

Rosebridge House
86 Williams Street
Gooseberry Hill WA 6076

Introduction

Rosebridge House is a 100-year-old building situated at 86 Williams Street, Gooseberry Hill WA. The property has been operating as a bed and breakfast for many years, the last 18 by me.

The guest guide is attached to provide additional information regarding the composition of the property, however in essence there are six ensuite rooms; two queen and four king. These are not self-contained but do have a kettle for tea and coffee, and a small fridge.

Breakfast is available for the guests each morning in the dining room. They are offered a selection of fruit, yogurt and cereal after which orders are taken for hot options, freshly cooked as requested.

Check in

Guests are able to check in from 2pm.

Check out

Guests are required to check out at 10am.

Complaints management

Any complaints/recommendations can be provided to me via:

- a short survey form included with the guest compendium;
- direct email communication to bookings@rosebridgehouse.com.au;
- Google reviews;
- other booking platforms.

Feedback is provided promptly to the guests.

Use of premises

With six rooms, the property can accommodate a maximum of 12 guests for short-term stays, generally one or two nights but on rare occasions for longer. Being close to Kalamunda Hospital, it is a good location to be nearby to family members in palliative care.

Maintenance

The building is in excellent condition and any maintenance required is attended to promptly. The extensive gardens are also maintained.

Guest guide

The is attached for your review.

Manager's guide

As the owner and operator of this property for 18 years, there is no manager's guide. If, for any reason, I am away from the property for any length of time, bookings are not accepted. In an emergency situation, my partner who has operated the property with me for the past five years is familiar with every aspect of its operation.

Code of conduct for guests and visitors

Included with the guest guide.

- **General principles**

Rosebridge House is one of very few true bed and breakfast properties in the Perth hills. Rosebridge House is over 100 years old. Historically it used to be owned by a Perth magistrate and was his weekend/holiday home. Tales tell he used to travel up the hill on the train with his butler who would welcome any guests into the small reception area before announcing them to his employer. The magistrate's coat of arms remains in place over the original fireplace.

Rosebridge House has been maintained in its original form; beautiful jarrah floorboards and architraves, ceiling roses and period furniture. The bedrooms are ensuite and are also boast federation decor.

To ensure privacy and tranquil surrounds, Rosebridge House is for adults only.

The extensive gardens are maintained by me and my partner.

- **General requirements**

Guests are asked to be respectful of other guests. Rosebridge House has a no smoking policy within the proximity of the common areas or inside any of the rooms.

Guests do not have access to the kitchen.

- **Noise and residential amenity**

Guests are expected to be respectful of other guests and to keep any music appliances brought with them to a low volume.

- **Visitors**

On rare occasions guests may have relatives living in the area who may join them for an evening of cheese and biscuits in the garden. In the past, in these circumstances, guests have sought my approval.

- **Gatherings or functions**
Rosebridge House does not offer this.
- **Parking**
There is ample parking for all guests and me, my partner and the occasional visitor along the Tennyson Road side of the property.
- **Garbage and recycling**
Rosebridge House complies with the City of Kalamunda's policies in this regard but would benefit and appreciate a full-size red bin.
- **Security**
Both entrances to the property have gates. For guest privacy, there are no security cameras.

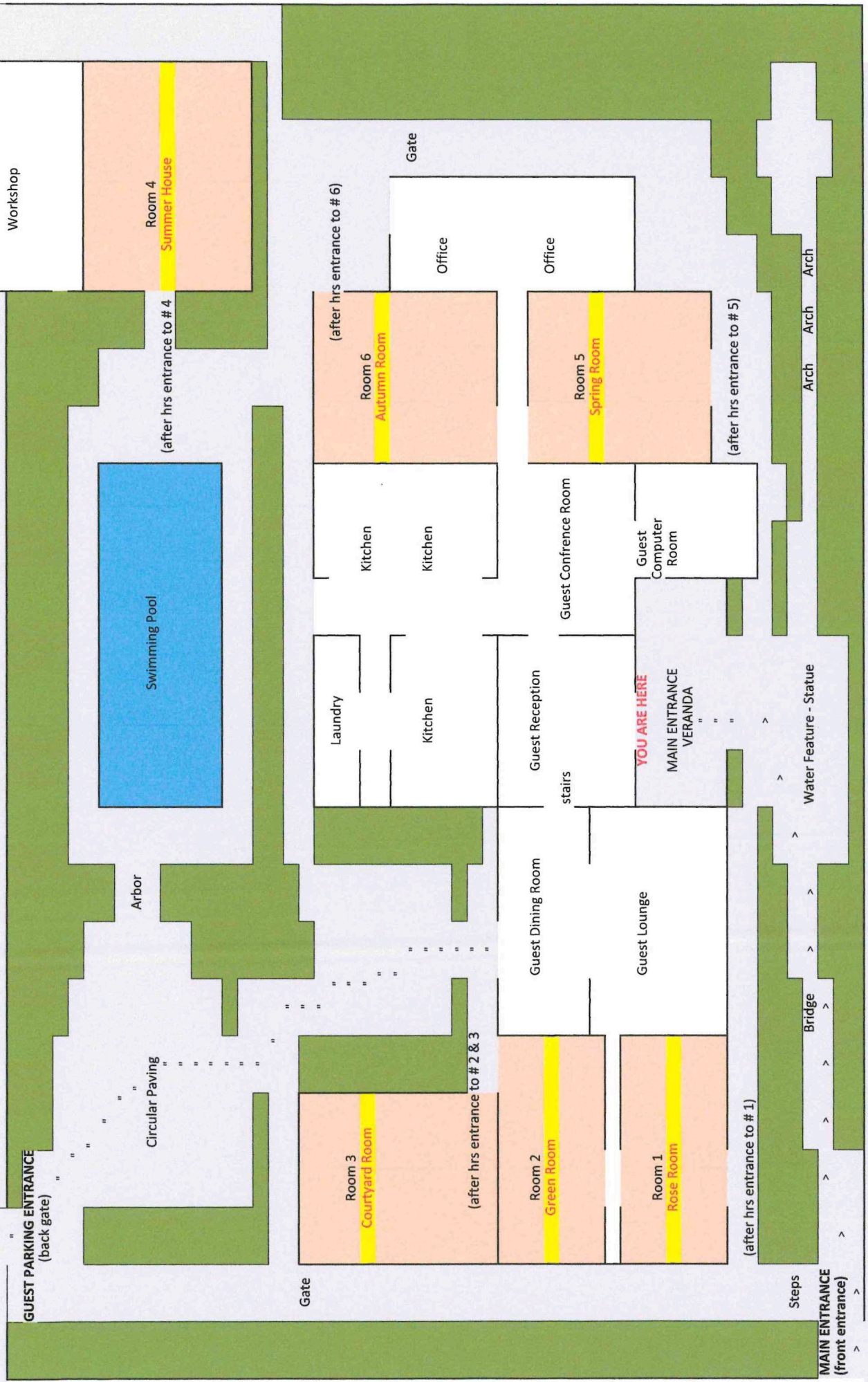
The two main doors to the building are locked at night with the keys left on the inside. All guests rooms have access to the outside of the building and guests are provided with keys for this purpose.
- **Smoking**
Smoking is not prohibited in the buildings and smokers are asked to move away from the common areas or to their private areas outside their rooms to smoke.
- **Pets**
To preserve the natural wildlife, Rosebridge House does not allow pets on the property.
- **Damages and breakages**
These are assessed on a case-by-case basis.
- **Compliance**
In the event of serious breach of compliance or bad behaviour, guests are asked to leave the premises and police will be called if necessary. If the past 18 years I have not had to enforce this.

In addition to the above, my partner and I are on the property everyday when there are guests. We prepare and serve the breakfasts, maintain the property inside and out and attend to the cleaning of all the rooms.

EVACUATION ASSEMBLY AREA

Double Gate
guest rear parking
area

ROSEBRIDGE HOUSE BED & BREAKFAST SITE PLAN



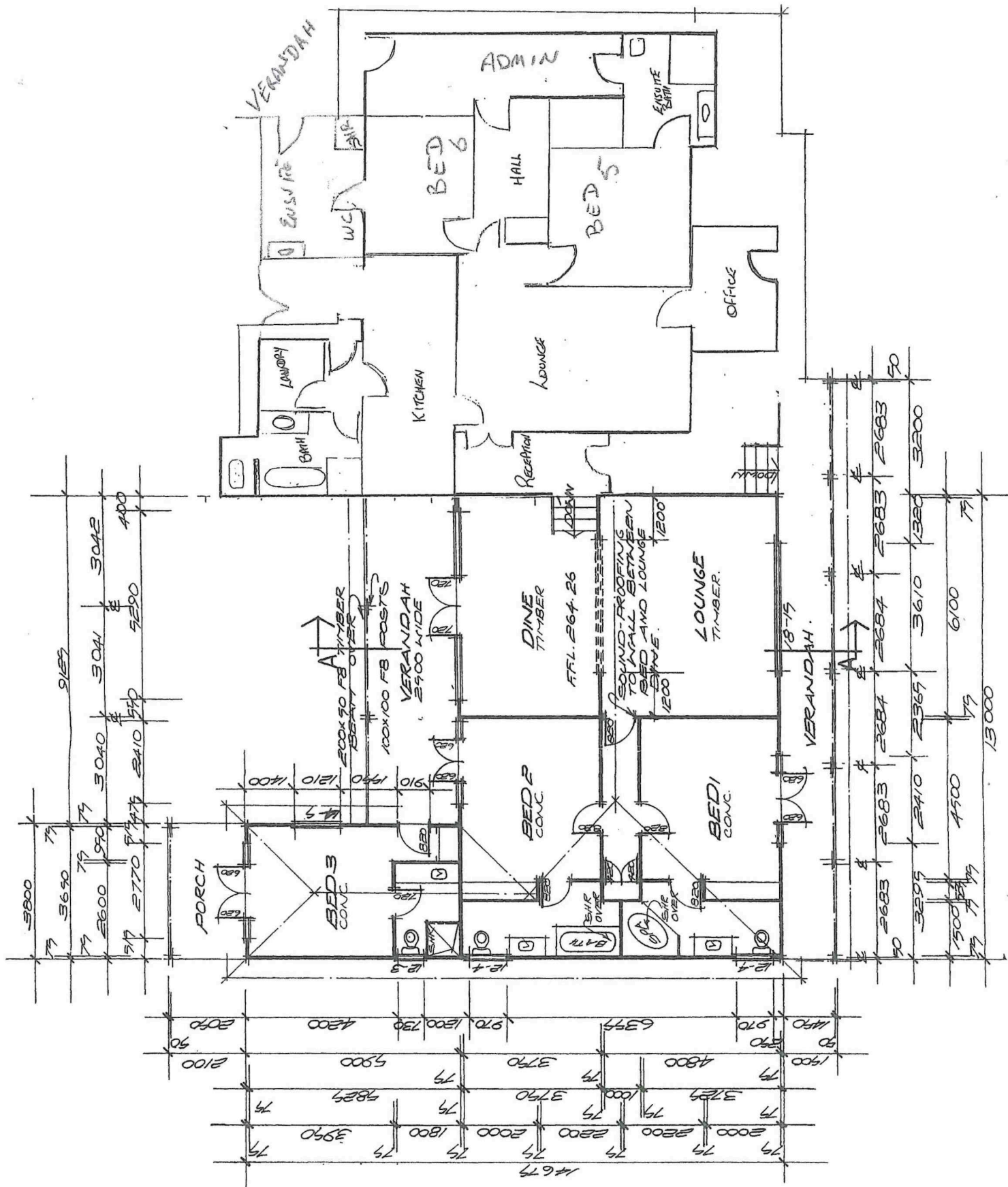
G u e s t P a r k i n g A r e a

T E N N I S O N R O A D

<< TO GOOSEBERRY HILL

WILLIAMS STREET

TO KALAMUNDA >>



Code of conduct

Respectful conduct

- ***Treating staff with courtesy:***

This includes being polite, respectful, and understanding of staff members, regardless of their role.

- ***Respect for fellow guests:***

Avoid behaviours that could disturb or annoy other guests, such as excessive noise or disruptive activities.

- ***Refrain from harassment and discrimination:***

The code should explicitly prohibit any form of harassment or discrimination based on race, religion, gender, or other protected characteristics.

- ***Adhering to property rules:***

This includes respecting quiet hours, following safety guidelines, and not damaging property.

Disruptive or harmful behaviour

- ***Excessive noise***

Avoiding loud music, shouting, or other activities that disturb others.

- ***Aggressive or disruptive behaviour:***

Refraining from engaging in arguments, fighting, or other behaviours that disrupt the peace and order of the premises.

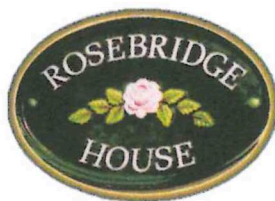
- ***Intoxication or illegal activities:***

Avoiding excessive consumption of alcohol and engaging in any illegal activities.

- ***Damage to property:***

Avoiding any actions that could damage or deface property, including furniture, fixtures, or decorations.

*Thank you for choosing Rosebridge House Bed & Breakfast Adult Retreat
for your stay in the historic Kalamunda Hills*



Pete and Julia, both from Kenya with hospitality/tourism backgrounds, moved to Australia in early 1980s, and welcome you to Rosebridge House.

We invite you to share our home and our hospitality and hope you enjoy your stay, leaving relaxed and refreshed.

The gardens are home to a variety of birds; parrots, magpies and kookaburras and there is a large family of resident bandicoots (quendas) ... they are not rats!!

If you need to contact us for any reason, our numbers are below:

<i>Pete</i>	<i>(Local) 0417 987 103 (Overseas) +61 417 987 103</i>
<i>Julia</i>	<i>(Local) 0498 004 334 (Overseas) +61 498 004 334</i>
<i>Pete & Julia</i>	<i>(Local) 9293 1741 (Overseas) + 61 8 9293 1741</i>
<i>Email</i>	<i>bookings@rosebridgehouse.com.au</i>
<i>Website</i>	<i>www.rosebridgehouse.com.au</i>

General Information



Breakfast

A hearty, country breakfast is served daily in the dining room between 8.00am and 9.00am.

If you require an earlier start or have an early flight, we would be happy to accommodate your travel plans by placing a continental breakfast tray in your room the night before.

Please advise if you wish to make use of this service, we need 24 hours' notice.

First Aid

The first aid kit is located in the bottom left-hand drawer of the desk in the reception area.

Checkout

Checkout is 10.00am unless prior arrangements have been made.

Lights

The outdoor lights and those in the lounge/dining area will go off automatically at around 10.30pm. You can override this and turn them on, and we would ask that you then turn them off when you retire to your room to conserve energy.

Keys

You are provided with keys to your room; both internal and external doors.

*In addition, the Courtyard Suite and the Summer House have a gold key which allows access to the main house via the dining room. Guests in these suites are asked to lock the dining room door when they leave as this is a common door and when locked provides security for all our guests. Please **do not** remove the key from the inside.*

Emergency evacuation

In the event of an emergency, guests are requested to vacate the house via their external doors and assemble in the car park on Tennyson Road.

*Fire regulations require that occupants be able to exit through the doors with one hand movement, you are requested **NOT** to use the deadlocks on the French doors while the room is in use.*

Air conditioners

All guest suites have their own individual air conditioners providing heating and cooling as required.

Smoking

Health regulations prohibit smoking inside Rosebridge House and in the common areas.

Lounge/Reading room/garden

Feel free to relax and unwind in the lounge in front of a cosy fire (in winter).

In the summer months, our secluded seating areas in various corners of the garden provide a place for quiet relaxation.

There is a barbeque available for guest use. Please feel free to ask for cooking utensils.

Please provide us with 24 hours' notice to make sure it is clean and there is sufficient gas.

Guest suites

The rooms are equipped with tea and coffee facilities, together with a small bar fridge.

If you need any of the provisions replenished during your stay or fresh towels, please let us know at breakfast time.

If you need any rubbish removed, please let us know at breakfast time.

Spas

If your room has a spa, please do not use any products in the spa apart from those supplied.

Please ensure the jets are submerged before turning on the power and use bubble bath sparingly.

Important: -

If you suffer high blood pressure or are pregnant, please seek medical advice before using the spa.

DVDs, reading material and games

An assortment of complimentary games, DVDs and reading materials are available in the lounge. Please return these to the bookshelf after use.

Laundry

There is a laundry service available at the intersection of Kalamunda Road and Gooseberry Hill Road: "Drive-in Ironing", Unit 6, 264 Kalamunda Road, Maida Vale. Tel: 08 9454 4401

Luggage

If you wish to leave extra luggage while you travel, we can store this for you, however we are unable to accept responsibility for any loss or damage.

Mini bar

We are not licensed to sell or supply alcohol, but you are welcome to bring your own and place it in the mini bar fridge in your room.

For your convenience, there are snacks on top of the fridge located in the lounge.

Chocolate bars and soft drinks are also available in the fridge.

Prices are as shown on the snack menu, and an honesty jar is provided for items purchased.

Maintenance

If you observe any item that requires attention, such as blown light globes etc., please let us know to ensure your comfort is not compromised.

Feedback

Thank you for choosing Rosebridge House for your getaway in the Perth Hills.

Your feedback is important, and we ask that you let us know if you experience any problems with our service or facilities as this will assist us to maintain high standards.

Compliments are received gratefully, and if you would like to leave a comment, the guest book is available on the coffee table in the lounge.

Please take some time to complete the survey form provided in this guest guide or the online Google and TripAdvisor survey which will be emailed to you on your departure.

Thank you.

History



The township of Kalamunda was founded 1881 when Frederick and Elizabeth Stirk took up 10 acres of land and built themselves a wattle and daub cottage. Their dwelling was the first to be built in the future township of Kalamunda.

Stirk Cottage still stands on Kalamunda Road just north of the town centre. It is a simple, three-room house which, when it was first built, was roofed with jarrah shingles. These shingles have been replaced with corrugated iron.

Twenty years after the arrival of the Stirks (1901), the town site of Kalamunda was approved. It was reputedly named after the local Aboriginal words 'cala' meaning 'home' and 'munnda' meaning 'forest' - 'a home in the forest'.

In 1891, the timber potential of the area attracted the Canning Jarrah Timber Company that took up a 100,000-acre timber lease and built a zig zag railway between its mill and the main railway connection at Midland. So steep was the climb the engine had to alternate between pulling and pushing its load.

The government operated the railway line from 1903 until 1949. Today there is little left of the village that grew up around the timber company, however the old zig zag railway remains and offers superb views over Perth and the broad coastal plain.

In the 1920s, Kalamunda, like so many cool mountain retreats around the capital cities, became a popular health resort destination to which people of Perth could escape, prompting the construction of large, beautiful guesthouses with magnificent gardens, some of which remain.

At its peak, Kalamunda was home to 38 guesthouses, however by the 1960s they had all but disappeared as the south west of Western Australia was developed as a tourist destination and the population became more mobile.

Rosebridge House has continued the tradition of providing superb accommodation in a colonial homestead nestled on the edge of the Gooseberry Hill National Park and just one kilometer from the heart of Kalamunda township.

In the early 1920s when Rosebridge House was first built as a country retreat it was owned by a magistrate who lived in Perth and used Rosebridge House in Gooseberry Hill for weekend retreats.

The magistrate was accompanied by his butler who used to maintain the property and attend to the magistrate's every need. The magistrate's coat of arms – hand carved in jarrah – is located above the fireplace in the upstairs dining room.

In 1996 when Rosemary and Peter Bridgeman purchased the property it was then converted into a bed and breakfast.

First, the original Summer House Suite was renovated and later a period style addition was built which includes the Rose Suite, the Green Suite and the Courtyard Suite.

The original residential cottage comprising the Spring Suite and Autumn Suite has also been restored in the past few years.

The Kalamunda Hotel (the second in the area) was built in the 1920s and was famed as a resort until World War II. It is now one of two local pubs in Kalamunda.

Important Local Facilities and Transport Information



Emergency telephone number for Australia: 000
Ambulance/Fire Service/Police:

Swan Districts Hospital: 9347 5244
Emergency Department and After-Hours Medical Service
Evelyn Rd, Middle Swan (off Great Northern Highway)

Kalamunda Mead Medical Group: 9293 4455
37 Elizabeth Street, Kalamunda
Mon to Thurs 08.30am to 08.00pm
Friday 08.30am to 06.00pm
Sat & Sun 08.30am to 11.00am
Public Holidays 08.30am to 11.00am

Hills Family Dental Care: 6293 1300
11 Railway Road, Kalamunda

Nightingales Pharmacy: 9293 2621
123 Canning Rd, Kalamunda
Open from 8.00am - 9.00 pm

Trans Perth Bus Service to Perth 13 62 13
Rosebridge House to Perth City Bus (approx. 60.min) Bus # 296
There is now a train station at High Wycombe at which the buses stop. The train goes via the international airport into the city with transfers to Fremantle, Mandurah and to stops north of the river.

Swan Taxis 13 13 30
Airport to Gooseberry Hill (approx. 15 min) approx. cost \$35.00
Gooseberry Hill to Perth City (approx. 40.min) approx. cost \$45.00

Hire Car Companies
There are numerous options available, most of which have offices at the international airport.

Local Attractions



***The Kalamunda Hills** have an abundance of attractions to cater for the needs of the most discerning tourist especially those seeking nature-based activities combined with unique dining and leisure experiences.*

Maps of the local area are available at reception and are free of charge.

***The Kalamunda Visitors Centre** shouldn't be missed and is located at the Zig Zag Cultural Centre, 50 Railway Road, Kalamunda.*

Telephone 9257 9998

The centre is open daily from 09.00am to 04.00pm weekdays, and 10.00am to 04.00pm on weekends and has the latest information on all activities in and around the area.

Kalamunda Village

The Kalamunda Village provides for all your local shopping needs; standard amenities as well as many unique and interesting specialty shops.

It is located just one kilometer to the south and can be reached by driving along Williams Street or Railway Road or walking along the footpath or bridle path (part of the Bibbulmun Track) in front of Rosebridge House.

The artisan market, featuring local wares, operates on the first Saturday of every month in the Kalamunda Mall.

The Farmer's Market is set up every Sunday in the Kalamunda mall.

History Village

The largest folk museum in WA depicts the unique early hills settler life and industries. Centered on the original Darling Range Railway, it is situated at the top of Kalamunda Village and is open Monday to Thursday and Saturday from 10.00am to 3.00pm and Sunday from 1.30pm to 4.30pm.

***Walking Trails** including the world famous Bibbulmun Track*

There are many well-marked walking trails in the surrounding bush, which cater for the casual or serious hiker.

National Parks, forests and bushland

There are several National Parks in the region such as John Forrest, Pickering Brook and Mundaring. All parks have excellent picnic facilities and are all identified on the tourist map.

Galleries, craft and curio shops

There are many quaint and unique shops scattered around the Kalamunda Hills and most can be found in and around the Village.

Perth Observatory (Tel: 9293 8255)

Located on Walnut Road in the Bickley Valley, tours are conducted on Sundays at 2pm with night tours on eight nights per month (excluding June, July and August). Bookings are essential for night tours.

Open gardens, nurseries and garden centers

Some of Perth's finest specialist nurseries including the award winning Zanthorrea Native Nursery and Melville Rose Farm are within easy driving distance.

Lesmurdie Falls

Picnic areas, a well-defined walking trail and superb views over Perth are features of the falls, which are at their best from spring to autumn.

Mundaring Weir

A lovely scenic drive through state forest from Kalamunda takes you to the weir and the fascinating C. Y. O'Connor Museum. A visit to the historic Mundaring Weir Hotel is also a unique hills' experience.

Wildflowers in season

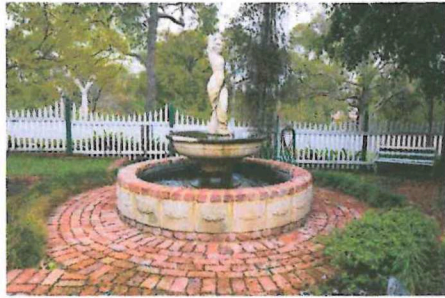
Western Australia has a world-wide reputation for its spectacular wildflowers and the largest variety is on our doorstep. The area bursts into colour from July to September.

Swan Valley food and wine trail

Explore the award-winning Swan Valley ; numerous restaurants, wineries, breweries, distilleries; seasonal roadside stalls, art galleries, wildlife and family attractions.

The Guilford Visitors' Centre is bursting with information, and the friendly volunteers are very willing to help you with any enquiries you have regarding the Swan Valley and surrounding districts.

Sport and Leisure Activities



Golf

Centrally located between two of Perth's best resort courses – The Vines and Araluen – lies Hillview Public Golf Course and Tavern just five minutes' drive from Rosebridge House.

Hartfield Country Club is an 18-hole course situated in nearby Forrestfield. The clubhouse provides lounge and sports bar facilities as well as a pro shop. Open to public Monday and Tuesday.

Walking

Abundant bushwalking tracks for all levels including the world famous Bibbulmun Track which commences in Kalamunda and stretches 963 kilometers to Albany on the South Coast. You can experience it with short day trips or tackle larger sections camping out at sites along the way.

Mountain Bike Riding

Commencing at the Hills Forest Discovery Centre Mundaring is the Munda Biddi trail; a world-class nature-based off-road cycling experience.

Local Restaurant Guide



There are lots of wonderful restaurants in Kalamunda including:

The Tap House 6193 4166

Kandel Pan and Grill 628 0240

Kalamunda Hotel 9257 1084

The Best Drop Tavern 9293 2993

The Vault 9293 3323

We would recommend you check opening hours and reservation requirements.