharge per room per night based on nett rate.
- 4-night minimum stay applies

Mardi Gras (26-28 February 2028 inclusive)
Nett AUD 150.00 surcharge per room per night based on nett rate.
- 3-night minimum stay applies

**Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027;
15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027; 29 October 2027 – 13 November 2027;**
Nett AUD 500.00 surcharge per room per night based on nett rate
- 4-night minimum stay applies

Self-Car Parking AUD 20.00 (payable direct/24hrs)

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not Applicable

Bonus Offers: Not Applicable

Restaurant: Not Available

Nett Meal Rates: Not Applicable

Nesuto The Entrance Apartments – 4 star

18 Coral Street, The Entrance, NSW, 2261

t: +61 2 4334 8800

e: reservations.au@nesuto.comw: www.nesuto.com/theentrance

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Fri to Sat (Low Season)	Nett Rate Fri to Sat (High Season)
Studio Apartment 1 x Queen Bed & Sofa Bed (50sqm)	14	2	3	\$185	\$235
1 Bedroom Apartment 1 x Queen Bed & Sofa Bed (55sqm)	3	2	3	\$200	\$250
2 Bedroom Apartment 1 x Queen Bed, 2 x Single Beds & Sofa Bed (65sqm)	10	4	5	\$265	\$315
2 Bedroom Water View Apartment 1 x Queen Bed, 2 x Single Beds & Sofa Bed (65sqm)	16	4	5	\$275	\$325
2 Bedroom Deluxe Poolside Apartment 1 x Queen Bed, 2 x Single Beds & Sofa Bed (65sqm)	8	4	5	\$290	\$340

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: Low Season: 01 May 2027 to 30 September 2027
High Season: 01 April 2027 to 30 April 2027 and 01 October 2027 to 31 March 2028

Extra Person: AUD 30.00 nett per extra person

Extra Bedding: Not Applicable

Cot Charge: Complimentary

Surcharges:

ANZAC Day (25 April 2027)
Nett AUD 150.00 surcharge per room per night based on Friday & Saturday night nett rate.
- 2-night minimum stay applies

Labour Day Long Weekend (01 October to 04 October 2027 inclusive)
Nett AUD 150.00 surcharge per room per night based on Friday & Saturday night nett rate.
- 2-night minimum stay applies

CHROMEFEEST (22 October to 24 October 2027 inclusive)
Nett AUD 150.00 surcharge per room per night based on Friday & Saturday night nett rate.
- 2-night minimum stay applies

Festive Period (17 December 2027 to 3 January 2028 inclusive)
Nett AUD 200.00 surcharge per room per night based on Friday & Saturday night nett rate.
- 5-night minimum stay applies

Summer Holidays (4 January 2028 to 26 January 2028 inclusive)
Nett AUD 150.00 surcharge per room per night based on Friday & Saturday night nett rate.
- 3-night minimum stay applies

Self-Car Parking Complimentary

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not Applicable

Bonus Offers: Not Applicable

Restaurant: Not Available

Nesuto Woolloomooloo Sydney Apartments – 4 star

88 Dowling Street, Woolloomooloo, NSW, 2011

t: +61 2 8837 8000

e: reservations.au@nesuto.comw: www.nesuto.com/woolloomooloo

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Low Season	Nett Rate High Season
Studio Apartment - 1 x King Bed & 2 x Single Beds or 2 x Queen Beds or 1 x Queen Bed (55 sqm)	28	2	4	\$220	\$320
One Bedroom Apartment - 1 x King Bed & 2 x Single Beds or 2 x Queen Beds (55 sqm)	7	2	5	\$270	\$370
Junior Two Bedroom Apartment - 2 x Queen Beds (55 sqm)	5	4	4	\$320	\$420

PLEASE NOTE: A minimum 2-night stay applies to all bookings on a Saturday, all year round except for the surcharge periods which have their own specific minimum stay requirement.

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: Low Season: 01 April 2027 to 30 September 2027
High Season: 01 October 2027 to 31 March 2028

Extra Person: AUD 40.00 nett per extra person

Extra Bedding: Complimentary use of existing bedding

Cot Charge: Complimentary

Surcharges:**VIVID Sydney (28 May 2027 to 19 June 2027 inclusive)**

Nett AUD 50.00 surcharge per room per night based on high season nett rate.
- 2-night minimum stay applies on Friday and Saturday night

New Year's Eve (27 December 2027 to 3 January 2028 inclusive)

Nett AUD 500.00 surcharge per room per night based on high season nett rate.
- 5-night minimum stay applies

Mardi Gras (26-28 February 2028 inclusive)

Nett AUD 100.00 surcharge per room per night based on high season nett rate.
- 2-night minimum stay applies on Friday and Saturday night

Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027; 15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027; 29 October 2027 – 13 November 2027

Nett AUD 500.00 surcharge per room per night based on nett rate
- 4-night minimum stay applies

Self-Car Parking AUD 40.00 (payable direct/24hrs)

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not Applicable

Bonus Offers: Not Applicable

Restaurant: Not Applicable

Nesuto Mounts Bay Perth Apartment Hotel – 4 star

112 Mounts Bay Road, Perth, WA 6000

t: +61 8 9213 5333

e: mountsbay@nesuto.comw: www.nesuto.com/mountsbay

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Low Season	Nett Rate High Season
1 Bedroom Apartment - 1 x King or Queen or 2 x Singles (51sqm)	26	2	2	\$225	\$285
2 Bedroom Apartment with 1 Bathroom - 1 x King and 1 x Queen or 4 x Singles (76sqm)	18	4	5	\$275	\$335
2 Bedroom Apartment with 2 Bathrooms - 1 x King and 1 x Queen or 4 x Singles (85sqm)	8	4	5	\$295	\$355

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: **Low Season – 01 April 2027 to 30 September 2027 & 1 January 2028 to 31 March 2028**
High Season – 01 Oct 2027 to 31 December 2027

Extra Person: AUD 50.00 nett per extra person inclusive of rollaway bed and bedding

Cot Charge: Complimentary

Surcharges: **AOG Energy** (March 2027, TBA)
New Year's Eve (31 December 2027 to 3 January 2028 inclusive)
Australia Day (22 January 2028 to 26 January 2028 inclusive)
Nett AUD 100.00 surcharge per room per night based on nett rate of high season.
Minimum 2-night applied.

**Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027;
15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027**
Nett AUD 500.00 surcharge per room per night based on nett rate
- 4-night minimum stay applies

** ALL bookings will be surcharged when event dates are announced & confirmed.

Self-Car Parking: Free for 1 car. No buses allowed.

Inclusions: Complimentary unlimited WiFi

Blackout Date/s: Not applicable

Bonus Offers: **Honeymoon Bonus:** 1 free bottle of sparkling wine on arrival for honeymooners,
-Valid all year round.
Booking code: **HONEYMOON**

Restaurant: Not Applicable

Nett Meal Rates: Not Applicable

Nesuto Geraldton Apartment Hotel– 4 star

298 Chapman Road, Geraldton, WA 6530

t: +61 8 9213 5333

e: geraldton@nesuto.comw: www.nesuto.com/geraldton

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Low Season	Nett Rate High Season
Premier Studio Apartment - 1 x King Bed or 2 x Single Beds (47sqm)	20	2	2	\$235	\$265
1 Bedroom Apartment - 1 x King Bed or 2 x Single Beds (51sqm)	12	2	2	\$255	\$285
2 Bedroom Apartment - 2 x King Beds or 4 x Single Beds (70sqm)	23	4	4	\$295	\$325
3 Bedroom Townhouse - 3 x King Beds or 1 x King Bed + 4 x Single Beds (144sqm)	10	6	6	\$375	\$405

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 5 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: Low Season: 1 Jun 2027 to 30 June 2027 and 1 November 2027 to 29 Feb 2028
High Season: 1 April 2027 to 31 May 2027 & 1 July 2027 to 31 October 2027 & 1 March 2028 – 31 March 2028

Extra Person: Not applicable

Cot Charge: Complimentary

Surcharges: **ANZAC Day** (24 April 2027-27 April 2027 inclusive)
New Year's Eve (31 December 2027 to 3 January 2028 inclusive)
Australia Day (21 January 2028 to 26 January 2028 inclusive)
Chinese New Year (26 January 2028 to 12 Feb 2028 inclusive)
Nett AUD 50.00 surcharge per room per night based on nett rate of high season.
Minimum 3 nights applied

Self-Car Parking: Free for 1 car. No buses allowed.

Inclusions: Complimentary unlimited WiFi

Blackout Date/s: Not applicable

Bonus Offers: **Honeymoon Bonus:** 1 free bottle of sparkling wine on arrival for honeymooners,
-Valid all year round
Booking code: **HONEYMOON**

Restaurant: Nesuto Lounge
Monday to Friday:
Breakfast 6.30am to 9.00am

Saturday and Sunday:
Breakfast 7:00am to 10:00am

Public Holiday
Closed

Nett Meal Rates: Light Breakfast: AUD 15.00 per Adult, AUD 10.00 per child (3 – 11 years old)

Nesuto Curtin Perth Hotel– 4 star

B420 Koorliny Way & Beazley Ave, Bentley WA 6102, Australia

t: +61 8 6255 0800

e: curtin@nesuto.comw: www.nesuto.com/curtin

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Low Season	Nett Rate High Season
Standard Rooms -1 x King Bed or 2 x Single Beds (31sqm)	50	2	2	\$190	\$220
2 - Bedroom Suite - 2 x King Beds or 4 x Single Beds(84sqm)	5	4	5	\$310	\$340

All rates quoted above are net and in AUD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: Low Season – 01 April 2027 to 30 September 2027 & 1 December 2027 to 31 January 2028
High Season – 01 October 2027 to 30 November 2027 & 1 February 2028 to 31 March 2028

Extra Person: Not Applicable

Cot Charge: Complimentary

Surcharges: Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027;
15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027
Nett AUD 500.00 surcharge per room per night based on nett rate
- 4-night minimum stay applies

Self-Car Parking AUD 17.00 per car per night. No buses allowed.

Inclusions: Complimentary unlimited WiFi

Blackout Date/s: Not applicable

Bonus Offers: Honeymoon Bonus: 1 free bottle of sparkling wine on arrival for honeymooners
- Valid all year round
- Booking code: HONEYMOON

Restaurant: The Karla Mia Lounge
Monday to Sunday
Breakfast 6.30am to 10.00am

Public Holidays
Closed

Nett Meal Rates: Buffet Breakfast: AUD 20.00 per Adult; AUD 14.00 per child (3 – 11 years old)

Nesuto Docklands Apartment Hotel– 4 star

80 Waterfront Way, Docklands Victoria, 3008

t: +61 3 9124 0500

e: docklands@nesuto.comw: www.nesuto.com/docklands

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Sun -Thu	Nett Rate Fri - Sat
Premium Apartment 1 x King Bed or 2 x Single Beds (38 sqm)	90	2	3	\$175	\$215
Executive Premium Apartment 1 x King Bed or 2 x Single Beds (38 sqm)	43	2	3	\$205	\$245
One Bedroom Apartment 1 x King Bed or 2 x Single Beds (48 sqm)	31	2	3	\$225	\$265
Executive One Bedroom Apartment 1 x King Bed or 2 x Single Beds (48 sqm)	26	2	3	\$255	\$295
Two Bedroom Apartment 1 x King Bed and 2 x Single Beds or 4 x Single Beds (68 sqm)	10	4	5	\$375	\$415
Executive Two Bedroom Apartment 1 x King Bed and 2 x Single Beds or 4 x Single Beds (68 sqm)	10	4	5	\$525	\$565

All rates quoted above are net and in AUD and based on the utilization of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: All Year Round – 01 April 2027 to 31 March 2028

Extra Person: AUD 50.00 nett per extra person for rollaway bed or sofa bed

Cot Charge: Complimentary

Self-Car Parking AUD 30.00 (unlimited entry/ exit 24hrs)

Inclusions: Complimentary WiFi

Surcharges: **AFL Grand Final 2027 (24-26 September 2027)**
Nett AUD 100.00 surcharge per room per night based on nett rate of Fri-Sat.
- 2-night minimum stay applies

Rugby World Cup 2027: 1 October 2027 – 4 October 2027; 8 October 2027 – 10 October 2027; 15 October 2027 – 17 October 2027; 22 October 2027 – 24 October 2027
Nett AUD 500.00 surcharge per room per night based on nett rate
- 4-night minimum stay applies

New Year's (31 December 2027)
Nett AUD 150.00 surcharge per room per night based on nett rate of Fri-Sat.
- 2-night minimum stay applies

Australia Open (17 Jan – 30 Jan 2028 inclusive)
Nett AUD \$100.00 surcharge per room per night based on net rate of Fri-Sat

Australian Grand Prix, Formula One 2028 (To be confirmed March 2028)
Nett AUD 300.00 surcharge per room per night based on nett rate of Fri-Sat
- 3-night minimum stay applies

** ALL bookings will be surcharged when event dates are announced & confirmed.

Bonus Offers: **Stay 4 Nights, Pay 3**
- 4-night Minimum stay applies
- Booking Code **S4P3**
- Offer Not Combinable and not available over special events

Restaurant: Not Applicable

Nett Meal Rates: Hot A La Carte Breakfast at neighboring partner restaurant: AUD 20.00 per person

Nesuto St Martins Apartment Hotel- 4 star

6-12 St Martins Lane, Grafton, Auckland, New Zealand

t: +64-9-929-2000

e: stmartins@nesuto.comw: www.nesuto.com/stmartins

Room Type & Bedding Configuration	Total Inventory	Max Adults in base rate	Max Adults with extra person rate	Nett Rate Low Season	Nett Rate High Season
1 Bedroom Apartment - 1 x King Bed or 2 x Single Beds (55sqm)	11	2	3	\$155	\$205
1 Bedroom Deluxe Apartment - 1 x King Bed or 2 x Single Beds (55sqm)	12	2	3	\$160	\$210
1 Bedroom View Apartment - 1 x King Bed or 2 x Single Beds (55sqm)	10	2	3	\$165	\$215
2 Bedroom Apartment - 1 x King Bed (split King) + 1 x Queen Bed (56sqm)	40	4	5	\$220	\$265
2 Bedroom Deluxe Apartment - 1 x King Bed (split King) + 1 x Queen Bed (60sqm)	51	4	5	\$235	\$290
2 Bedroom View Apartment - 1 x King Bed (split King) + 1 x Queen Bed (60sqm)	26	4	5	\$265	\$320

All rates quoted above are nett and in NZD and based on the utilisation of existing bedding. Availability of rooms and rates is subject to availability and at the discretion of hotel.

Group enquiries of 10 rooms or more are subject to availability and separate group conditions, which will be advised at time of booking.

Seasons: **Low Season:** 01 April 2027 – 30 September 2027
High Season: 01 October 2027 - 31 March 2028

Extra Person: NZD 45.00 per extra person

Extra Bedding: Rollaway

Cot Charge: Complimentary

Special Event: **NY Eve (31 December 2027)**
Nett NZD 150.00 surcharge per room per night based on nett rate.
- 2-night minimum stay applies

Self-Car Parking: NZD 30.00 per day subject to availability, must be pre-booked at time of booking.

Inclusions: Complimentary unlimited Wi-Fi

Blackout Date/s: Not applicable

Bonus Offers:
Stay 4 nights, pay 3 nights only
– 4 nights' minimum stay applies
– Valid in low and high seasons for all room types
– Booking Code: S4P3
**Offer Not Combinable and not available on special event dates
** Any offer cannot be used in conjunction with any other offer

Restaurant: Not applicable

Nett Meal Rates: Groups of 20 people or more
Continental Breakfast at \$20 per person

TERMS AND CONDITIONS
For the contracting period 1 April 2027 - 31 March 2028

DEFINITIONS

"Nesuto Hotels & Apartment Hotels" means Daiwa Living Nesuto Holdings Pty Ltd

"Contract Rate" means the rate offered by a hotel as set out in the relevant Contract Rate Sheet.

"Contract Rate Sheet" means the 'Tour Operator Contract Rates' sheet(s) attached to these Terms and Conditions.

"Hotel" means the Hotel listed on the Contract Rate Sheet.

"Privacy Laws" means the Privacy Act 1988 (CTH) and any other legislation, principles, industry codes and policies relating to the handling of personal information.

"Tour Operator or "You" means the operator or wholesaler named in these Terms and Conditions.

"Tour Operator Contract" means these Terms and Conditions together with the Contract Rate Sheet(s).

1. RATES & TAXES

- a. The statutory GST and any other taxes and levies added depend on the location of the Hotel and are subject to change.
- b. Should the applicable GST rate and any other taxes and levies as imposed by governmental and/or regulatory bodies increase or decrease after the conclusion of this agreement, rates granted by Nesuto Hotels & Apartment Hotels will be readjusted accordingly. For FIT & group contracts, the applicable GST rate will be the rate in effect at the date of payment.
- c. Contract Rates for Hotels are valid for International and Domestic Leisure Business only.
- d. Contract Rates and Specials including Bonus Offers are valid for leisure FIT and leisure groups up to the number of rooms detailed on the individual
- e. Contract Rate Sheet, subject to availability during the term of the Tour Operator Contract.
- f. Contract Rates for meetings, incentives, conventions or exhibitions may vary, and are subject to availability.
- g. Contract Rates are not valid until a signed copy of the Tour Operator Contract is returned to the Sales Office at the Nesuto Hotels & Apartment Hotels

2. BROCHURE INCLUSION

When a hotel is included in a Tour Operator's brochure a copy check must be signed off by the Nesuto Hotels & Apartment Hotels Sales Office by providing a copy to Nesuto Hotels & Apartment Hotels Sales Office prior to printing, otherwise all responsibility for incorrect information and liability is that of the Tour Operator. Any inclusion by a Tour Operator must be in accordance with any specifications or guidelines provided to the Tour Operator by Nesuto Hotels & Apartment Hotels and/or the Hotel.

3. DISTRIBUTION OF CONTRACT RATES

Contract Rates are valid for offline bundled, packaged or brochure leisure business only. Contract Rates are only valid for bona fide tour operators. The Contract Rates are not to be offered by Tour Operator direct to the consumer, or, through owned, affiliated or subsidiary companies or knowingly or unknowingly to any party that distributes or retails via the Internet, or to any party that causes distribution or retailing via the Internet, without prior written approval from Nesuto Hotels & Apartment Hotels Sales Office, such approval to be in the absolute discretion of Nesuto Hotels & Apartment Hotels.

If the Tour Operator Contract fails to observe its obligations under this Agreement, then provided such failure continues for 7 days after Nesuto Hotels & Apartment Hotels calls by notice on the Tour Operator to remedy such failure, Nesuto Hotels & Apartment Hotels may by notice in writing to the Tour Operator terminate this Agreement.

Internet rates and tour operator contracts are available by contacting the Nesuto Hotels & Apartment Hotels Sales Office.

For the avoidance of doubt, the rates offered in this Agreement are NOT APPLICABLE for sale on hotel only (non-packaged) basis via online consumer channels including, but not limited to, the Tour Operator's own, affiliate, partner or onward distributor's websites. It is the Tour Operator's responsibility to enforce this clause.

4. HOTEL REFURBISHMENTS

The Tour Operator acknowledges that the Hotel may from time to time if necessary or reasonably required by Nesuto Hotels & Apartment Hotels, refit, renovate and/or redecorate the Hotel to a standard to Nesuto Hotels & Apartment Hotels or the Owner's satisfaction ("Refurbishment"). Except where the Hotel takes action as a reasonable response to an emergency situation or in compliance with any duty imposed by or under any law, the Hotel will use reasonable endeavors to inform the Tour Operator in writing of the nature and timing of the Refurbishment. The Tour Operator agrees that the Hotel will not be liable to compensate the Tour Operator if the Refurbishment causes disruption to or has an adverse effect on the Tour Operator or its customers.

5. TOUR OPERATOR FOC Policy (Tour Leader/Escort)

Unless otherwise negotiated or specified in individual contracts, the following policies apply to complimentary rooms for bona fide tour escorts only. Rooms not occupied by bona fide tour escorts will not be complimentary and will be charged at the Contract Rate.

For groups of 10 rooms or more, for every 10 fully paid room utilised per night, the 11th room will be complimentary (This is not applicable for Nesuto Geraldton Apartment Hotel), for the tour escort, up to a maximum of 2 complimentary rooms per group, per night, unless otherwise negotiated. Additional complimentary allocation for larger groups will be negotiated separately. The tour escort will receive pre-booked group meals complimentary (food only) for groups with pre-booked meal plans. Unless otherwise stated in individual contract rates.

For groups of less than 10 paid rooms, but more than 5 paid rooms the tour escort's room and pre-booked group meal is payable by You at 50% of the Contract Rate for that specific group.

6. ARRIVAL TIME

Check-in time cannot be guaranteed prior to 1400 on the date of stay. Immediate check-in prior to 1400 requires full pre-registration.

Check-out time 1000 unless prior arrangements are made. Unless otherwise stated in individual contract rates.

7. NESUTO HOTELS & APARTMENT HOTELS CREDIT POLICY

Hotel credit application should be made directly with the Hotel.

Please note that Hotel without credit accounts set up for the Tour Operator's company are not obliged to accept the Tour Operator's vouchers until the application has been submitted and credit has been approved in writing by Nesuto Hotels & Apartment Hotels.

8. PAYMENT

The Tour Operator's voucher is accepted, and full payment must be made by You within thirty (30) days of receipt of the Hotel's invoice.

Please note this is subject to credit application approval from the hotel prior to arrival of clients). Credit Accounts reaching 45 days outstanding, will automatically be suspended until outstanding monies are paid.

Full prepayment must be made by You to the Hotel 7 days prior to arrival of guest(s).

The Tour Operator is expected to follow the agreed payment procedure otherwise it will be deemed necessary to cancel the Tour Operator Contract.

Credit Card Charges - Fees are applicable when using a credit card to pay for accommodation and to settle any incidentals. A credit card fee of 1.5% applies to payments made by all credit card types (Please note: fee is subject to change).
Charges will be made and are payable by the Tour Operator as outlined in these terms and conditions.

9. DEPOSIT / CANCELLATIONS / NO-SHOW POLICY

FIT Reservations.

The following provisions apply except during special event periods.

- In the event of a cancellation within 6pm prior to arrival date or in the case of non-arrival, You must pay a fee of equal to the first night's accommodation.

Ad Hoc Groups for Non Credit Account.

Unless otherwise specified in the group contract, the following provisions apply except during special event periods.

A group is deemed to be for 10 rooms or more and for this Nesuto Hotels & Apartment Hotels will need the following:

- At 90 days prior to the arrival date a review of room requirements with a deposit equal to 10% of the total value of the reservation.
- Between 90 - 30 days prior to the arrival date, 50% of rooms booked maybe cancelled without penalty. Additional cancellations result in the forfeit of 10% deposit.
- At 30 days prior to the arrival date a full rooming list and payment of 50% of the total cost of accommodation for all rooms booked at the Hotel with release of all rooms for which a deposit has not been received, including unused reserved rooms.
- If groups are cancelled after the date which is 7 days prior to the arrival date, You must pay an amount equal to 100% of the total cost of accommodation for all rooms.
- Between 30 and 7 days prior to the arrival date, a further 2 rooms may be cancelled without penalty.
- You must provide a final rooming list with names and sharing requirement no later than 7 days prior to the arrival date.
- Full payment must be made on the date which is 7 days prior to the arrival date. This is applicable to all groups booked without credit facilities at the applicable Hotel.
- If rooms are cancelled within 72 hours You must pay the full accommodation charge for all nights for each room cancelled.

Ad Hoc Groups for Credit Account Clientele

Unless otherwise specified in the group contract, the following provisions apply except during special event periods.

- If rooms are cancelled between 14 and 30 days prior to the arrival date, you must pay a cancellation fee equal to 50% of the first nights accommodation.
- If rooms cancelled between 14 and 7 days prior to the arrival date, you must pay 75% charge of the total accommodation.
- You must prove an updated rooming list 30 days prior to the arrival date.
- You must provide a final rooming list with names and sharing requirements 7 days prior to the arrival date.
- If rooms are cancelled within 48 hours You must pay the full accommodation charge for all nights for each room cancelled.

Series Reservations

Unless otherwise specified in the group contract, the following provisions apply except during special event periods.

- You must provide a preliminary rooming requirement update at least 60 days prior to the arrival date.
- You must provide a final rooming requirement update at least 21 days prior to the arrival date.
- If rooms are cancelled between 21 to 14 days prior to the arrival date, you must pay 30% of all room charges, but where the same group in a series uses a hotel more than once for the same group, then the charge will only be with respect to that groups first stay at the hotel.
- If rooms are cancelled after 14 days prior to the arrival date, you must pay 100% charge of the first stay at the hotel.
- A final rooming list with names and sharing requirements is required 7 days prior to the arrival date.
- If rooms are cancelled after the date which is 7 days prior to the arrival date, you must pay 100% of room charges and pre booked meals for the first stay at the hotel.
- Please note that all cancellations must be in writing direct to the Hotel reservations department.

10. SPECIAL EVENTS POLICY

A Special Event Rate applies to all room types for any bookings, including bookings from any allotment.

Where dates have not been set or announced for a named event the following policy will apply:

- Any confirmed reservations made prior to the date of announcement of the event will be honored at Contract Rates;
- Any new reservations made during special events after dates have been announced will have the Special Events Rate applied; and
- If special event dates are amended, then any reservations confirmed during previous special events dates will revert to Contract Rates and new reservations will attract the Special Event Rate (if applicable).
- Any rooms cancelled (including any FIT, ad hoc groups or series reservations) for stays during Special Event periods after the date which is 14 days prior to arrival will incur full accommodation charges for all nights booked.

11. CHILDREN'S POLICIES

Accommodation

Children 0-12 years of age sharing the same room as their parents, and using existing bedding, may stay free of charge; Additional children sharing a room with their parents, if room capacity allows, will be charged the extra person room rate. (Note: Extra Person rate differs per hotel)

Cot Charges are payable directly to the hotel and are non-commissionable.

Rollaway - Refer to each individual hotel contract page in this agreement

Note: Should a hotel be rebranded during the year than the Child Policy may change to meet the new brand standard

12. DAY USE ROOMS

Day use rooms are charged at 50% of the Contract Rate subject to availability for use between 11.00 and 18.00 hours. Day use rooms are charged at 100% of the Contract Rate subject to availability for arrivals before 11.00. Day use rooms are charged at 100% of the Contract Rate for departures after 1800 hours. Please note that a separate day use policy may apply to certain Hotels, as stipulated on individual Contract Rate Sheets. Day use rooms are subject to availability.

13. RESERVATIONS

Reservations will not be considered as confirmed until the Tour Operator receives confirmation in writing from the relevant Hotel.

Telephone availability checks are not considered as a commitment for the reservation. Hotels are not required to provide verbal confirmation of availability.

A response (Hotel to Tour Operator direct) should be given within 4 hours from receipt of booking request, during business hours 8am-6pm local time to FIT bookings - allotment, free sale and request and Non-special event ad hoc groups.

A response (Hotel to Tour Operator direct) should be given within 24 hours from receipt of booking request to: all allotment requests (increases, new requests or amendments); bookings over and above allotment during special events; special event ad hoc group bookings.

A response (Hotel to Tour Operator direct) should be given within 2 days from receipt of booking request to a tour series with multiple departures.

14. ALLOTMENTS

Allotments negotiated for Hotel must materialize at a rate higher than 80%. If not achieving this level, then Nesuto Hotels & Apartment Hotels has the right to reduce allotment size to match allotment materialization criteria. An evaluation will take place each (3) months.

Hotel automatically release negotiated room allotment space at agreed release dates. Reservations after release date are on request only basis, via the Hotel reservations department only.

15. AMENDMENTS

Amendments to a Tour Operator Contracts shall only be valid if made in writing and signed by the Hotel (and then only in relation to the Contract Rate Sheet for that Hotel) and/or Nesuto Hotels & Apartment Hotels by notification from its Sales Office. Telephone changes are not accepted.

16. BONUS/SPECIAL OFFERS

Bonus/Special Offers are not valid in conjunction with any other offer, except for the Honeymoon offer (if applicable to the specific hotel)

Bonus/Special Offers are not available during special event periods unless otherwise stated on the hotel contract page.

17. CONFIDENTIALITY AND PRIVACY

The Tour Operator confirms and agrees that the Tour Operator Contract is confidential between the Tour Operator, Nesuto Hotels & Apartment Hotels and the Hotel.

The Tour Operator shall not in any circumstance divulge or permit to be divulged the contents of the Tour Operator Contract.

The Tour Operator warrants that it has complied with its obligations under all Privacy Laws and that Nesuto Hotels & Apartment Hotels and the Hotel are authorized to use information which comes into their possession under the Tour Operator Contract.

Tour Operator Contracts may not be assigned or transferred from one Tour Operator to another without specific authorization of Nesuto Hotels & Apartment Hotels

18. RIGHT TO TERMINATE

If either the Tour Operator or Nesuto Hotels & Apartment Hotels fails or neglects to perform or observe the covenants it is required to perform or observe under the Tour Operator Contract ("the defaulting party") and such failure continues for a period of 7 days after service of a notice from the other of them ("the non-defaulting party") calling upon the defaulting party to remedy the failure, then the non-defaulting party can terminate the Tour Operator Contract without prejudice to any rights of the parties arising prior to such termination and any rights of action or remedies of the non-defaulting party in respect of the breach, non-performance or non-observance of a covenant or term of the Tour Operator Contract.

19. NESUTO HOTELS & APARTMENT HOTELS AS AGENT

The Tour Operator acknowledges that Nesuto Hotels & Apartment Hotels has entered into this Tour Operator Contract in its own right in respect of the hotel business being carried on and agrees that to the extent that the obligations described in this Tour Operator Contract on the part of Nesuto Hotels & Apartment Hotels are required to be performed by Agent Hotels, Nesuto Hotels & Apartment Hotels has no personal liability for such obligations.

Where the hotel is removed from the ambit of this Tour Operator Contract, Nesuto Hotels & Apartment Hotels will have no further liability to the Tour Operator under this Agreement in respect of that Hotel. Nothing in this paragraph should be construed as implying that Nesuto Hotels & Apartment Hotels has any obligations to the Tour Operator with respect to Agent Hotel.

All obligations on the part of Nesuto Hotels & Apartment Hotels contained in this Tour Operator Contract which have to be performed by more than one party are several obligations and not joint and several.

The Supplier must:

- (i) provide to the Recipient a tax invoice in respect of the payment complying with any legislation under which GST is imposed; or
- (ii) have provided, prior to the time of payment, an authority authorizing the Recipient to issue, on behalf of the Supplier, a Recipient-created tax invoice ("RCTI") in respect of the payment and which authority is, at the time of payment, valid and satisfying the requirements of any relevant authority (it being understood by the parties that such RCTI will, under the GST legislation, have effect as if the tax invoice had been issued by the Supplier in compliance with any legislation under which GST is imposed) and the Recipient's obligation to pay a GST Amount will be conditional on compliance by the Supplier with this clause.

20. GST

Each party ("Recipient") must pay to the other party ("Supplier") any amount which is payable by the Supplier on account of good and services tax, value added tax or any other like tax ("GST") as a consequence of any supply made or deemed to be made to the Recipient ("GST Amount"). Nothing in this clause requires the Recipient to pay any amount on account of a fine, penalty, interest or other amount for which the Supplier is liable as a consequence of a default of the Supplier, its employees, agents or any other persons acting for the Supplier, except if the fine, penalty, interest or amount arises a result of the Recipient not obligations hereunder.

Accepted By:

Operator	
Name	
Position	
Email	
Signature	
Date	