

Memorandum of Understanding

Hills Community Aid and Information Service, and Deicorp Pty Ltd

This Memorandum of Understanding outlines the terms of collaboration between Deicorp Pty Ltd (Deicorp) and Hills Community Aid and Information Service Pty Ltd (HCA) for the use, activation, and management of the community centre spaces within Doran Drive Precinct Project located at 2 Mandala Parade Castle Hill.

1. Purpose of the Memorandum

This memorandum is to provide the framework and respective responsibilities of the parties for the effective utilisation of the Community Centre spaces within the Doran Drive Precinct project.

2. Scope of Agreement

This document identifies the areas subject this agreement and provides the overarching framework for their use and management by HCA. The subject areas cover 540sqm in total, delivered in two separate spaces. Area 1 is approximately 300sqm and is located adjacent to the retail area on level 1. Area 2 is approximately 254sqm is located on the podium level at the base of the residential tower D.

3. Consideration

Deicorp will make both Area 1 and Area 2 available to HCA for a nominal fee (likely \$1.00 per annum) to enable the delivery of a range of community programs and services. This agreement will remain in effect for the first 5 years of operation following Occupation and will be reviewed at this time. Deicorp is prepared to extend the use of both spaces beyond this term on the same terms with HCA or other suitable community operators subject to negotiation and agreement.

4. Plan of Management

A comprehensive plan of management for the centre has been prepared that outlines Deicorp's obligations in regard to the centre. The plan of management covers the following:

- Maintenance;
- Waste collection;
- Cleaning;
- Security monitoring and access provisions;
- Hours of operation

5. Duration of Agreement

This memorandum will take effect on the date both parties sign it, with operations commencing within 12 weeks of the receipt of the final Occupation Certificate. The agreement will remain in place for a minimum of 5 years with the intention to extend this on the same terms by agreement.

6. Outgoings

Deicorp will be responsible for the following utilities and outgoings:

- Electricity;
- Security monitoring;
- Building and public liability insurance;

HCA will be responsible for public liability insurance in respect of activities it undertakes from the spaces and all events it organises at the centre.

7. Indemnities

HCA indemnifies Deicorp for any claims that arise out of its use of the spaces, or the organisation of events and bookings hosted at the facility

8. Community Centre Spaces Uses and Objectives

Area 1 is located adjacent to the retail areas and is designed with an active street frontage to De Clambe Drive. Area 2 is located on the podium level at the base of residential tower D. The anticipated use of Areas 1 and 2 are for the delivery of targeted community programs and services designed to meet the identified needs of residents living in the immediate catchment area. The identification of needs and the delivery of programs will be the responsibility of the operator, being HCA.

Such programs could include, but are not limited to;

- The provision of spaces for community groups to meet and socialise, for counselling, tutoring and social support services;
- Parent groups and social events such as story-time and playgroups;
- Programs supporting the needs of seniors to reduce the risk of social isolation;
- General neighbourhood centre services and events

9. HCA Roles and Responsibilities

HCA will have responsibility for the effective operation of the Community Centre spaces. Access and utilisation of the spaces by community groups, organisations and service providers will be managed by HCA, with the terms of usage being the responsibility of HCA. HCA will be responsible for ensuring all uses within the Community Centre spaces are in accordance with the conditions of consent issued by Consent Authority.

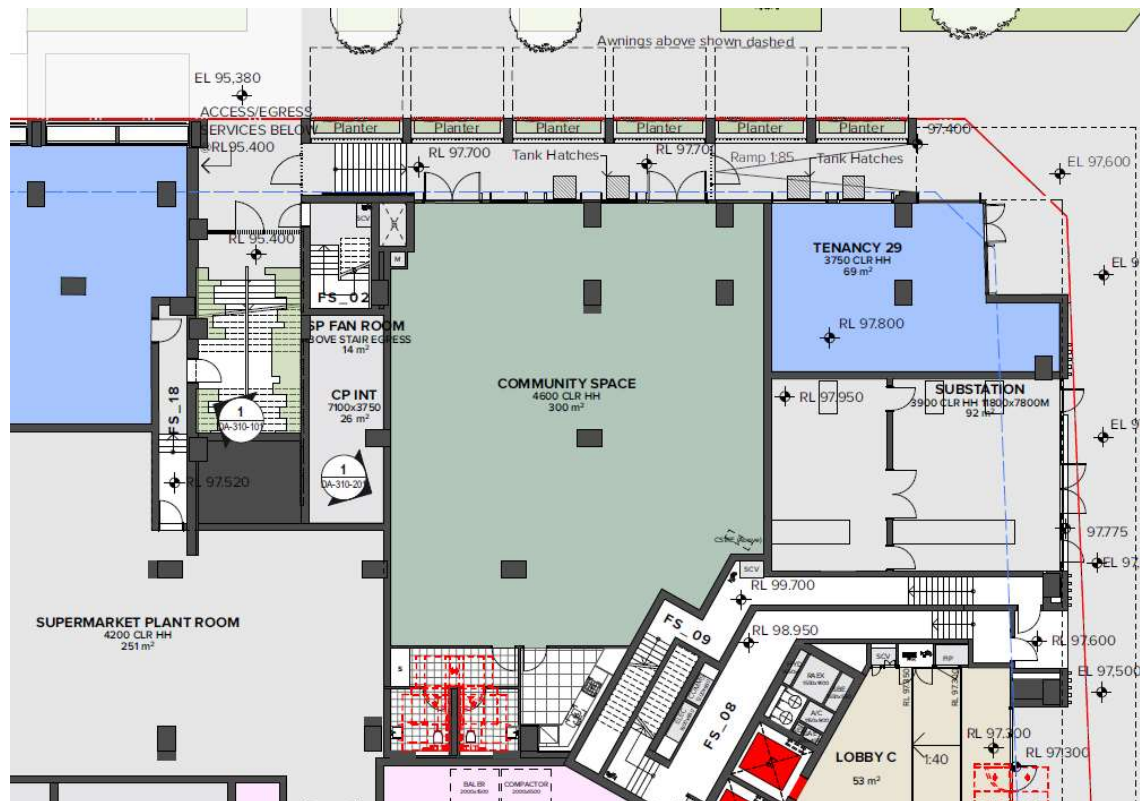
10. Deicorp Roles and Responsibilities

Deicorp is responsible for constructing and fitting out the Community Centre spaces in accordance with the plans approved by Hills Shire Council and DPIE. This will include:

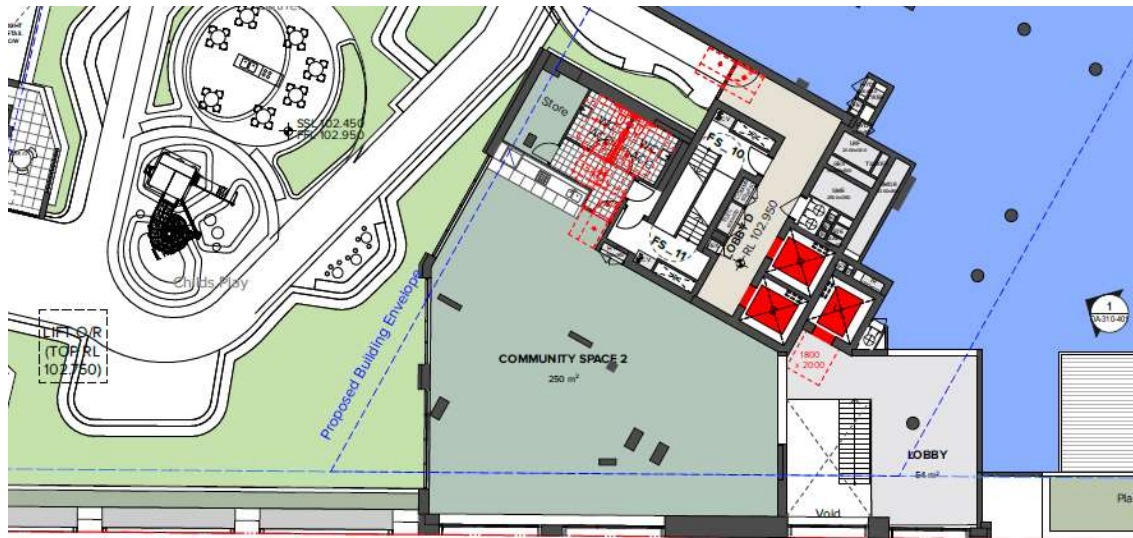
- Swipe-card security and access control to both of the Community Centre spaces, including access to the carpark;
- A back-to-base security monitoring service;
- Internal fit-out in consultation with HCA to accommodate the anticipated future usage and requirements.

Deicorp will also be responsible for utilities and outgoings for the centre, including cleaning and security of the facilities.

Plans and dimensions of Community Centre Space 1 and 2:



Area 1 is located on Level 1 and is approximately 300m²

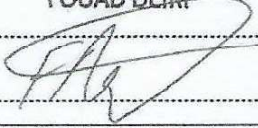


Area 2 is located on the podium level near Building D and is approximately 250m²

SIGNATURES

Executed as an agreement:

Deicorp:

Name of Company:	Deicorp Pty Ltd (ABN 55 138 180 337)
Signatory Name: (print)	FOUAD DEIRI
Signature and date:	 14 JUL 2021
Signatory Name: (print)	
Signature and date:	

HCA:

Name of Entity:	The Hills Community Aid & Information Service Inc ABN 15 602 757 218
Signatory Name: (print)	Maria Kovacic
Signature and date:	 15 July 2021
Signatory Name: (print)	HILLAN GIBSON
Signature and date:	 15 JULY 2021