

**4 Ballarat St.  
Brunswick** AssembleFutures

# Renter

# Acknowledgment

# Assemble

## Welcome to the neighbourhood!

Renter: \_\_\_\_\_ of \_\_\_\_\_

Renter: \_\_\_\_\_ of \_\_\_\_\_

Premises: \_\_\_\_\_

This Renter Acknowledgement is your key touch point as we take you through your new contracts and the terms set out within.

A life in an Assemble building is one well-lived. It is built upon Assemble Futures which supports a socially conscious approach to property development where good design, community and sustainability go hand-in-hand. Assemble Futures is our response to the very real challenge of home ownership in Australian cities. We bridge the gap between renting and owning your home.

As you read through the Contract of Sale and Agreement for Lease, you'll find the terms of Assemble Futures detailed in full; a blueprint for an enduring home enriched by its community dynamics, and the first step to acquiring the keys to your Assemble home.

If you'd like to discuss any details at any point, we're happy to assist.

### Renter Acknowledgement

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The Renter acknowledges and agrees that:

1. On the date of signing this Renter Acknowledgement, you (the Resident) and us ([Assemble BSB Pty Ltd (ACN 641 420 457) as Trustee for Assemble BSB Trust] or Assemble) have entered or will enter into the following documents, being the "Assemble Futures Documents":
  - a. Contract of Sale – this document grants you a right to purchase your new home (that is, the Premises) for the price and on the terms set out in the Contract of Sale; and
  - b. Agreement for Lease – this document grants you a lease of the Premises, on the terms set out in the Agreement for Lease and the Draft Lease attached to the Agreement for Lease. This is your Lease once the Premises are fit for occupation (as set out in the Agreement for Lease).
2. The above Assemble Futures Documents lay out Assemble Futures' methodology, approach and terms, explaining in full how our unique housing model bridges the gap between renting and owning your home.
3. The Contract of Sale and Agreement for Lease are conditional upon Assemble obtaining a planning permit to, amongst other things, construct the Premises, on terms and conditions acceptable to Assemble. If Assemble does not obtain a planning permit, is unable to engage a builder, or for other reasons is unable to proceed with construction of the building, Assemble is entitled to rescind the Contract of Sale and Agreement for Lease. You will find more information on this in the terms set out in the Contract of Sale and Agreement for Lease.
4. Upon entry into the Agreement for Lease you are required to pay a bond (defined as the Bond Amount in the Agreement for Lease) to Assemble. This is to be paid by Assemble to the Residential Tenancies Bond Authority in accordance with the requirements of the *Residential Tenancies Act 1997* (Vic).
5. As at the date of entry by you and Assemble into the Assemble Futures Documents:

- a. the rent payable by you, for the period your interest in the Premises is a leasehold interest, is known, agreed upon and set out in the Agreement for Lease and the Draft Lease; and
  - b. the price payable by you to acquire the Premises, should you exercise your option to do so, is known, agreed on and set out in the Contract of Sale.
6. Assemble would not have offered to:
  - a. lease the Premises to you on the terms (including but not limited to the rent) set out in the Agreement for Lease and the Lease; or
  - b. sell the Premises to you on the terms (including but not limited to the price) set out in the Contract of Sale,if the Premises were only being leased, or only being sold, to you, and you were not participating in Assemble Futures.
7. Other than in accordance with the Contract of Sale and the Agreement for Lease, you may not otherwise terminate the Contract of Sale or the Agreement for Lease:
  - a. During the first lease period of 12 months; or
  - b. During the construction of the Premises.
8. You may only exercise your right to purchase the Premises:
  - a. within the 14 day period which begins 5 years and one month after the Commencement Date of the Lease; and
  - b. only if you remain in occupation of the Premises pursuant to the Lease up until that time.
9. You may not in any circumstances without the prior written consent of Assemble, which may be withheld by Assemble in our absolute discretion, assign your rights under the Contract of Sale to any third party.
10. The option to purchase the Premises granted to you under the Contract of Sale is personal to you. If the Rental Provider is required to consent to you assigning your rights under the Lease to a third party in accordance with the provisions of the *Residential Tenancies Act 1997* (Vic), then in accordance with its terms, the Contract of Sale will automatically terminate and the assignee will cease to have any right or entitlement to purchase the Premises.
11. For the avoidance of doubt, no fee or penalty is payable by you to Assemble if you choose not to exercise your option to purchase the Premises.
12. Car parking will not be allocated to individual apartments in the Building. During the term of the Lease:
  - a. Car parking will be allocated in part to share cars; and
  - b. the balance of bays will be allocated during the lease period for people to rent via ballot or other means as determined by Assemble;
  - c. priority will be given to families with children and people with a dedicated work vehicle or reduced mobility;
  - d. an allocation will be made to the commercial areas as and if required.
13. Once the lots within the Building have been acquired by either the residents or third parties the car parking will be owned by the owners corporation and allocated in the same way outlined in clause 12.

14. This acknowledgement does not constitute a summary or explanation of the Assemble Futures Documents. We encourage you to carefully consider the terms set out in the Contract of Sale, Agreement for Lease, and Draft Lease.

DATED:

**SIGNED SEALED AND  
DELIVERED** by

\_\_\_\_\_  
\_\_\_\_\_

in the presence of

*sign here*



\_\_\_\_\_

*sign here*



\_\_\_\_\_

Witness

*print name* \_\_\_\_\_

**SIGNED SEALED AND  
DELIVERED** by

\_\_\_\_\_  
\_\_\_\_\_

in the presence of

*sign here*



\_\_\_\_\_

*sign here*



\_\_\_\_\_

Witness

*print name* \_\_\_\_\_