



OAK TREE  
RETIREMENT VILLAGES

22 PEEL PLACE  
DUBBO



**GENERAL EXTERNAL**

**External Walls** Brick veneer with feature weatherboard infill panels  
**Entry Porch / Rear Patio** Tiled  
**Service Yard (Clothes Line)** Artificial Grass and/or concrete finish  
**Windows / Sliding Doors** Powder coated aluminium, mesh screen to allocated doors  
**Entry Door** Painted solid core  
**Roof** Colorbond sheet roof, fascia and gutter  
**Garage Door** Colorbond Roller Door with

remote control  
**Clothesline** Folding line  
**Letter Box** Located at front of Village Centre  
**Driveway** Exposed aggregate  
**Landscaping** Combination of natural and artificial turf, planting and mulch  
**INTERNAL FINISHINGS – GENERAL**  
**Doors** Gloss painted hollow core flush panel  
**Door Hardware** Satin chrome  
**Floor** Carpet to bedrooms, living and dining room, tile to all wet areas and kitchen area

**Ceilings** Painted plasterboard with cornice and insulation  
**Walls** Painted plasterboard with insulation  
**Linen** Melamine joinery  
**Wardrobes** Sliding doors with 1 x mirror panel, hanging rail and 1 x drawer component  
**Window Coverings** Vertical blinds  
**KITCHEN – GENERAL**  
**Kitchen Benchtop** Laminate finish  
**Kitchen Splashback** Tiled  
**Kitchen Joinery** Laminate finish cabinets and doors

**Cooktop** Electric 4 burners with knob control and stainless steel retractable range hood  
**Oven** Electric stainless steel finish  
**Dishwasher** Under bench unit  
**BATHROOM / ENSUITE – GENERAL**  
**Floor / Shower recess** Tiled  
**Tapware** Polished chrome  
**Shower Mixer** Shower Rail with Inverted T Grab Rail  
**Vanity** Laminate finish cabinets and doors  
**Shower Screen** Framed glass  
**Mirror** Mirrored cabinet with shelving

**Exhaust Fan** 4 x lamp  
**Toilet Suite** High set toilet suite  
**Laundry** Stainless steel bowl  
**ELECTRICAL**  
**Internal Lights** Downlights throughout with fan light to Bed 2 and slimline fluorescent to garage  
**External Lights** Wall mounted and to eaves  
**Fans** Bed 1, Living with fan light to Bed 2  
**Power Points** HPM 'Excel Life' Series  
**Smoke Detectors** Hard wired to state regulations

with battery backup  
**Light Switches** HPM 'Como' Series  
**Air Conditioning** Split system AC unit to living area and Bed 1  
**Solar** Solar panels  
**SERVICES**  
**TV Antenna** Roof mounted, suitable for digital TV  
**TV Outlets** 1 x lounge, 1 x master bedroom  
**Telephone** 1 x lounge, 1 x master bedroom and 1 x kitchen  
**Hot Water** Electric heat pump system



## CONTRACT STRUCTURE

When you secure a right to reside in an Oak Tree unit, you will enter into a Lease (also known as a residence contract) and a Loan Agreement.

The nature of your contract means that you will not need to pay any stamp duty or GST on your up-front entry price.

The contract model that Oak Tree offers means that you will pay a departure fee, commonly known as an exit fee, when you leave the village. This is the most commonly used model used by retirement village operators and is largely unique to the retirement sector.

The departure fee gives us the flexibility to discount the up-front entry price for a unit, compared to similar or comparable property in the local area. The departure fee is an opportunity for residents to fund a better-quality lifestyle by maximising residual capital from the sale of their current home.

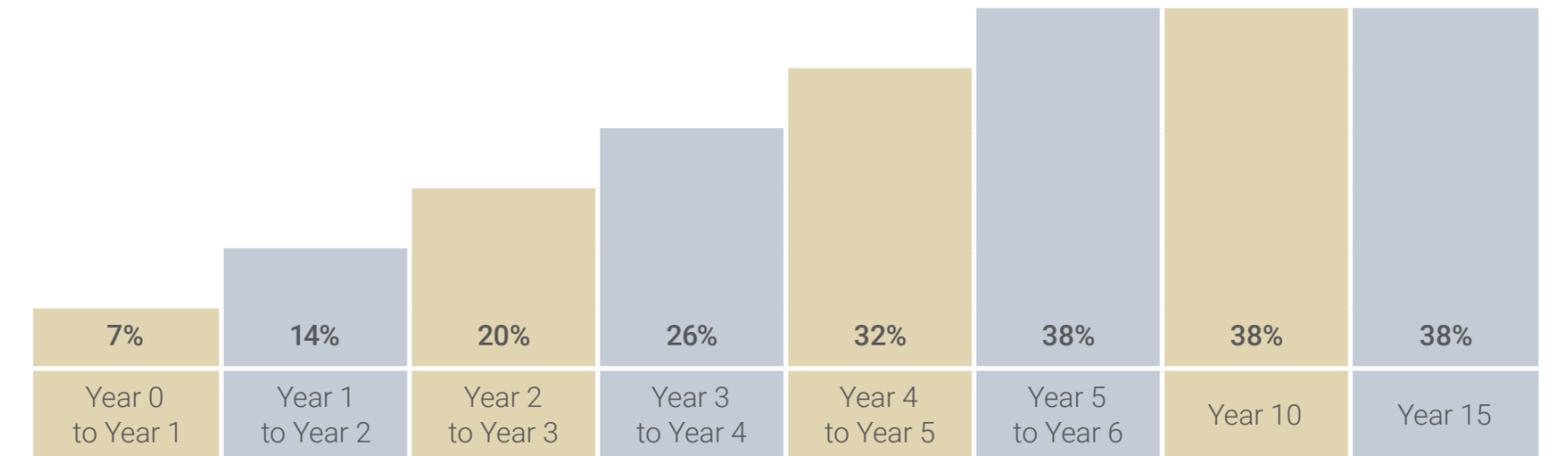
While you are not purchasing the freehold title to your unit, your right to live in your unit will be secured by a registered long-term lease of your unit recorded on the village's certificate of title, and the protections afforded to residents by the Retirement Villages Act 1999 (NSW).

When you leave the village, the right to reside in your unit will be re-sold to a new resident.

When this happens, Oak Tree will pay you an exit entitlement (by way of refund of the entry price that you paid), less your departure fee and some ancillary costs (as detailed in your residence contract).

### The Departure Fee payable is based on the entry price

- Maximum departure fee of 38% (accruing over 6 years), calculated on the entry price (ingoing contribution)
- 50% share of any future capital gain

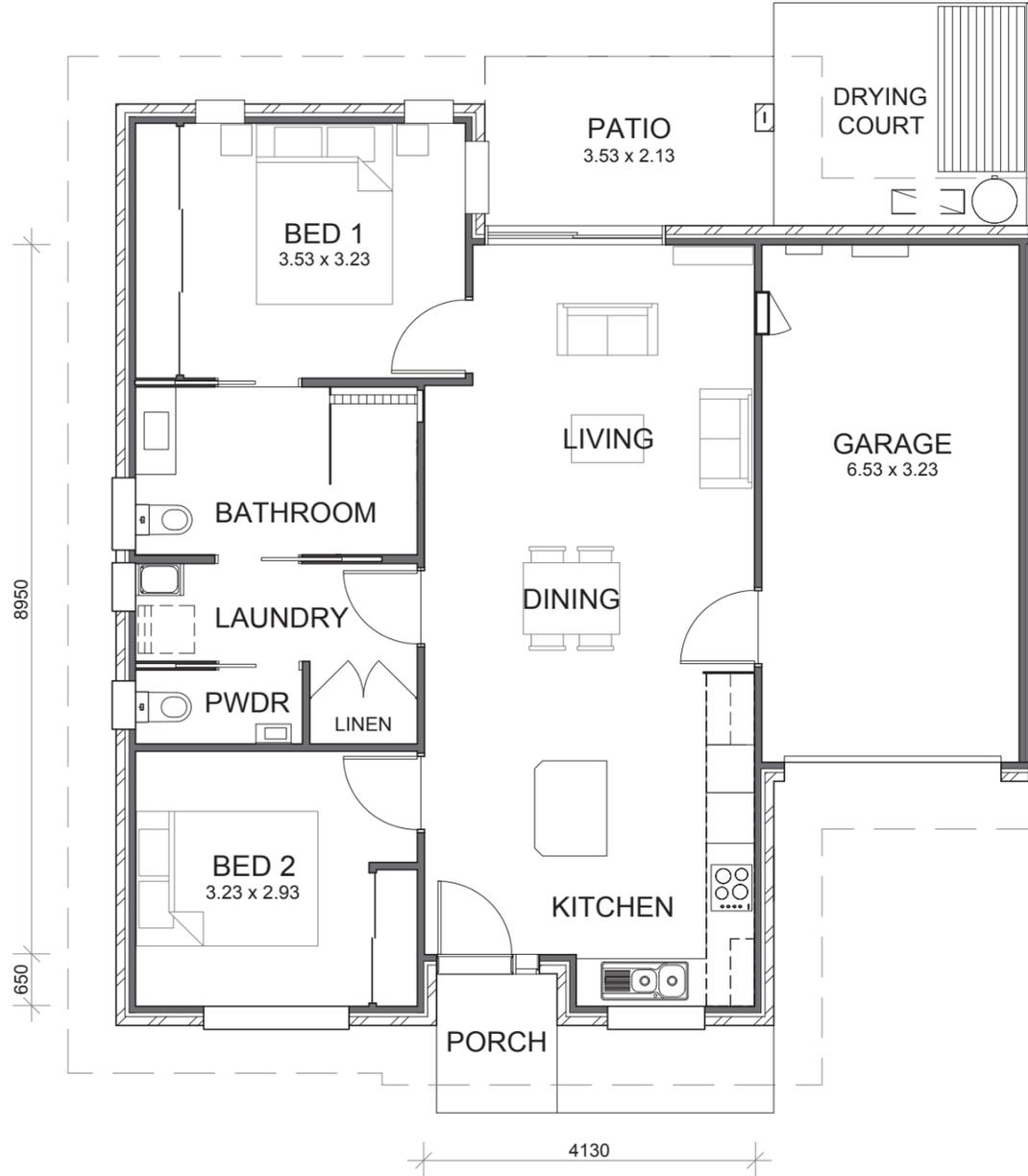




# ASTON



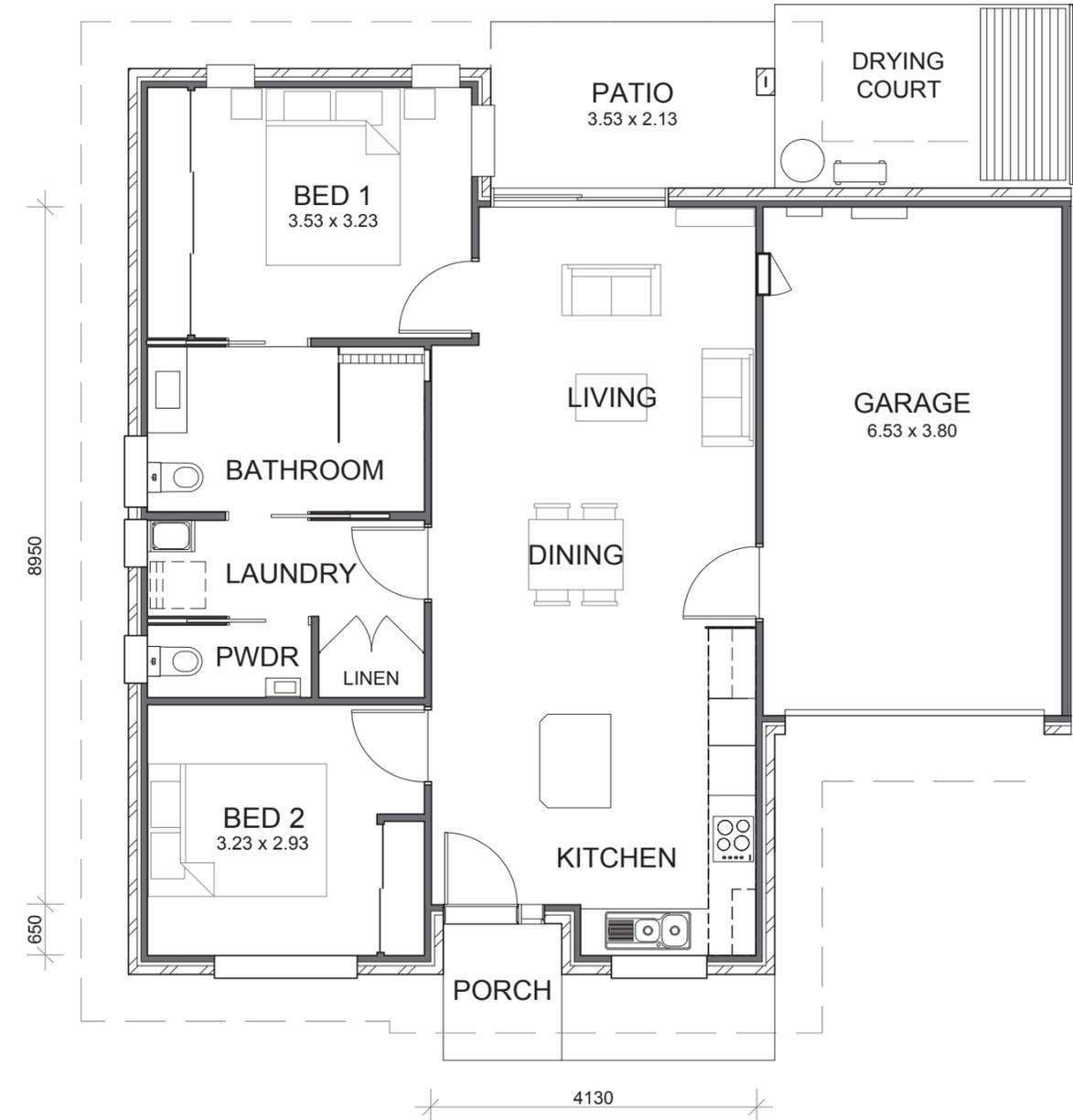
AREA TOTAL 119.50m<sup>2</sup>



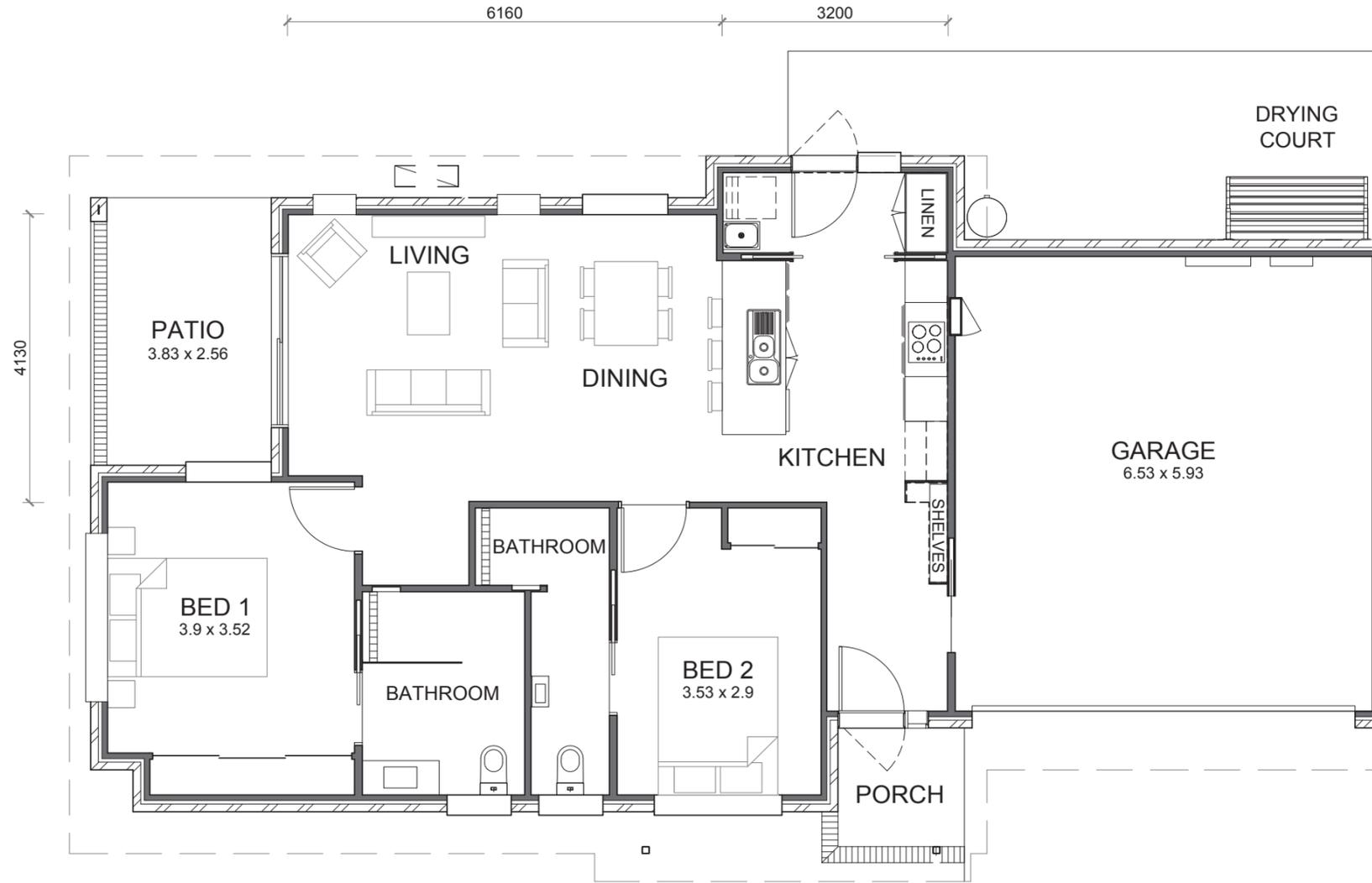
# ASTON PLUS



AREA TOTAL 123.5m<sup>2</sup>



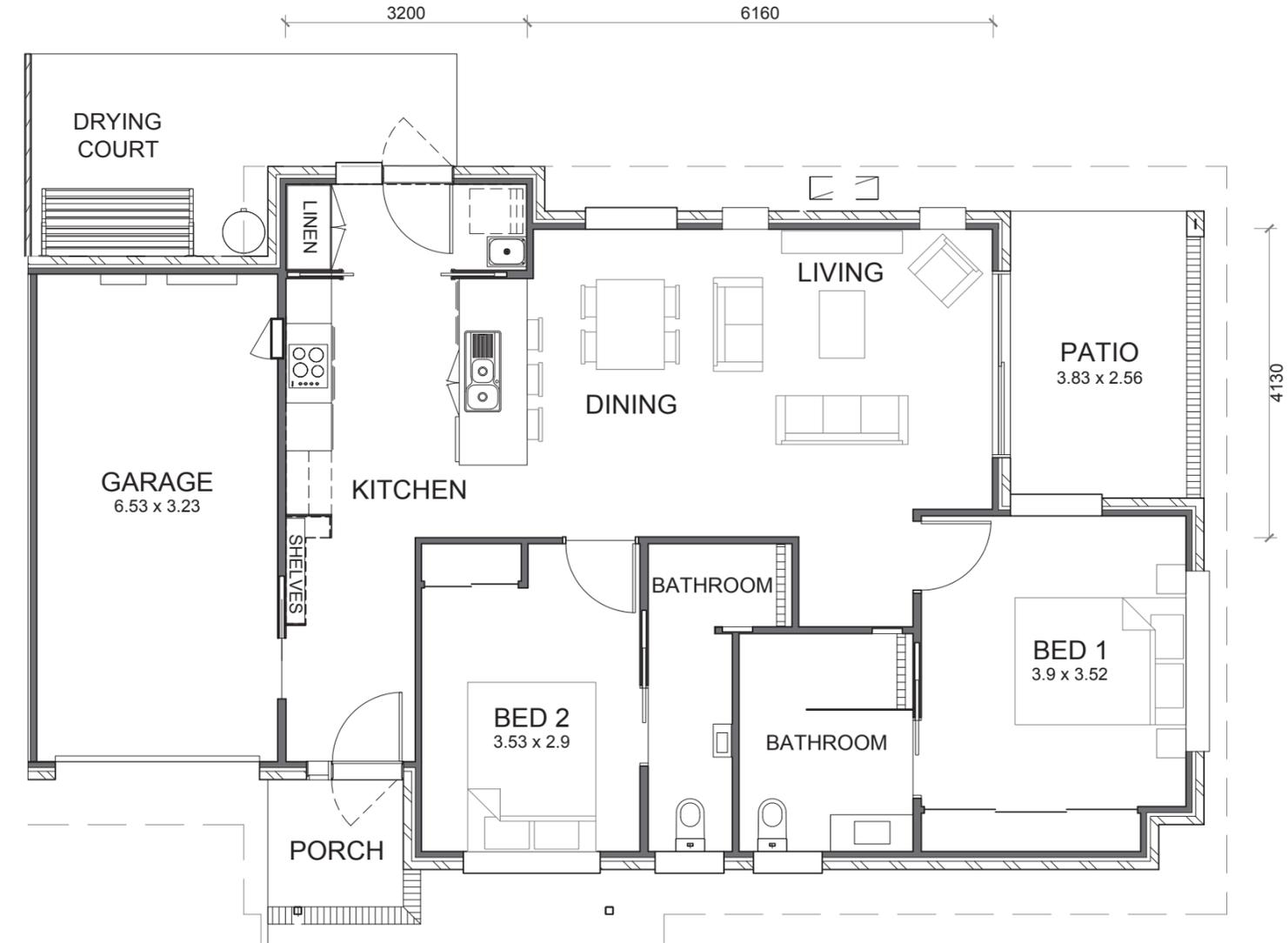
COURTNEY



AREA TOTAL 153.5m<sup>2</sup>



BRENNAN



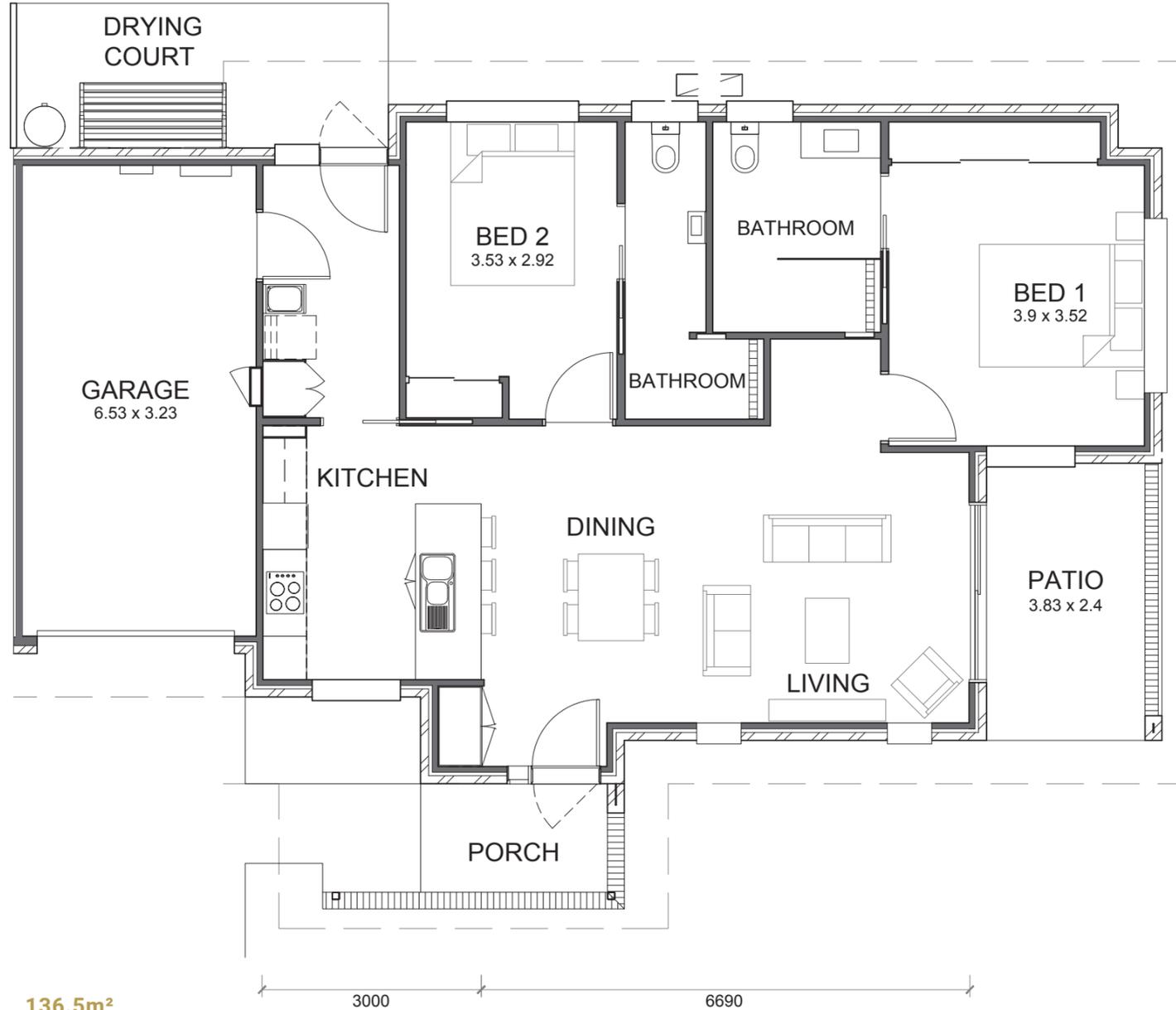
AREA TOTAL 134.5m<sup>2</sup>



THORNE



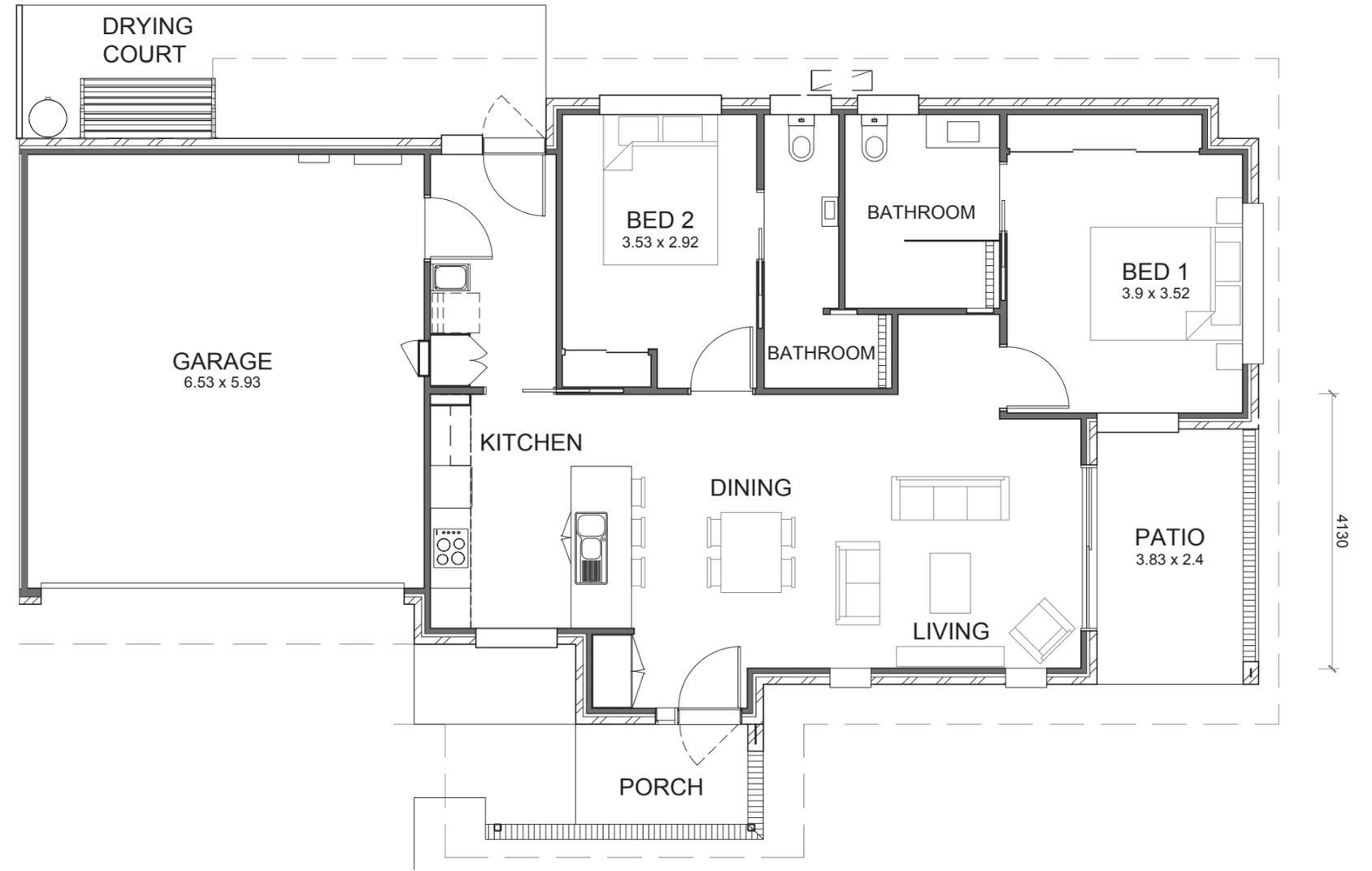
AREA TOTAL 136.5m<sup>2</sup>



MORRISEY



AREA TOTAL 155.5m<sup>2</sup>



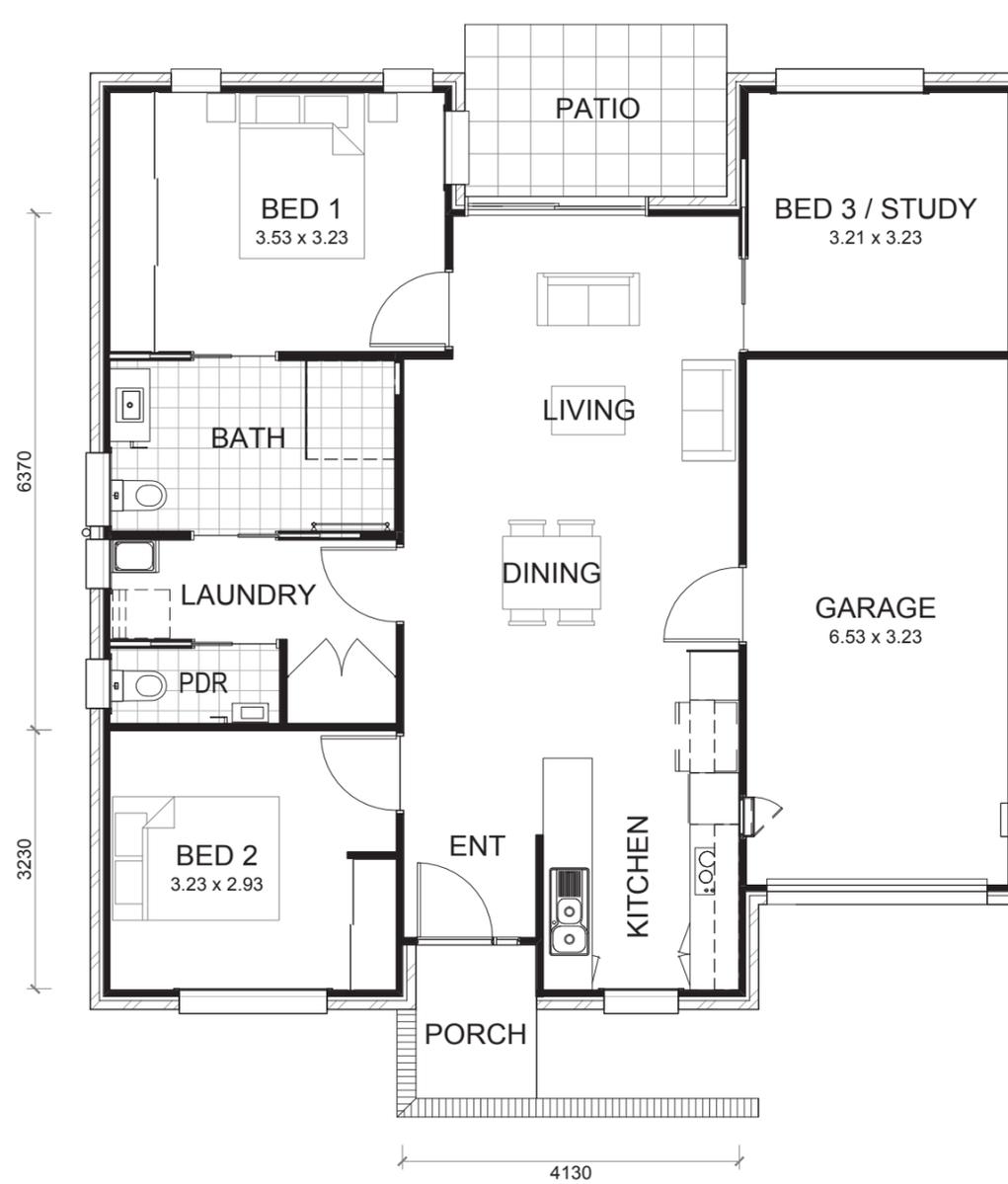
# WINTON

3 

1.5 

1 

AREA TOTAL 132m<sup>2</sup>



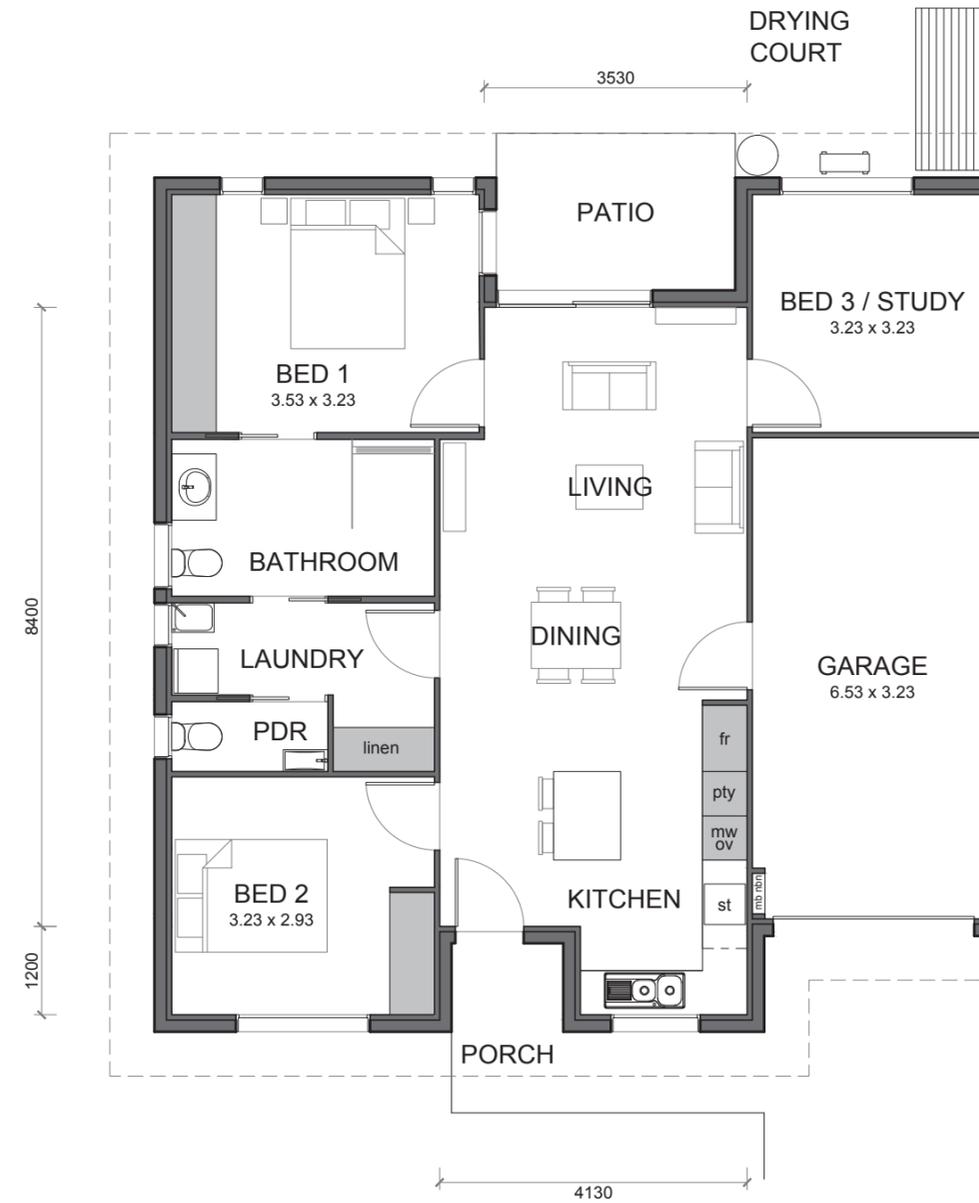
# WINIFIELD

3 

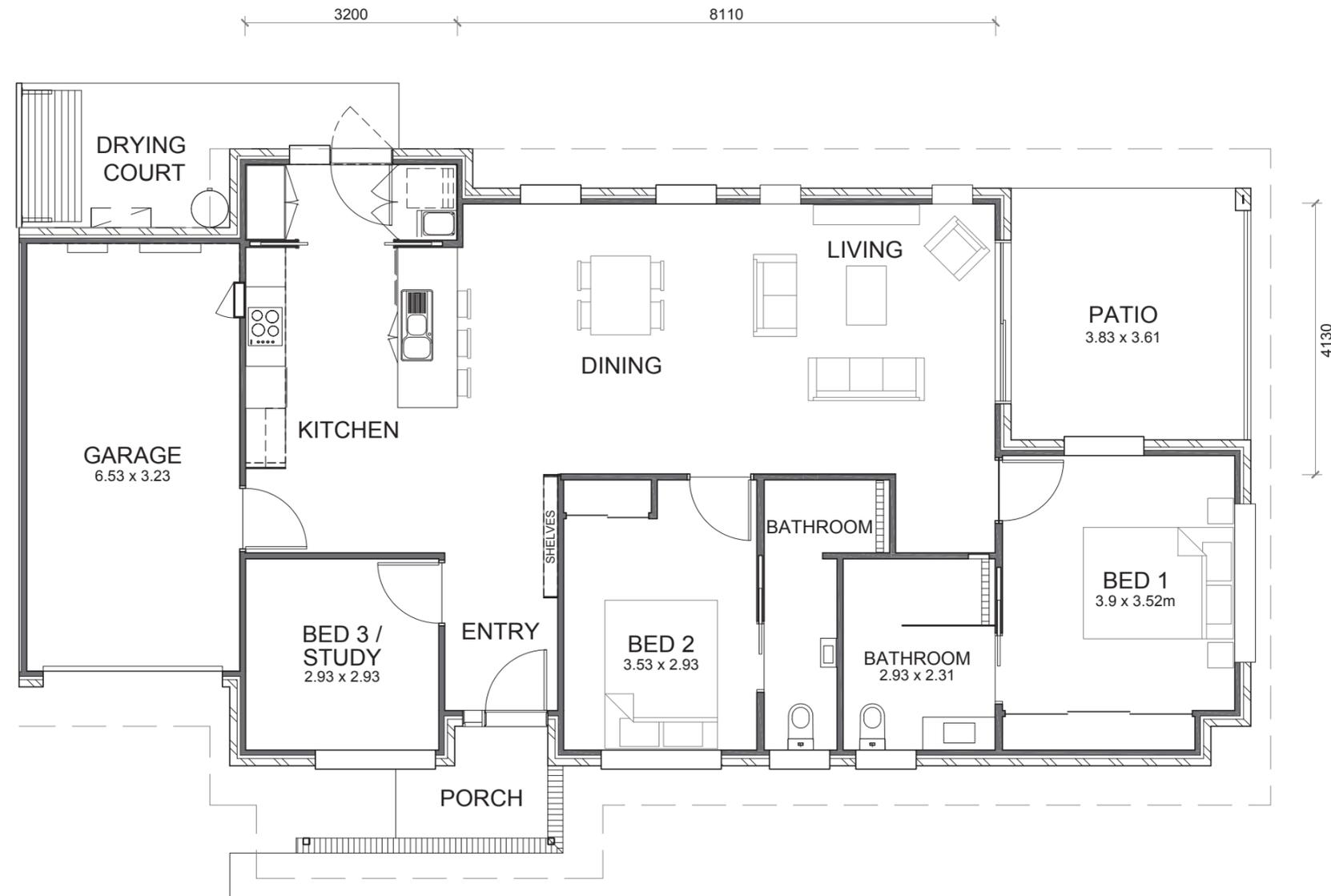
1.5 

1 

AREA TOTAL 130m<sup>2</sup>



CAMPBELL



AREA TOTAL 163m<sup>2</sup>



KEANE



AREA TOTAL 163m<sup>2</sup>





AREA TOTAL 192.5m<sup>2</sup>

Disclaimer: These plans are for marketing purposes only and whilst are generally typical of the villa layout, some minor variations may apply. Final layout is subject to detailed input from service consultants and authorities.



AREA TOTAL 189m<sup>2</sup>

Furniture shown in plans not included. External fixtures may differ from this plan. Total area is indicative only as measured to external face wall.



# COMMUNITY MASTER PLAN



## 2 Bedroom

- Courtney
- Aston
- Aston Plus
- Brennan
- Thorne
- Morrisey

## 3 Bedroom

- Winton
- Winifield
- Campbell
- Keane
- Forbes
- Hampton

