

WESTERN SYDNEY
UNIVERSITY



PROPOSAL

- 1. Tenant** TAFE NSW
- 2. Premises:** Land Access – Werrington South Campus
- 3. Area Required:** Land Access only
- 4. Term:** 18 Months
- 5. Option Term(s):** 6 months
- 6. Lease Commencement:** Upon execution of the Land Access Agreement
- 7. Commencing Base Rental:** \$1 on demand
- 8. Rental Reviews:** N/A
- 9. Make Good:** TAFE NSW will be responsible for the make good of any damage that they cause or contribute to as a result of this agreement to the reasonable satisfaction of the University, including the replacement of any tree's that are removed as a result of the access requirement (to the same maturity level as at the time of removal)
- 10. Due Diligence**

TAFE NSW will be required to provide a traffic engineers report to Western Sydney University that provides that road structures will support the size and weight of the vehicles, and that they will not cause any damage to the University's road network or land.

Traffic Management Plan – TAFE NSW will be responsible for the preparation of the TMP to the reasonable satisfaction of the University

TAFE NSW will provide a dilapidation report prior to any access being granted of all areas that they require access to

TAFE NSW will be responsible for all costs associated with the implementation of the TMP
- 11. Car Parking:** The Land Access Agreement does not provide any rights to park on University lands.
- 12. Assignment & Subletting:** The Land Access Agreement is between TAFE NSW and Western Sydney University and cannot be assigned or sublet to a third party.
- 13. Bank Guarantee:** Not required whilst the agreement is between TAFE NSW and Western Sydney University.

- 14. **Legal Costs:** Both parties are to be liable for their own legal costs
- 15. **Confidentiality:** This agreement is to remain confidential between TAFE NSW and Western Sydney University and the details are not to be shared with any other party unless required to do so by Law (unless agreed in writing by both parties)
- 16. **Subject to:** The agreement remains subject to confirmation by Western Sydney University's Board of Trustees or as delegated under the University's Delegation Policy, until the final and binding agreements are executed by both parties
- 17. **Submission Contact Details:** Craig Smith
Manager, Commercial Operations
Western Sydney University
c.smith@westersydney.edu.au
0423942737
- 18. **Tenants Acceptance** The terms of this Heads of Agreement are agreed and accepted on behalf of the Sub-Lessee by its Authorised Delegate

Signed.....

Name.....

Position.....

Date.....