

Retirement Village Contract
Retirement Villages Act 1999, section 43

DATED 2026

TREEVIEW ESTATES

VILLAGE

TREEVIEW ESTATES PTY LIMITED
(ACN 116 622 667)

OPERATOR

[]

RESIDENTS

BALDWIN OATES & TIDBURY
SOLICITORS
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GORDON NSW 2072
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TABLE OF CONTENTS

KEY TERMS	4
Operator(s):.....	4
Resident(s):.....	4
Your premises:	4
What is included with your premises?.....	4
What is not included with your premises?.....	4
Key dates:	5
Nature of residence right.....	5
FINANCIAL TERMS	6
A. Entry payment	6
B. Deposit	6
C. Legal and other expenses payable on entry	6
D. Recurrent charges.....	7
E. Variation of recurrent charges	7
F. Optional services.....	7
G. Capital gains and losses	8
H. Departure fee.....	8
I. Calculation of payment on termination of residence right	8
J. Timing for payment on termination of your residence right	9
K. Liability for recurrent charges for optional services on termination	9
L. Liability for recurrent charges for general services on termination	9
M. Costs of sale.....	10
GENERAL TERMS	11
1 INTERPRETATION AND DEFINITIONS	11
1.1 Interpretation	11
1.2 Definitions.....	12
2 COOLING-OFF PERIOD	13
2.1 What is your right to terminate during the cooling-off period?	13
2.2 What will we pay you if you terminate this contract during the cooling-off period?.....	13
3 SETTLING-IN PERIOD	14
3.1 What is your right to terminate during the settling-in period?.....	14
3.2 What will we charge you if you terminate during the settling-in period?.....	14
3.3 What are we required to pay you?	14
3.4 When are we required to pay you?	14
4 DISCLOSURE STATEMENT	14
4.1 What if this contract is inconsistent with the disclosure statement?	14
4.2 Can I terminate if the disclosure statement is false or misleading?	14
5 SERVICES AND FACILITIES	15
5.1 Meaning of required services and facilities	15
5.2 Can we change the services and facilities?	15
5.3 What optional services will we provide you?	15
6 ALTERATIONS AND ADDITIONS	15
6.1 Can you alter or renovate your premises?	15
7 REPAIRS, MAINTENANCE AND CAPITAL REPLACEMENT	15
7.1 Can you request repairs?.....	15
7.2 What repairs and maintenance are we responsible for?.....	15
7.3 What repairs and maintenance are we not responsible for?.....	16

7.4	What general obligations do you have in relation to repairs and maintenance?	16
7.5	Who is responsible for the replacement of items of capital?	16
8	OPERATOR'S ACCESS TO PREMISES	16
8.1	When may we access the premises?	16
9	VILLAGE RULES	17
9.1	How do the village rules apply?	17
9.2	What if a village rule is inconsistent with this contract?	17
10	GENERAL BEHAVIOUR OF OPERATOR AND RESIDENT	17
10.1	What are your general obligations?	17
10.2	What are our obligations?	17
11	TERMINATION	18
11.1	When does your right to occupy your premises end?	18
11.2	When can we terminate this contract?	18
12	FINDING A NEW RESIDENT WHEN YOU LEAVE	19
12.1	Who sets the asking new entry payment?	19
12.2	Are you entitled to appoint a selling agent of your choice?	19
13	ASSIGNMENT AND SUBLETTING YOUR PREMISES	19
13.1	Can you assign this contract?	19
13.2	Can you sublet your premises?	19
14	TEMPORARY ABSENCE	20
14.1	What happens if you are temporarily absent from your premises?	20
15	CONDITION OF PREMISES ON TERMINATION	20
15.1	In what condition must you leave the premises?	20
16	NOTICES	20
16.1	How are notices given and received?	20
17	CHANGES IN CONTRACT	21
17.1	Can our rights and your rights under this contract be changed?	21
18	DISPUTE RESOLUTION	21
18.1	How are disputes resolved?	21
18.2	Where can I get information if I have a dispute?	21
	ADDITIONAL TERMS	22
	ANNEXURES	28

Other expenses (specify)

You must pay the following charges to third parties:

Lease registration fee **\$175.70**

PEXA e-conveyancing Lease lodgement fee – **\$44.00** and registered Lease dealing search fee – **\$42.56**

D. Recurrent charges

You must pay to us recurrent charges as follows:

Current frequency of payment: <input type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Other:
Current rate of recurrent charges for your premises: \$[] per month

E. Variation of recurrent charges

We may vary your recurrent charges as follows:

Method of Variation (choose one method only)	
<input type="checkbox"/> Fixed formula	<input checked="" type="checkbox"/> Non-fixed formula
<p>Your recurrent charges will be varied in accordance with:</p> <p><input type="checkbox"/> variation in CPI</p> <p><input type="checkbox"/> variations in (single/couple) [delete or cross out whichever is not applicable] age pension</p> <p><input type="checkbox"/> other (specify)</p> <p>The first variation will be on:</p> <p>After the first variation, variations will occur every:</p> <p>The new amount of the recurrent charges will not take effect earlier than 14 days after we have given you notice of the new amount.</p>	<p>We may vary the amount of recurrent charges payable from time to time (no more than once in a 12 month period):</p> <p>(a) by giving you 14 days' notice in writing, if the increase does not exceed the <i>variation in CPI</i>, or (b) by giving you at least 60 days' notice in writing and seeking and obtaining the consent of residents affected by the proposed increase or an order of the <i>Tribunal</i>, if the increase exceeds <i>the variation in CPI</i>.</p>

F. Optional services

Do your recurrent charges include optional services? (optional services may include, for example, meals, laundry services and home cleaning) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, at the time of entry, the amount of recurrent charges attributable to the provision of optional services is \$..... This amount may change in the future.

G. Capital gains and losses

If you are entitled to a percentage of capital gain, or are responsible for a percentage of capital loss, this may form part of the termination payment calculated in accordance with item I.

	<p>Capital gain/capital loss structure</p> <p>Are you entitled to a % of any capital gain? <input checked="" type="checkbox"/> Yes: 50% <input type="checkbox"/> No</p> <p>Are you responsible for a % of any capital loss? <input checked="" type="checkbox"/> Yes: 50% <input type="checkbox"/> No</p>
<input type="checkbox"/>	<p>Different capital gain/capital loss structure [delete or cross out if not applicable] (insert full details if the calculation does not fit within the above structure):</p>

H. Departure fee

Does a departure fee form part of the payment on termination of this contract?

Yes (continue to the remainder of item H) No [delete or cross out remainder of item H]

If yes, this may form part of the termination payment calculated in accordance with item I. The departure fee is calculated on a daily basis (but does not accrue and is not payable on a daily basis). The box below shows you how your departure fee is calculated:

	<p>What is the departure fee % based on?</p> <p><input checked="" type="checkbox"/> the <i>entry payment</i> <input type="checkbox"/> the <i>new entry payment</i></p> <p><input type="checkbox"/> other (provide details):</p>									
	<p>Departure fee structure</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Time</th> <th style="text-align: left;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Years 1 to 3 (inclusive)</td> <td>5% per year</td> </tr> <tr> <td>Years 4 to 10 (inclusive)</td> <td>3% per year</td> </tr> <tr> <td>Years to (inclusive)</td> <td>.....% per year</td> </tr> </tbody> </table>	Time	Percentage	Years 1 to 3 (inclusive)	5% per year	Years 4 to 10 (inclusive)	3% per year	Years to (inclusive)% per year	<p>The maximum departure fee percentage you will pay is 36% if the period between the entry date and the date you <i>permanently vacate</i> is 10 years or more.</p>
Time	Percentage									
Years 1 to 3 (inclusive)	5% per year									
Years 4 to 10 (inclusive)	3% per year									
Years to (inclusive)% per year									

I. Calculation of payment on or before termination of residence right

The amount payable on termination is calculated as follows:

<input checked="" type="checkbox"/>	<p>Payment on termination calculation</p> <p>After termination of this contract (refer to Item J for specific detail about timing not otherwise addressed by this item):</p> <p>We will repay you the:</p> <p><input type="checkbox"/> Unearned rent (refer to the additional terms for how this is calculated)</p> <p><input checked="" type="checkbox"/> Loan (Item A)</p> <p><input type="checkbox"/> Lease premium (Item A)</p> <p>We will pay you:</p> <p><input checked="" type="checkbox"/> Your share of any capital gain (Item G)</p> <p><input checked="" type="checkbox"/> Other (specify): Adjustment of recurrent charges, if any.</p> <p style="padding-left: 20px;">You must pay us (or we may set off and deduct from the amounts we must pay you described in 1 and 2 above):</p> <p><input checked="" type="checkbox"/> Departure fee (Item H)</p>
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	<input checked="" type="checkbox"/> Your share of any capital loss (Item G) <input type="checkbox"/> Any non-refundable component of the entry payment (Item A) <input checked="" type="checkbox"/> Any accommodation payment made by us on your behalf in accordance with the <i>retirement village laws</i> to an approved provider of an aged care facility in which you reside or propose to reside. <input checked="" type="checkbox"/> Other (specify): Legal costs (refer to disclosure statement), re-lease fee of 2% of ingoing contribution (refer to Clause 1.1 of lease). Adjustment of recurrent charges and damage beyond fair wear and tear, if any. <input checked="" type="checkbox"/> Despite this Item and Item J, if we are required to pay you any part of your exit entitlement in accordance with an exit entitlement order under the <i>retirement village laws</i> — <ul style="list-style-type: none"> (a) we must pay you the exit entitlement before your residence right is terminated or as otherwise provided by the exit entitlement order, and (b) if you are required to pay us your share of any capital loss—we may set off and deduct your share of the capital loss from the exit entitlement we pay you before your residence right is terminated or as otherwise provided by the exit entitlement order.
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J. Timing for payment on termination of your residence right

<input checked="" type="checkbox"/>	We must pay you the amount of your payment on termination of your residence right within 14 days after the date on which we receive full payment of the <i>new entry payment</i> except where we are required to pay you earlier under the <i>retirement village laws</i> .
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If more than one resident is a party to this contract, a payment will only be made after both residents have *permanently vacated* your premises.

K. Liability for recurrent charges for optional services on termination

If you move out of your premises, your liability to pay recurrent charges for optional services ceases from the date you move out. If you die, your liability ends from the date we are notified. However, you will be liable for services provided before that date.

L. Liability for recurrent charges for general services on permanent vacation of residential premises

<input checked="" type="checkbox"/>	<p>Except as otherwise provided by the <i>retirement village laws</i>, you must pay on and from the date you permanently vacate your residential premises—</p> <ul style="list-style-type: none"> (a) the full rate for general services until whichever of the following occurs first— <ul style="list-style-type: none"> (i) a new resident enters into a contract with us to occupy the premises or moves into the premises, (ii) a person takes up residence in the premises with the consent of the operator,
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- (iii) you permanently vacate the premises after receiving notice of our intention to apply to the Tribunal for an order terminating this contract,
 - (iv) If we buy the premises from you—the contracts for the purchase are exchanged, or
- (b) for non-registered interest holders and registered interest holders referred to in section 7(1)(c) of the Act, the full rate for general services until whichever of the following occurs first—
- (i) a circumstance referred to in paragraph (a)(i)-(iv) occurs,
 - (ii) 42 days immediately after the date on which you permanently vacate the premises have passed.

M. Costs of sale

If you appoint a person other than us or a person chosen by us as a selling agent, you must pay the selling agent's commission (if any) in full.

All other costs of sale, including commission if you appoint us or our nominee as your agent, are to be shared between you and us in the same proportion as our respective capital gain percentage.

STANDARD VILLAGE CONTRACT

GENERAL TERMS

1 INTERPRETATION AND DEFINITIONS

1.1 Interpretation

- (a) Except as otherwise provided for in the additional terms:
 - i. when the words "you" or "your" appear in this contract, it refers to the Resident and includes the Resident's executors or administrators but only to the extent necessary to enable them to discharge their duties;
 - ii. where the Resident is more than one person, the words "you" or "your" apply jointly to the Residents and to each of them.
- (b) When this contract uses the words "we", "us" or "our", it refers to the Operator and where the context allows, its employees and agents. If there is more than one operator, use of the word "we", "us" or "our" does not of itself imply any relationship between any of those operators, such as a partnership. The relationship of the operators to each other, and certain rights and obligations between each of them and you may be set out in the additional terms.
- (c) Expressions which are not defined in this contract but which have a defined meaning in the *retirement village laws* have the same meaning in this contract.
- (d) Headings and the table of contents are for convenience only and do not form part of this contract or affect its interpretation.
- (e) Unless expressly stated otherwise in this contract:
 - i. If a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
 - ii. If the last day of a period of time prescribed or allowed by this contract for the doing of any thing falls on a day which is not a *business day*, the thing may be done on the first day following that day which is not a *business day*.
- (f) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (g) The meaning of any general language is not restricted by any accompanying example, and the words 'includes', 'including', 'such as', 'for example' or similar words are not words of limitation.

1.2 Definitions

business day means a day in New South Wales which is not:

- (a) a Saturday or Sunday, or
- (b) a public holiday or a bank holiday.

entry payment means the amount of the purchase price, ingoing contribution or assignment fee payable by you as set out in the Financial Terms section of this contract.

item of capital means any building or structure in the village; any plant, machinery or equipment used in the operation of the village; any part of the infrastructure of the village; fixtures (e.g. benches, built-in cupboards, floor coverings, hot water systems and stoves); fittings (for example, light fittings, taps and sanitary fittings); furnishings (for example, curtains and blinds); and non-fixed items (e.g. whitegoods, portable air conditioners, fans, tables and chairs).

new entry payment means the amount provided by the next resident in connection with your premises after you leave.

non-registered interest holder means a resident who is not a *registered interest holder*.

permanently vacate means the occurrence of one of the following:

- (a) you (or a person on your behalf) delivers up vacant possession of your premises to us following your vacation of the premises,
- (b) the executor or administrator of your estate delivers up vacant possession of your premises to us following your death,
- (c) the *Tribunal* makes an order declaring that your premises were abandoned by you (and you are taken to have permanently vacated your premises on the day specified in the order),
- (d) if you are a *registered interest holder*—you die or move out of your premises, or
- (e) if the residence right for your premises was obtained by another person for the purpose of allowing you to live at your premises, or by a corporation, and you live at your premises with their consent—when you die or move out of the premises.

registered interest holder means a resident who:

- (a) is the registered proprietor of the premises,
- (b) is the owner of a lot in a strata scheme,
- (c) is the proprietor of a lot in a community land scheme,
- (d) is the owner of shares in a company title scheme for the premises, or
- (e) has a *registered long-term lease* that includes a provision that entitles the resident to at least 50% of any capital gain.

registered long-term lease means a lease registered under the *Real Property Act 1900* that has a term of at least 50 years (including any option to renew), or is for the life of the lessee.

required services and facilities – see clause 5.1

rescission notice means a notice given by you or your legal representative that says that you rescind this contract.

retirement village laws means:

the Retirement Villages Act 1999, and

the Retirement Villages Regulation 2025,

as amended or substituted from time to time.

settling-in period means the period between the date of this contract and the later of the following:

- (a) 90 days after the date on which you are entitled to occupy your premises under this contract (or other relevant contract which is a residence contract for the purposes of the *retirement village laws*), or
- (b) if you occupy the premises before you are entitled to do so under the contract described in (a), 90 days after you first occupy your premises, or
- (c) any other date that we may agree with you in writing.

Tribunal means the NSW Civil and Administrative Tribunal of New South Wales.

variation in CPI means the difference between:

- (a) the Consumer Price Index (All Groups) for Sydney as published by the Australian Statistician most recently before the recurrent charges were last varied or, if the recurrent charges have never been varied, as published 12 months prior to paragraph(b), and
- (b) the Consumer Price Index (All Groups) for Sydney as published by the Australian Bureau of Statistics most recently before the written notice of the proposed variation is given.

2 COOLING-OFF PERIOD

2.1 What is your right to terminate during the cooling-off period?

Before midnight on the seventh *business day* after the date you gave us a signed copy of this contract you are able to rescind this contract by giving us a *rescission notice*. You waive the right to rescind if you move into your premises.

2.2 What will we pay you if you terminate this contract during the cooling-off period?

If you rescind this contract during the cooling-off period, then this contract becomes void and we must repay you all money that has been paid to us under this contract by you as soon as is reasonably practicable (and no later than 1 month) after you give us the *rescission notice*.

3 SETTLING-IN PERIOD

3.1 What is your right to terminate during the settling-in period?

You may terminate this contract during the *settling-in period* by *permanently vacating* your premises.

3.2 What will we charge you if you terminate during the settling-in period?

If you terminate this contract during the *settling-in period*, we may only charge you:

- (a) the fair market rent, but only if you have occupied your premises,
- (b) the reasonable costs incurred by us in adding, removing or altering any fixtures or fittings, or making any renovations to your premises at your request, but only if you have occupied your premises, and
- (c) an administration fee of not more than \$200.
- (d) the cost of any repairs for damage to your premises in excess of fair wear and tear.

3.3 What are we required to pay you?

If you terminate the contract within the *settling-in period*, we must refund the *entry payment* and any recurrent charges you paid us.

3.4 When are we required to pay you?

We must pay you the amount you are entitled to under clause 3.3 within 14 days after the date on which we receive full payment of the *new entry payment*, except where we are required to pay you earlier under the *retirement village laws*.

4 DISCLOSURE STATEMENT

4.1 What if this contract is inconsistent with the disclosure statement?

If any term of this contract (other than those which have been prescribed in the *retirement village laws*) is inconsistent, to your detriment, with the disclosure statement provided to you in accordance with the *retirement village laws*, this contract is to be interpreted (as far as practicable) as if it contained the information in the disclosure statement instead of the inconsistent term.

4.2 Can you terminate if the disclosure statement is false or misleading?

If the information in the disclosure statement is false or misleading in a material particular, you may apply to the *Tribunal* within 3 months of commencing occupation of your premises, for an order allowing you to rescind this contract.

5 SERVICES AND FACILITIES

5.1 Meaning of required services and facilities

We must provide you with a particular service or facility which we are required to provide to the residents for the life of the village in accordance with the terms of our development consent (*required services and facilities*).

5.2 Can we change the services and facilities?

Other than the *required services and facilities*, we may add a new service or facility or reduce, withdraw or otherwise vary the services and facilities if residents pass the change by special resolution in accordance with the *retirement village laws*.

5.3 What optional services will we provide you?

A list of optional services is included in the list of services and facilities annexed to this contract. Unless Item F in the Financial Terms section indicates that *recurrent charges* includes optional services, payment for these services and facilities is on a user pays basis.

6 ALTERATIONS AND ADDITIONS

6.1 Can you alter or renovate your premises?

- (a) You may add, remove or alter any fixtures and fittings, or renovate your premises, but only with our prior written approval which we will not unreasonably refuse. We may include reasonable conditions in our consent. If we do not consent to your proposal, you may apply to the *Tribunal* to seek an order allowing you to proceed with your proposal.
- (b) Despite paragraph (a), our consent is not required to remove or alter any fixtures or fittings that were added by you unless the removal or alteration of the fixtures or fittings is likely to cause significant damage to the premises.

7 REPAIRS, MAINTENANCE AND CAPITAL REPLACEMENT

7.1 Can you request repairs?

You may request us to carry out necessary repairs and maintenance to your premises if we are responsible for those repairs and maintenance under the *retirement village laws* or the terms of this contract.

7.2 What repairs and maintenance are we responsible for?

Subject to clause 7.3, we must maintain each *item of capital* for which we are responsible in a reasonable condition, having regard to:

- (a) the age of the item,
- (b) the prospective life of the item,

- (c) the money paid to us by the residents under a village contract (including entry payments), and
- (d) the amount of money available to be used for the purpose of maintenance in accordance with the approved annual budget for recurrent charges.

7.3 What repairs and maintenance are we not responsible for?

We are not responsible for *items of capital* that:

- (a) you own, or
- (b) require repair because of damage (fair wear and tear excepted) caused by you or a person that you invited to the village, or
- (c) are association property under a community land scheme, or
- (d) are common property under a strata scheme.

7.4 What general obligations do you have in relation to repairs and maintenance?

- (a) You must notify us of the need for maintenance to be carried out on, or the replacement of, an *item of capital* for which we are responsible and that is located within your premises as soon as you become aware of the need for the maintenance or replacement of the item.
- (b) You must reimburse us in respect of any damage (other than fair wear and tear) caused by you or a person you invited to the village to an *item of capital* for which we are responsible.
- (c) You must not hinder or obstruct us or a person authorised by us from carrying out capital maintenance or capital replacement in respect of an *item of capital* for which we are responsible.

7.5 Who is responsible for the replacement of items of capital?

We must bear the cost of capital replacement in respect of an *item of capital* for which we are responsible under the *retirement village laws*.

8 OPERATOR'S ACCESS TO PREMISES

8.1 When may we access the premises?

We (or anyone authorised by us), may access your premises at any reasonable time in the following circumstances:

- (a) if you consent,
- (b) in an emergency, or if we have reasonable cause for concern about the health or safety of a person that we believe is on your premises,
- (c) to carry out urgent repairs,
- (d) to carry out general maintenance, but only if we have given you 7 days notice,

- (e) if the *Tribunal* orders you to give us access,
- (f) in any other circumstances that may be prescribed from time to time under the *retirement village laws*.

9 VILLAGE RULES

9.1 How do the village rules apply?

If there are village rules:

- (a) you must comply with the village rules and use your best endeavours to ensure compliance with the village rules by any person who is lawfully in your premises or who you invite to the village, and
- (b) we must comply with the village rules and use our best endeavours to ensure compliance with the village rules by our residents, our tenants, employees and any other person that we invite to the village.

9.2 What if a village rule is inconsistent with this contract?

If a village rule is consistent with the *retirement village laws* but inconsistent with a term of this contract, the village rule prevails to the extent of the inconsistency.

10 GENERAL BEHAVIOUR OF OPERATOR AND RESIDENT

10.1 What are your general obligations?

You must:

- (a) not interfere or cause or permit interference, with the reasonable peace, comfort or privacy of another resident, and
- (b) respect our rights and the rights of our agents and employees, to work in an environment free from harassment or intimidation, and
- (c) not act in a manner that adversely affects the health and safety of persons working in the village.

10.2 What are our general obligations?

We must:

- (a) not interfere or cause or permit interference, with the reasonable peace, comfort or privacy of a resident, and
- (b) take all reasonable steps to ensure that all residents meet their obligations under their contracts, the village rules and the *retirement village laws*, so that a resident does not unreasonably interfere with the peace, comfort and quiet enjoyment of other residents, and
- (c) not interfere with the right of any resident to autonomy over the resident's personal, financial and other matters and over his or her possessions, and
- (d) not inhibit any resident from exercising self-reliance in matters relating to the resident's personal, domestic and financial affairs, and

- (e) use our best endeavours to ensure that each resident lives in an environment free from harassment and intimidation.

11 TERMINATION

11.1 When does your right to occupy your premises end?

This contract terminates and your right to occupy your premises ends on the earliest of the following dates:

- (a) the date on which you *permanently vacate* your premises,
- (b) the date of disclaimer (for example, if we accept your renunciation of this contract),
- (c) the date of the death of the last surviving resident under this contract,
- (d) the date specified by the *Tribunal*,
- (e) if we give you a notice that we are terminating this contract because it has been frustrated (for example, because the premises become uninhabitable), on the eighth day after the date specified in the notice,
- (f) if an exit entitlement order is made by the Secretary in relation to your premises—the date on which we pay you the amount required under the order, or
- (g) any earlier date of termination specified in the additional terms.

11.2 When can we terminate this contract?

- (a) We can only terminate this contract, for the following reasons, if we obtain a decision from the *Tribunal* to allow the termination:
 - i. on the grounds of your physical or mental incapacity
 - ii. for breach of contract or a village rule
 - iii. if you are causing serious injury or damage to any part of the village, our employees or to any other resident
 - iv. for upgrade or change of use of the village.
- (b) We may give you a notice of termination if this contract has been frustrated (i.e. if your premises are, otherwise than as a result of a breach of this contract, destroyed or rendered wholly or partly uninhabitable or cease to be lawfully usable for the purpose of a residence or are appropriated or acquired by any authority by compulsory process). You may seek an order of the Tribunal preventing the termination of the contract on this basis if you consider that the premises have not been rendered wholly or partly uninhabitable (as the case may be).

12 FINDING A NEW RESIDENT WHEN YOU LEAVE

12.1 Who sets the asking new entry payment?

You may set the asking *new entry payment* and if you do, you must notify us as soon as reasonably practicable of:

- (a) the amount you set as the asking *new entry payment*, and
- (b) any changes you make to the amount you have set as the asking *new entry payment*.

12.2 Are you entitled to appoint a selling agent of your choice?

You may appoint a selling agent of your choice provided that the selling agent is licensed as a real estate agent in New South Wales if required by law. You may appoint us if we are eligible to be appointed.

13 ASSIGNMENT AND SUBLETTING YOUR PREMISES

13.1 Can you assign this contract?

You may not assign this contract without notifying us and obtaining our consent.

13.2 Can you sublet your premises?

- (a) You may let or sublet your premises under a residential tenancy agreement provided that:
 - (i) the tenant is a retired person who is eligible under the *retirement village laws* to move into a retirement village, and
 - (ii) the term, together with any option to renew, is not more than 3 years, and
 - (iii) you have given us written particulars of:
 - A. the name and age of the proposed tenant or subtenant, and
 - B. the term of the proposed residential tenancy agreement, and
 - C. such other matters in relation to the proposed agreement as we may reasonably require, and
 - (iv) we have consented in writing to the residential tenancy agreement.
- (b) We must apply for an order of the *Tribunal* if we refuse to give you consent.

14 TEMPORARY ABSENCE

14.1 What happens if you are temporarily absent from your premises?

If you plan to be away from the village for more than 28 days you must let us know. You will not be liable to pay recurrent charges for optional services for the days you are away after 28 days of absence.

15 CONDITION OF PREMISES ON TERMINATION

15.1 In what condition must you leave the premises?

You are not liable to pay for the cost of any improvement to your premises in excess of that required to reinstate your premises to the condition it was in when you commenced occupation (fair wear and tear excepted).

16 NOTICES

16.1 How are notices given and received?

- (a) A notice or other document given to you under this contract may be given:
 - (i) by delivering it personally to you, by sending it by post to the residential premises occupied by you and addressed to you, or in such other manner as may be approved by the *Tribunal*, and
 - (ii) provided that it is not a termination notice, by leaving it in the mailbox at your last known address (rather than sending it by post), sending it to the email address you have provided or giving it to any person apparently at or above the age of 16 years at your residential premises in the retirement village.
- (b) A notice or other document given to us under this contract may be given:
 - (i) by delivering it personally to us, by sending it by post to our usual place of business, or in such other manner as may be approved by the *Tribunal*, and
 - (ii) provided that it is not a termination notice, by leaving it in the mailbox at our last known address (rather than sending it by post), sending it to our email address or giving it to one of our employees.
- (c) The *retirement village laws* set out the specific requirements for the giving of notices to protected persons within the meaning of the *NSW Trustee and Guardian Act 2009* and to operators in receivership or administration and those requirements also apply to this contract.
- (d) A notice given to a person in accordance with this clause is treated as having been given and received:
 - (i) if delivered in person, by hand or by email, on the day of delivery, or
 - (ii) if sent by post (unless evidence sufficient to raise doubt is adduced to the contrary), on the second *business day* after it was posted, or

- (iii) if given in a manner approved by the *Tribunal*, when the *Tribunal* deems it to have been given and received.
- (e) A party may change its address for service by giving notice of that change to each other party.
- (f) A notice given to a person you have appointed as your agent to receive notices in accordance with the *retirement village laws* will be deemed to have been given to you, if given in accordance with this clause.

17 CHANGES IN CONTRACT

17.1 Can our rights and your rights under this contract be changed?

- (a) You are not obliged to agree to amend or terminate this contract and enter into a new one because of changes in legislation (unless the legislation requires the amendment or termination) or for any other reason.
- (b) If we propose a change to this contract we must pay the reasonable costs of a legal practitioner of your choosing to explain the proposed change to you and to provide a certificate in accordance with the requirements of the *retirement village laws*.
- (c) Your rights and responsibilities and our rights and responsibilities under this contract may change if the *retirement village laws* are amended.

18 DISPUTE RESOLUTION

18.1 How are disputes resolved?

If a dispute arises between you and us or between you and another resident we encourage you to notify us so we can try to resolve it but you do not have to do so if you do not wish to. If there is a dispute you may:

- (a) seek information from NSW Fair Trading by visiting www.fairtrading.nsw.gov.au or by calling 13 32 30, or
- (b) apply to the *Tribunal* for an order to be made under the *retirement village laws*.

You are not required to notify us before you do so.

18.2 Where can I get information if I have a dispute?

If a dispute arises, you may seek information from NSW Fair Trading by visiting www.fairtrading.nsw.gov.au or by calling 13 32 20.

STANDARD TERM VILLAGE CONTRACT

ADDITIONAL TERMS

NOTE: ANY ADDITIONAL TERMS ARE NOT REQUIRED BY LAW AND ARE NEGOTIABLE BEFORE YOU SIGN THIS CONTRACT.

Additional terms may be inserted here, but only if:

- (a) they do not contravene the *retirement village laws* or any other law, and
- (b) they are not inconsistent with the standard terms prescribed under the *retirement village laws*.

ADDITIONAL TERMS

19. GRANT OF LEASE

We will grant and you will take a lease of the Villa subject to the provisions of the lease and subject to the provisions of this contract. We will not permit you occupation until we receive full payment of the Ingoing Contribution. The lease will commence on the Commencing Date.

20. COMMENCING DATE

- (a) We intend that the premises will be ready for occupation on [].
- (b) This contract is subject to you entering into a contract for the sale of [] before [], failing which either party may rescind this contract. We will refund your deposit.
- (c) The Commencing Date is intended to be [].

21. COMPLETION OF LEASE

The lease and this contract shall be prepared by our solicitors. You must sign the lease and deliver it to our solicitors on the date of entering into this contract. You must pay the PEXA e-conveyancing lease lodgement fee, registration fee and registered lease dealing search fee. On or after the Commencing Date, which must not be less than 14 days after you or your solicitor receives this contract, our solicitors will complete the lease by inserting:

- (a) The commencing date as determined by this contract;
- (b) The date of the lease;
- (c) The mortgagee's consent; and
- (d) The completed condition report.

22. EXTRA WORKS FOR THE LESSEE

- (a) If you desire any alterations to your Villa, we may, if we so desire and in our absolute discretion and at your entire non-refundable cost, carry out the works provided that you pay us the cost before we commence the work.
- (b) Any alterations to which we agree shall be carried out by us or our contractors.

- (c) We may require you to pay to us in advance all fees payable to any local or statutory authority and all other costs incurred by us pursuant to this Clause.
- (d) This Clause continues to apply despite commencement of the lease.

23. YOUR FIXTURES

In carrying out work by you to install your fixtures:

- (a) You must submit an Additions and Alterations Form for your contractors and employees, who we must authorise and approve in writing, may enter the Villa only at times we permit to install your fixtures and only if you and your contractors do not interfere with us or our contractors.
- (b) You must at all times comply with the ordinances and by-laws of Lithgow City Council and with all applicable statutes and with all rules, regulations, by-laws, orders and directions of every competent authority and shall pay promptly all applicable fees and charges payable to any authority.
- (c) You must repair and make good any damage which may be caused to the Villa or Treeview Estates which is caused either directly or indirectly as a result of your work.
- (d) You must indemnify and at all times hold us indemnified from and against all claims demands and expenses of every description which we may suffer or incur in connection with or arising directly or indirectly from you being on or carrying out work on Treeview Estates or the Villa.
- (e) If you breach any of the provisions of this clause, we may revoke the licence to enter Treeview Estates or alternatively may at our option revoke the licence to enter in respect of any particular person who may have acted in breach of the provisions of this clause.
- (f) You must not fix any materials, machinery or anything whatsoever to the Villa without having first obtained our consent in writing. Any such fixing by you shall only be made to or from the structural framework of the Villa. In particular the type and location of any air conditioning or heating unit, blind or external fixture must be first approved in writing by us.
- (g) Any items which you install in the Villa pursuant to this Clause will, unless there is a written agreement with us to the contrary, remain

your property – the maintenance, repair and replacement of which will remain your responsibility. Unless we agree with you in writing to the contrary, you must, prior to the termination of your lease, remove the items installed pursuant to this Clause and make good.

- (h) This Clause continues to apply, despite commencement of the lease.

24. NON-ASSIGNMENT

Your rights duties and obligations under this contract are personal to you and shall not be capable of being assigned without our prior written consent.

25. DEPOSIT AND LOAN

- (a) On or before the execution of this contract you shall pay to our solicitors a total deposit of **\$5,000.00**.
- (b) On the Commencing Date, you must pay us \$[] which, when added to the deposit referred to in Clause 25(a), shall make up the Ingoing Contribution referred to in the lease; and

26. JOINT AND SEVERAL LIABILITY

If you are more than one person each of you will be bound by this contract separately and all of you will be bound by this contract together.

27. TERMINATION OF THIS CONTRACT

Prior to the Commencing Date of the lease:

- (a) You or your executors may, by written notice to us, terminate this contract if you or, when you are more than one person either of you die or become permanently incapacitated so as to be not capable of caring for yourself, or where we agree in writing to such termination.
- (b) On receipt of the notice referred to in sub-Clause 27(a), together with proof satisfactory to us of the facts stated in the notice, we shall direct our solicitors to refund all money held by them under this contract and the money shall be refundable only to:
- (i) In the case of termination of this contract on the death where you are one person or the survivor (where you were more than one person) to your legal personal representative or the legal personal representative of the survivor (as the case may be);

- (ii) In the case of termination of this contract other than on death of one person or a survivor (including termination by notice or on default by either party):
 - (1) Where you are one person at the date of termination – to you;
 - (2) Where you are more than one person at the date of termination – to all of you jointly;
- (iii) To such person as is named in any written direction given to us not later than the notice of termination signed by you or where you are more than one person, all of you, being a direction expressed to be irrevocable except by a further written direction to us signed in the same manner and given to us not later than the notice of termination.

28. NOTICES

In addition to the methods of service of notices in Clause 16 of the standard village contract, where you have nominated a solicitor, any such notice may be served on you by forwarding the notice to your solicitor in the post or by e-mail.

29. NON-MERGER

Rights under this statutory standard village contract shall continue after the lease commences.

STANDARD FORM VILLAGE COPNTRACT

ANNEXURES

The following documents are annexed to this contract (tick whichever applicable):

- a copy of the disclosure statement that we gave you (mandatory)
- your premises condition report (mandatory unless your premises are not yet constructed, you are a *registered interest holder* or you are moving into premises with a current resident)
- a list of services and facilities we provide (mandatory) – **See Schedule “A” of the lease**
- the village rules (if any) (mandatory) – **See Schedule “B” of the lease**
- a list of inclusions
- a list of exclusions
- the village site plan
- the floor plan for your premises
- other (specify):

EXECUTED as a deed

Signed by the Resident(s)

Resident 1

Resident 2

- I have obtained independent legal advice on this contract
- I have decided not to obtain independent legal advice on this contract

- I have obtained independent legal advice on this contract
- I have decided not to obtain independent legal advice on this contract

Signature of Resident 1

Signature of Resident 2

Print Name

Print Name

Date

Date

Signature of Witness (Resident 1)

Signature of Witness (Resident 2)

Print Name

Print Name