

OVER 55s RETIREMENT UNITS FOR RENT



ACCEPTING EXPRESSIONS OF INTEREST APPLICATIONS NOW!

Welcome to the best
kept secret on the
Northern Beaches!

Independent Living apartments available, in a
superb location with views overlooking the
Pacific Ocean, Manly Dam Reserve and the City
skyline.



WILLIAM CHARLTON
Village

- ➡ Studio & 1 bedroom apartments
- ➡ Single occupancy living
- ➡ Warm & welcoming community
- ➡ On site maintenance team
- ➡ Friendly staff

ENQUIRE NOW - (02) 9451 6686

WWW.WILLIAMCHARLTONVILLAGE.COM.AU

Application for Rental Accommodation – EOI FORM

Information

William Charlton Village is owned by Allambie Heights Village Ltd. which is a Company limited by guarantee and is a not-for-profit organisation providing quality accommodation and care to persons over 55 in our retirement villages and accredited residential aged care facility.

William Charlton Village offers studio and one-bedroom apartments for rent at affordable and below market prices. Located in a tranquil setting with landscaped gardens and views overlooking the Pacific Ocean, Manly Dam Reserve, Chatswood and City Skyline and with easy access to public transport taking residents to amenities at Warringah Mall, Manly, Chatswood and the heart of the City.

Our Board of Directors, Management and Staff are dedicated and committed to achieving the highest standards of care and accommodation and have demonstrated expertise and knowledge of the industry.

William Charlton Village has been firmly established in the community of Allambie Heights on Sydney's Northern Beaches since opening in 1966.

Interested persons meeting eligibility outlined in this application form will have their details listed on a waiting list and be contacted when a unit becomes available. Applicants are assessed on their suitability and ability to live independently in the Village managed by Allambie Heights Village.

Successful applicants will be required to sign a tenancy agreement detailing responsibilities of the tenant and landlord (Allambie Heights Village) consistent with the Residential Tenancies Act 1997.

For more information or assistance in completing an application, please contact the Retirement Village Manager on (02) 9451 6686.

Please return completed application form to:

Retirement Village Manager

William Charlton Village

3 Martin Luther Pl

Allambie Heights

NSW 2100

or

info@williamcharltonvillage.com.au

Criteria

To be eligible to live in one of the apartments at William Charlton Village, applicants must

- Be Aged over 55
- Be aware that apartments are single occupancy only
- Have no Pets (Strict No Pet policy)
- Willing to adhere to the Village Rules
- Aware that there is no exclusive onsite parking (street parking available)
- Capability to sign tenancy agreement for a minimum of 12 months
- Capacity to pay the bond equivalent to 4 weeks rent + up to 2 weeks rent in advance

Application for Rental Accommodation – EOI FORM

Application for

- ☐ Studio Apt starting from **\$326pw*** incl elec & water ☐ 1 Bed Apt starting from **\$387pw*** incl water, excl elec, & gas
☐ No preference **weekly rent as @ 1/10/23*

Approximate date you are looking to secure an apartment:

Apartment Location Preference: ☐ Ground level ☐ First Floor (Lift access)

Details of Applicant

Title: First name: Surname:

Current mailing address:

.....
.....

Phone: Mobile:

Email Address:

Date of birth: Age at date of application:

Marital status: ☐ Single ☐ Married ☐ De Facto

☐ Widowed ☐ Separated ☐ Divorced

☐ Other (please describe)



Applicants will be required to submit ID documentation when applying for an available apartment not at the time of submitting this application

Current housing situation

Household details: ☐ Live alone ☐ Live with husband/wife/partner

☐ Share ☐ Other (Please describe)

Type of housing:

☐ House ☐ Unit ☐ Flat ☐ Caravan

☐ Other (please describe)

Ownership:

☐ Owned ☐ Owned by other family member ☐ Private Rental

☐ Department of Housing Rental ☐ Other (Please describe)

If rental, what is your current rent per week? \$.....

Application for Rental Accommodation –EOI FORM

Financial Details of applicant

Weekly income: \$.....

Income source: ☐Aged pension ☐Disability pension ☐Veteran affairs pension
☐Superannuation ☐Employed ☐Other (please describe)

Current savings at date of application: \$.....

Please indicate if you have any other assets and the value of the assets: (e.g.: large amount of savings, shares, vehicles, or other properties.)

.....
.....

Other information - continued

Do you receive any services? If yes, please indicate:

- ☐ Home help or personal care (through myagedcare or National Disability Insurance Scheme)
- ☐ Other (please describe)
- ☐ I understand that this is not an application for a rental but an application to be placed on a waitlist

Once completed, please email a copy to info@williamcharltonvillage.com.au or post to:

Retirement Village Manager
William Charlton Village
3 Martin Luther Pl
Allambie Heights
NSW 2100

Privacy statement

Allambie Heights Village Ltd is committed to the protection of personal information. The information sought through this application form will only be used by Allambie Heights Village Ltd for the purpose of placement on a waiting list for a rental apartment within its property – William Charlton Village.



Information Sheet

1 x Bedroom Apartment

- **Rent** per week starting from \$387.00 including water hot/cold
- **Bond** equivalent to 4 weeks rent : minimum \$1,548.00 lodged with the Rental Bond Board

Studio Apartment

- **Rent** per week starting from \$326.00 including electricity, water hot/cold -
- **Bond** equivalent to 4 weeks rent : minimum \$1,304.00 lodged with the Rental Bond Board

- ❖ Single accommodation
- ❖ Shared Laundry Facilities
- ❖ No Pets
- ❖ Non-Smoking
- ❖ Parking off site

Village Rules

1. OCCUPANCY

- i. A resident is required to treat the apartment as their principal residence and occupy it throughout the year;
- ii. Residents should complete the 'Advice of Resident's Absence' list available in the Rotunda when planning to be away from their apartment for trips/holidays of greater than one (1) week period in order to comply with Village fire safety, security and maintenance emergency matters;
- iii. Residents must pay rent and any recurrent charges that apply on all due dates and continue to pay such charges during any period of absence from their apartment. It is your responsibility to ensure that there are sufficient clear funds available in your nominated account to allow the debit payment to be deducted. If there are sufficient funds and your charge is declined, a \$5 administration fee per transaction will apply;
- iv. Residents are not permitted by the Operator to sublet the apartment to any other person(s);
- v. Residents must comply with any applicable government issued Public Health Orders at all times.

2. TERMINATION OF RESIDENTIAL TENANCY AGREEMENTS

As stated in Part 5 of the Residential Tenancies Act 2010

3. VISITORS, GUESTS AND TRADESPERSONS/CONTRACTORS

- i) Residents are encouraged to remain connected to their communities and to maintain links with relatives, friends and other people from the wider community. Visitors or short stay guests are welcome and there is not a need for a resident to receive the Operator's consent for this;
- ii) A visitor or guest is a person who stays overnight for up to two (2) weeks;
- iii) Residents should complete the 'Advice of Overnight Visitor/Guest' Form available in the Rotunda in order to comply with Village fire safety and security matters;

- iv) Residents must seek permission/authorisation from Management to engage any tradesperson or contractor;
- v) Residents must ensure that visitors, guests and any approved tradespersons/contractors comply with the Village Rules as well as any applicable government issued Public Health Orders at all times.

4. VILLAGE COMMUNITY

Residents are encouraged:

- i) to take part in the village community;
- ii) to be good neighbours;
- iii) to show proper concern and consideration for each other;
- iv) to ensure that fire safety is never compromised by their action or that of a visitor, guest or tradesperson engaged by them;
- v) to maintain peace and harmony in the Village.

5. NON-SMOKING POLICY

- i) A non-smoking policy must be enforced and adhered to by all residents, their visitors, guests and tradespersons engaged by them;
- ii) This non-smoking policy is not negotiable and is a requirement associated with the fire safety certification of the buildings and as advised by a building certifying authority;
- iii) Smoking is never permitted in a resident's apartment, in communal lounges, the Rotunda or in any part of the Village apart from the Designated Smoking Area identified in an external area by management;
- iv) Prohibited smoking in any area within the Village other than in the Designated Smoking Area is against the Village Rules and will result in termination of the resident's residential tenancy agreement;
- v) Any call outs by NSW Fire Brigades or by contractors/staff resulting from smoking matters will result in full costs being passed on to the resident;
- vi) Any damage to the apartment found to be caused by smoking (which is not permitted) such as stained paintwork, stained and/or damaged fixtures, carpet odours etc., must be made good by the resident at their expense and to the reasonable satisfaction of management either at the time of the damage occurring or as part of the exit condition report.

6. SMOKE ALARMS

- i) Refer to Residential Tenancy Agreement in regards to management of smoke alarms;
- ii) Residents must at all times take measures to minimise the risk of false alarms being activated. Billable false alarms received will be required to be paid by the residents who have caused the false alarms in the chargeable period.

7. RESIDENT AUTONOMY, RIGHTS AND RESPONSIBILITIES

- i) Residents must comply with all current government issued public health orders that apply to the village, including within apartments and in indoor and outdoor communal areas;
- ii) Residents have complete autonomy over their personal, financial, health and other matters;
- iii) Residents must not interfere with the reasonable peace, comfort or privacy of another resident;
- iv) Residents must respect the rights of the Operator, its staff and agents to work in an environment free from harassment, insult, intimidation or assault. Breaches of this rule will result in termination of the resident's Residential Tenancy Agreement;
- v) Residents must not do anything to interfere with fire safety, Work Health and Safety polices or government issued public health orders which protect staff and its agents, visitors to the Village and other tenants of the Village.

8. NOISE

- i) A level of noise within any village community is to be expected. However, residents must not make any noise to interfere unreasonably with the quiet enjoyment of others in the Village. This rule is applicable within the resident's apartment and in communal areas.
- ii) Residents should ensure that when playing or listening to music, playing computer games, watching television etc. that the volume is not high enough to be audible and disturbing to other residents. Residents with hearing difficulties are encouraged to use headphones or other aids.

9. PETS

- i) Residents are not permitted to have pets in their apartment;

- ii) Visitors' pets are not permitted in a resident's apartment;
- iii) Visitors' pets are permitted in outdoor areas of the Village provided that they are kept on a leash at all times in common areas. The resident must ensure that the owner of the pet cleans any mess made by the animal.

10. FEEDING OF WILDLIFE NOT PERMITTED

- i) The feeding of wildlife is not permitted by a resident, their visitors or guests;
- ii) Residents should refrain at all times from leaving food in any area to attract or feed wildlife. This practice may attract birds or rodents that are known to cause damage to buildings and to people;
- iii) Any damage to buildings or to cabling as a consequence of wildlife being fed by a resident will require the resident to meet the full costs of repairing/replacing damaged items.

11. APARTMENTS AND AREA OUTSIDE

- i) Residents are responsible for the regular cleaning of their apartment and the area outside of the apartment, walkway/balcony and the balustrade panels directly outside their apartment;
- ii) If a resident is unable to clean their apartment, and/or the area outside of the apartment, they need to arrange for assistance from a family member, friend or a cleaning provider. Any costs incurred for cleaning are payable by the resident;
- iii) Residents are required to clean the area outside of the apartment, walkway/balcony and the balustrade panels directly outside their apartment at least on a regular basis given the shared nature of the walkways or whenever any debris is present due to inclement weather or caused by the resident themselves;
- iv) Residents are required to ensure that all fixtures and fittings are kept in a good standard and any repair and or replacement is completed by the resident where the resident, their visitor or guest is responsible for the damage. All associated costs to be met in such circumstances by the resident;
- v) Hoarding is not permitted at any time as it presents a safety risk to the resident, a visitor, guest and is a workplace health and safety risk to staff and tradespersons. Hoarding also represents a fire safety risk to the resident, to other residents living nearby and to the building(s).

- vi) Residents are encouraged to keep outdoor furniture and plant decorations to a minimum. This includes, but is not limited to, chairs, tables, potted plants, and other outdoor furnishings. Management reserves the authority to request the removal of items if they are deemed to exceed the permitted limits.
- vii) No Hanging on Exterior Walls: Nothing should be hung, attached, or affixed to the exterior walls of the apartment building. This includes, but is not limited to, decorations, signage, lights, or any other items that may damage or deface the building's exterior.
- viii) Prohibition of Fake Grass: The use of artificial or fake grass on any outdoor surfaces, such as balconies, patios, or in common areas, is strictly prohibited due to the potential tripping hazard it poses.
- ix) Residents are advised to refer to the Residential Tenancies Act 2010 to ensure that they comply on an ongoing basis with their obligations as a resident;

12. COMMON AREAS

- i) Residents have the right during the period of their Residential Tenancy Agreement in common with management, staff and contractors to use and enjoy the common areas and community services of the Village during the hours displayed at the entry way of each area;
- ii) Common areas, communal lounges and the Rotunda are for the use of all residents and residents should keep these areas clean and tidy after their use of them. Carpets/floor areas should be vacuumed after use and cooking appliances, dishes, utensils and furnishings cleaned appropriately by residents using them. No items are to be left on the drying rack for an extended period of time and no personal food items are to be stored in the fridge, group items only;
- iii) At all times and when using common areas, residents, their visitors, guests and tradespersons engaged by them must be adequately and appropriately clothed/attired and must behave in a manner that does not cause offence, disrespect or embarrassment through poor use of language or unreasonable behaviour;
- iv) Residents, their visitors and guests are not permitted to be inebriated/intoxicated or under the influence of illegal drugs in common areas;
- v) The use of illegal drugs is prohibited by residents and will lead to termination of the Residential Tenancy Agreement;

- vi) Residents, their visitors or guests are not permitted to alter the gardens, common areas or communal lounges of their own accord including the rearranging of furniture. Suggestions from residents to management or staff are welcomed and may be discussed with management or staff;
- vii) The watering of gardens should be in compliance with Council and/or management advice and/or rules;
- viii) Residents, visitors, guests or tradespersons engaged by them must not obstruct common walkways with seating, tables or other furnishings and walkways must be kept clear at all times for safety, access and egress purposes unless permitted at the discretion of management;
- ix) Residents, visitors, guests or tradespersons engaged by them must not obstruct entrances, stairwells, corridors, fire escapes, lights, windows or other parts of the common areas by leaving obstacles such as plants, gardening items and/or equipment as these present safety risks;
- x) Barbeques are not permitted at any time on a walkway and must never be used due to fire safety risks in areas other than in an area designated by management;
- xi) Residents are responsible for the safe storage of their personal items within their apartment ensuring that the practice of hoarding does not exist;
- xii) The storage of chemicals or of any inflammable product or items in a resident's apartment, in a storage or workshop area accessed or used by residents that might threaten the safety of other persons or of property, is strictly prohibited. If in any doubt, management should be contacted in the first instance;
- xiii) Where communal storage areas are permitted by management and allocated to individual residents for their use, residents must ensure that only that area is used and a resident's property must not encroach on another resident's area of storage;
- xiv) The Operator does not accept responsibility for any loss or damage to a resident's property that is stored in a communal storage area;
- xv) Residents must not store items that are commercial in nature or associated with a resident's employment or leisure activities;
- xvi) The storage of caravans, boats or other commercial or leisure vehicles is not permitted at any time within the Village area;
- xvii) Residents must not use their apartment, storage areas or any part of the Village to conduct commercial business or to transact business. The apartment must only be used for residential purposes. Exceptional circumstances may exist such as government issued public health orders.

13. CAR SPACES AND USE OF VILLAGE ROADS

- i) One (1) car or non-commercial vehicle to which the resident is the registered vehicle owner is permitted to be parked in marked car spaces only, however, is subject to availability at the time of parking. Visitor parking is not permitted;
- ii) The designation of a car space by a resident for their exclusive use is not permitted. However, residents are encouraged to demonstrate respect and courtesy in the practice of where residents park their vehicle such as in a car space near to their apartment where possible and where residents have health or mobility issues;
- iii) Parking in any other non-designated area of the Village by a resident, visitor, guest or by tradespersons engaged by them is not permitted and any damage caused in such parking must be made good at the expense of the resident;
- iv) Residents should consider street parking outside of the Village for additional car parking and for their visitors, guests or tradespersons engaged by them in order that sufficient vacant car spaces remain for resident use;
- v) Car spaces are not permitted to be used for the storage of cars. Residents not using or who are unable or unfit to use their car must find alternative appropriate storage facilities outside of the Village;
- vi) Residents using car spaces must ensure that the car space they use at any time is kept clean and they must clean, remove any stains and arrange to make good any damage that might be caused by their vehicle at their expense;
- vii) Damage caused to Village roads due to leaking oil or vehicle defects must be made good by the resident at their expense;
- viii) Drivers must obey speed limits within the Village and the safety of all persons at all times;
- ix) Residents may wash their single car/non-commercial vehicle in an area that only management may at their discretion, designate for car washing. Residents should ensure due responsibility in use of chemicals and avoid overuse of water to prevent flora, fauna and other potential damage to vegetation and/or wildlife.

14. WASTE MANAGEMENT

- i) General waste and recycling bins are located in the Village for domestic waste only. Residents must use these bins to avoid any building up of domestic waste within their apartment which could be a health issue or attract pests;
- ii) Residents should ensure that all domestic waste is wrapped securely before depositing in bins;
- iii) Residents should ensure that bins are used correctly and general domestic waste, commingle recycling and recycling items are placed correctly in appropriate bins;
- iv) Residents must ensure that their visitors, guests or tradespersons who they have engaged do not deposit their waste at any time in Village bins;
- v) Residents must ensure that companies or commercial entities delivering goods to them do not deposit their waste at any time in Village bins;
- vi) Residents are prohibited from dumping furniture, white goods, televisions etc. in Village bins or on Village grounds at any time and/or when vacating their apartment and must arrange themselves and at their expense to have such items removed away from the Village safely and appropriately.

15. LAUNDRY

- i) Communal laundry areas are strictly for resident use only;
- ii) Residents are responsible for keeping the laundry areas clean and tidy at all times. During daytime, windows should remain open to promote circulation of air. Doors and windows should be closed securely for safety and security reasons when laundry use times cease;
- iii) Management may at its discretion decide to alter laundry use times and decide on the availability of equipment, its repair and replacement as well as securing laundry areas;
- iv) Residents are required to ensure that washing machines and dryers are full with a full load before using in order to assist with conservation of water and energy;
- v) Residents must check that all lint is removed from the dryer after each use by them;

- vi) Residents must ensure that all objects are removed from clothing before being placed in a washing machine or dryer to avoid damage to appliances;
- vii) Residents who damage appliances or identify that an appliance is damaged are required to cease using the appliance and to report the matter to management/staff immediately for safety purposes;
- viii) Residents who damage appliances through misuse or negligence are required to meet the full costs of repair or replacement of the appliance;
- ix) Management may at its discretion introduce payment methods for the use of laundry appliances and services and alter such payments and services at its discretion.
- x) Laundry operating hours of 8.00AM TO 6.00PM must be adhered to unless residents are informed as per Village Rule 15(iii)
- xi) Laundry facilities are not permitted at any time for commercial/business use. Any such items must be laundered offsite
- xii) Residents are not at any time permitted to use more than one washing machine or one dryer at any time.
- xiii) Residents are to be mindful at all times that the facilities are communal, and items should not remain in machines longer than the cycle times.

16. GARDENS

- i) The Operator will arrange for gardens to be maintained so as to enhance the overall presentation of the Village;
- ii) Residents are not permitted to plant in any of the garden areas unless management has provided consent to do so;
- iii) Residents must not damage, poison or remove plants or vegetation from garden areas without management permission;
- iv) Where management consents for a resident to care for a garden area, the resident must do so responsibly and keep the area in a presentable condition until they are no longer able to do so;
- v) Management may at its discretion decide on an alternative use for the garden area and may remove equipment, vessels and garden containers etc.

17. MAINTENANCE

- i) The Resident agrees to keep the apartment in a fit and proper condition as of when they first occupied the apartment and free of pests at all times during the period of the Residential Tenancy Agreement;
- ii) Residents are prohibited from damaging any property, fixture, fitting, paintwork of the Operator within or outside of the apartment and must meet the full costs of repairing or replacing any items that they damage or that is damaged by their visitor, guest or tradesperson engaged by them;
- iii) Residents are responsible for the cleaning of carpets/floor coverings and blinds (where blinds are provided by the Operator) during the period of the Residential Tenancy Agreement and upon vacating the apartment at the termination of the Residential Tenancy Agreement;
- iv) Residents are responsible for cleaning their own windows (both sides at door entry level) regularly at their own expense so as to achieve a good standard of presentation for the Village and for other neighbours;
- v) The Operator is responsible for cleaning windows in communal areas;
- vi) Reasonable requests for maintenance/repair must be made by completing a Request for Maintenance/Repair form which will be assessed by maintenance staff.

18. WINDOW AWNINGS, EXTERNAL FEATURES, EXTERNAL APPEARANCE

- i) Any item, not limited to but including window awnings, blinds, shutters, items on flyscreens, satellite dishes, aerials and any other item that is visible from outside an apartment requires the written approval of management and no installation of such items may be made by the resident without this prior written approval of management;
- ii) Residents are required to remove any feature or item not approved by management at their expense and to make good any damage caused by them.

19. SECURITY AND KEYS

- i) The security and safety of residents is important and all residents and staff are encouraged to be vigilant, to lock doors and windows appropriately;
- ii) Residents must not place chains, bolts or deadlocks on doors as they prevent access to apartments/units in emergencies;
- iii) Residents are not permitted to install any door locks without the written approval of management;

- iv) Residents are supplied with keys at the commencement of the Residential Tenancy Agreement. Where keys form part of a keying system that require additional copies to be approved by management, these may be supplied at a cost to the resident. All keys must be returned to management upon termination of the Residential Tenancy Agreement
- v) Residents are encouraged to share a key with a trusted neighbour or family member living close-by in the event of losing a key or being locked out. Residents should also consider the installation at their expense of a key lock box containing a spare key. Management/staff should not be contacted to access a replacement key. Should a locksmith be engaged by the resident to access their apartment, the resident is required to meet the costs of the locksmith and to make good any damage that may occur from accessing the apartment.

20. OPERATOR'S ACCESS TO THE APARTMENT

- i) Residents should refer to the Residential Tenancy Agreement and Residential Tenancies Act 2010.

21. APPROVAL FOR ALTERATIONS TO THE APARTMENT

- i) Residents must not alter or add to the apartment or construct; demolish; deface; drive nails or screws into walls, fixtures or fittings of the apartment without the prior written approval of management;
- ii) Residents are responsible for the cost and ongoing upkeep of their apartment, its cleanliness and general good standard and are responsible for all costs to make good any item(s) upon termination of the Residential Tenancy Agreement;
- iii) Residents must seek permission/approval from management when wishing to engage a tradesperson or contractor to do work in their apartment. Only contractors and/or tradespersons approved by management may be engaged by the Resident who is responsible for the tradesperson/contractor completing work to agreed specifications by management;
- iv) Residents must meet the full costs of engaging the tradesperson/contractor to do work commissioned by them and to make good any damage caused by the tradesperson/contractor.

22. REMOVAL

- i) Upon termination of the Residential Tenancy Agreement, the resident must remove all personal property, waste and any fixture or fitting that they have installed in the apartment; Communal bins are not permitted to be used for the disposal of waste or unwanted furniture. Residents are responsible for ensuring that any waste or unwanted items are taken off-site for proper disposal.
- ii) The Resident must repair/replace and meet the costs of such repair/replacement to any damaged fixture, fitting, paintwork or item caused to the apartment or as a consequence of the removal of the fixture or fitting that they have installed.

23. LIABILITY

- i) The Operator does not accept any responsibility for any losses, break-ins or damage to a resident's private property or possessions. Residents should arrange for their own contents insurance.

24. VILLAGE RULES

- i) Residents must use their best endeavours to personally comply with the Village Rules and to ensure that their visitor, guest or tradesperson engaged by the resident, complies with the Village Rules;
- ii) Residents who do not comply with a Village Rule may have their Residential Tenancy Agreement terminated or not renewed at the end of the period of the Residential Tenancy Agreement;
- iii) The Operator will use best endeavours to ensure that other residents, our staff and other persons in the Village at our invitation, comply with the Village Rules;
- iv) The purpose of Village Rules is to facilitate efficient management and operation of the Village as well as creating harmony within the Village. The Operator reserves the right to vary the Village Rules as and when required at its discretion and to notify residents of such variations for immediate implementation.

End.

Amended 24 August 2023



Allambie Heights Village Ltd.

NON-SMOKING POLICY

- i) A non-smoking policy must be enforced and adhered to by all tenants, their visitors, guests and tradespersons engaged by them;
- ii) This non-smoking policy is not negotiable and is a requirement associated with the fire safety certification of the buildings and as advised by a building certifying authority;
- iii) Smoking is never permitted in a tenant's apartment/unit, in communal lounges, the Rotunda or in any part of the Village apart from the Designated Smoking Area identified in an external area by management;
- iv) Prohibited smoking in any area within the Village other than in the Designated Smoking Area is against the Village Rules and will result in termination of the Residential Tenancy Agreement;
- v) Any call outs by NSW Fire Brigades or by contractors/staff resulting from smoking matters will result in full costs being passed on to the tenant;
- vi) Any damage to the apartment/unit caused by smoking such as stained paintwork, stained and/or damaged fixtures, carpet odours etc., must be made good by the tenant at their expense and to the reasonable satisfaction of management.

(Clause 5, Village Rules)