



PEARSON VILLAGE

SUMMARY OF KEY ISSUES - RENTALS

Ownership and Management

Pearson Village is situated at 26 Pinaster Street, Menora and is owned by the RSL Retirement and Aged Care Association Incorporated trading as RSL Care WA.

Residency Rights

A resident is granted a rental lease for a term of one month and continues thereafter as a monthly periodic tenancy until determined by either party, giving to the other at least one months notice to quit in writing.

To qualify for residency the resident/s must be retired from full-time employment or have attained the age of 55 years or more. The Village Owner reserves the right at its' sole discretion, to allow a second resident who may be under the age of 55.

The resident is entitled with other village residents, to use the Pearson Villages Recreation room and other services such as the hairdressing salon and medical consulting room, which are located at 16 Freedman Road, Menora.

Administration Fee by Incoming Residents

An Administration Fee is payable by residents on entry. This fee covers administration expenses incurred by the Village Owner in arranging the disclosure and grant of the Residence Lease and settling the transaction. It is currently \$1,500.00 including GST.

Loan

Prior to and as a condition of us granting this lease, you must lend to us the Loan specified free of interest during your occupancy of the Residence.

Rent

You must pay to us the Rent by monthly in advance instalments during the Term. The monthly Rental Costs Charge is varied as and when the Single Aged Pension increases (twice yearly March & September).

The Rental Costs for the Village are currently, sole occupant \$121.58 per week or \$525.45 per calendar month, and couple \$201.50 per week or \$873.15 per calendar month as at November 2011.

These Rental Costs mainly comprise rates and taxes, water rates and service charges, insurance costs, water, gas, electricity etc. for common services, routine repairs, maintenance, common areas cleaning and gardening expenses, costs of providing common services and operating Community Facilities and management costs.

The Costs are shared equally between all existing Village Residences (totalling 58). Therefore each Residence bears a 1/58th share.

Resident's Own Outgoings

Residents pay for electricity, gas, telephone and other services consumed in their Residence. In addition, residents are responsible for their own contents insurance and workers compensation insurance if engaging employees privately to assist around their home.

Emergency Call System

All Residences have an emergency alarm installed on the outside of the Residence. The alarm is not connected to an external monitoring service. Residents can install Emergency Call Systems to their phone line which monitors on a 24 hour a day basis.

Maintenance of your Home

The resident must during the residency keep the Residence and its Fixtures and Fittings in good tenantable repair.

The resident is responsible for internal maintenance and cleaning of the Residence and must maintain the resident's own improvements and alterations. The Village Owner is responsible for structural repairs, external maintenance and replacement of original household plant at the end of its' useful economic life but only to the extent funds are available out of Operating Costs or the Reserve Fund.

Termination

Because this Lease is a monthly periodic tenancy, either party may at any time give to the other one month written notice to terminate this Lease. This Lease will be terminated at the expiry of the notice period.

In addition if earlier termination is required by us on grounds for termination provided by the Retirement Villages Act, we may apply to the Tribunal for an order terminating this Lease.

NOTE

The above Summary sets out some of the important Village Scheme provisions in an abbreviated form only. You should refer to a copy of the Village Scheme and Residency Lease Rental Type and the Disclosure Booklet to obtain full details and a proper understanding of the Village Scheme.

For further information please call

Menora Gardens Lifestyle Manager

Kaye Ireland

Tel : (08) 9370 0200

Monday - Friday 8.30am -4.30pm