Retirement Village Information Statement

Retirement Villages Act 1986, section 19

Retirement Village Regulations 2026, regulations 11-12

This form is approved by the Director, Consumer Affairs Victoria under section 19 of the *Retirement Villages Act 1986.* All retirement village information statements must be in this form.

What is a Retirement Village Information Statement?

Every retirement village in Victoria must provide it in the same standardised format. Prospective residents can use information statements to compare retirement villages on a like-for-like basis.

It is designed to provide prospective residents information to make an informed decision about whether to move into this village. It covers the costs of entering, living in and leaving; the services and facilities available; and important details about how the village operates.

Information statements must be updated at least every 12 months and as soon as possible after any change to the information provided.

How to access information statements for different villages?

Every retirement village must publish their information statement on their village's website.

The operator of a retirement village must also provide the information statement:

- at the request of a prospective resident within seven days,
- with any targeted promotional material, and
- at least 21 days before a resident enters into a residence or management contract in respect of the village.

Navigating the information statement

Part A: Village-level information	Provides information about the village and operator including about any owners corporation, types of contracts and tenure, village facilities and services, the number and types of residential premises, future developments, security and emergency assistance systems, insurance arrangements, financial management, residents committee and village rules.
Part B: Village fees and charges	Provides information on fees and charges to be paid on entry, while living in the village, and when you leave.

Attachments to the information statement provide:

- A list of village services and facilities with associated fees (Attachment 1)
- Details of village insurance information (Attachment 2)
- A glossary of fees to help prospective residents understand the terms used throughout the statement (Attachment 3).

Finding more information

Other documents and information are available to help inform prospective residents. Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Prospective residents may also wish to ask for information on the specific fees and charges for a residence they are considering in an easy to understand form. A suggested form for this purpose can be found on the Consumer Affairs Victoria website www.consumer.vic.gov.au.

Understanding the financial commitment

Entering a retirement village is a significant financial decision.

The financial structure of retirement village living is different from conventional home ownership or renting, and the net financial outcome can vary significantly depending on the length of stay and the terms of contracts. It is important that residents understand how the costs interact and what they will ultimately receive when they permanently depart the village.

Before signing any contract, you are strongly encouraged to read all documents carefully, ask questions of the operator, and seek advice from an independent financial adviser to ensure you have a full understanding of your financial obligations and entitlements.

Where can prospective residents get help or more information?

If prospective residents need help understanding this statement or want more details about retirement village living in Victoria, they can contact Consumer Affairs Victoria for information and assistance by visiting www.consumer.vic.gov.au or calling 1300 55 81 81.

Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

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- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 81 81 55 1300.

Turkish İngilize anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

Vietnamese Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።.

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی(TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 81 81 55 1300 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

Part A: Village-level information

The following information applies to the village as a whole and is relevant to all prospective and current residents.

1. Village information

Village name	Oak Tree Retirement Village Skye
Village street address	20 McCormicks Road, Skye, Victoria 3977
Village postal address	Level 9, 299 Adelaide Street, Brisbane QLD 4000

Is the village accredited by a recognised industry association? ☐ Yes ☒ No

2. Proprietor and operator details

Proprietor name	Greek Orthodox Community of Frankston & Peninsula
ABN / ACN	65 509 677 939
Address for service	2 Petrie Street, Frankston, Victoria 3199

Operator name	Oak Tree Retirement Villages Skye Pty Ltd
ABN / ACN	164 515 226
Address for service	Level 9, 299 Adelaide Street, Brisbane QLD 4000

Telephone	0420 313 851	Email	Cameron Goffage (head of resident operations) cameron@oaktreegroup.com.au

Date current operator commenced in that role	12 July 2013

3. Operator representative

Name of representative	Rachael Amos
Position of representative	Village Manager
Location within village	Community Centre office

Times available	• Monday from 8:00am to 2:00pm • Tuesday from 8:00am to 2:00pm • Wednesday from 8:00am to 2:00pm • Thursday from 8:00am to 2:00pm • Friday from 8:00am to 2:00pm **Public holidays and leave excepted

Telephone	0418 728 945	Email	vmskye@oaktreegroup.com.au

4. Number and types of residential premises

The village has the following number and types of accommodation units:

Accommodation type	Owner resident	Leasehold	Licence	Other
Independent living units			51	
Serviced apartments				
Villas or townhouses				

5. Residents committee

Has a residents committee been established at the village under the *Retirement Villages Act 1986*? ☐ Yes ☒ No

Under the *Retirement Villages Act 1986*, residents of a village may elect to establish a residents committee to represent their interests and participate in village decision-making.

6. Onsite or attached residential or aged care home

Is there a residential or aged care home onsite or attached with the village? ☐ Yes ☒ No

If there is a residential or aged care home onsite or attached, entry is dependent on a resident being assessed as eligible for entry in accordance with the *Aged Care Act 2024* (Cth).

This assessment is conducted independently and eligibility for aged care services is determined according to the criteria set out in the *Aged Care Act 2024* (Cth). The registered provider of the residential or aged care home cannot set places aside for residents of the village.

7. Village facilities and services

The list of services and facilities provided at the village and how they are funded is set out in Attachment 1 to this information statement.

The attachment includes details of:

- services and facilities funded by maintenance charges
- optional services, which are not funded by maintenance charges or rent and can be provided for an additional fee. The attachment must include costs of and restrictions on availability of optional services, and
- any other services or facilities available to residents and how they are funded.

8. Lifestyle and village rules

This section sets out key aspects of daily life in the village, including pets, gardening, and social activities, as influenced by the by-laws of the village. The full by-laws of the village are attached to a resident's contract.

Are there any restrictions on residents keeping pets?
If yes, provide details on restrictions below: ☒ Yes ☐ No

Pets permitted with consent (not unreasonably withheld) and subject to pet policy

Note: under Victorian law operators cannot unreasonably refuse consent for residents to keep pets.

Are residents permitted to undertake gardening in areas adjacent to their premises? ☒ Yes ☐ No

Does the village organise regular social activities and events for residents? ☒ Yes ☐ No

Additional details:

9. Planning permission for future developments

Are there any current planning permissions or approvals for future development, expansion or redevelopment of the village? ☐ Yes ☒ No

10. Security and emergency assistance systems

The village is equipped with the following security system

The Village is a fully fenced site secured by an electric gate locked between 7:00pm and 7:00am everyday with access permitted to those who hold keyless remotes or have permission to enter the village to visit a resident or service the village.

The Village has security cameras monitoring the parking areas and community centre and a burglar alarm system in the community centre.

The village is equipped with the following emergency assistance system

The Village has an emergency fire alarm system.

11. Operator and proprietor exemptions

Is the operator or proprietor exempt from any of the provisions of the *Retirement Villages Act 1986* in relation to this village? ☐ Yes ☒ No

12. Contracts and tenure

To become a resident of this village, a resident will be required to enter into one or more of the following contracts:

☒ **Combined residence and management contract**
This is a contract comprising both a residence and a management contract.

The village offers the following rights to occupy:

☐ **Owner Resident** An owner resident owns the premises, company shares or units in a trust which forms the basis of their right to occupy.	☒ **Non-Owner Resident** The resident does not own the premises but is granted a right to occupy the premises on the following basis:
☐ **Estate in fee simple**: A resident purchases a strata titled unit or a freehold lot in the village, becoming the registered proprietor.	☒ **Licence:** ☒ term…expiring 25 March 2049 or ☐periodic tenancy A resident has a licence to occupy a unit. The resident does not own the unit or land, but has a contractual right to reside there.
☐ **Company title:** A resident purchases shares in a company that owns the village. That shareholding gives the resident the right to occupy a specific unit in the village.	☐ **Lease –** ☐ term……………..or ☐ periodic tenancy A resident has a leasehold interest, but does not own the unit or the land.
☐ **Unit trust**: A resident purchases units in a unit trust that owns the village. That unitholding gives the resident the right to occupy a specific unit in the village.	☐ **Other**……………………..

13. Financial management

Details of the surplus/deficit in the annual accounts for the last 3 financial years:

Financial year ending	Surplus / deficit (and amount)	Comments
30 June 2025	Deficit ($7,133)	
30 June 2024	Deficit ($13,648)	
30 June 2023	Surplus $6,806	

14. Capital maintenance fund

Does the village have a capital maintenance plan? ☒ Yes ☐ No

Does the village have a capital maintenance fund? ☒ Yes ☐ No

If yes, balance at end of last financial year: $143,185

15. Owners corporation

Is any of the common property in the village vested in an owners corporation? ☐ Yes ☒ No

16. Insurance arrangements

The operator has provided details of the following insurance policies in respect of the village at Attachment 2 and attached certificates of currency:

☒ Public & Products Liability Insurance

☒ Building/Industrial Special Risks Insurance

☒ Other insurances (please specify):

Voluntary workers policy, professional indemnity

The operator recommends that residents take out their own insurance policies in relation to the following:

☒ The contents of their unit

☒ Public liability claims brought as a result of any incident occurring in a resident's unit

☒ Any motorised mobility aid (mobility scooter or power wheelchair) that the resident uses

☒ Other (please specify)

Their vehicle

Does the operator have any funds set aside to insure against potential damage to the village? (self-insurance) ☐ Yes ☒ No

17. Additional documents

The following documents are attached to this information statement:

☒ Certificates of currency for the insurances held by the operator in respect of the village (mandatory)

Part B: Village fees and charges

The fees outlined in this section apply to new residents. The purpose of this information is to inform prospective residents of the arrangements they would enter if they moved into the village.

A retirement village cannot charge new residents any fee that was not disclosed in the information statement.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Waiting list fee	☐ Yes ☒ **No**	N/A	N/A	N/A
Holding deposit	☒ **Yes** ☐ No	$1000	*On reserving a unit*	*Held by a trustee until settlement occurs*
Entry payment	☒ **Yes** ☐ No	*1 Bedroom:* $380,000 - $420,000 *2 bedroom:* $410,000 - $475,000 *2 Bedroom plus study:* $475,000 - $500,000	*On entry*	*Payable on settlement*
Other entry fees or charges – specify:				
Establishment Fee		$2500	*On entry*	*Payable on settlement*
Rent	☐ Yes ☒ **No**	N/A	N/A	N/A
Maintenance charges	☒ **Yes** ☐ No	*One bedroom:* $121.98 *Two bedroom:* $135.00 *Two bedroom plus study:* $148.01	☒ Weekly	Comprised of: General services charge: apital maintenance fund charge:

Optional services charges	☐ Yes ☒ **No**	N/A	N/A	No optional services are currently offered. Optional services may be offered in the future.
Capital maintenance fund contribution	☒ **Yes** ☐ No	Included in total maintenance charges		
Utility charges	☒ **Yes** ☐ No	Contribution included in maintenance charges		
Council rates	☒ **Yes** ☐ No	Contribution included in maintenance charges		
Land taxes	☐ Yes ☒ **No**			
Other ongoing fees or charges – specify:				
Deferred management fee (% of entry payment per year)	30%	5% of entry payment per year accruing daily over the first six years of occupation up to a maximum of 30%	On exit	
Resident receives a share of capital gain on exit	No	N/A	N/A	
Resident is liable for a share of capital loss on exit	No	N/A	N/A	
Other ongoing fees or charges – specify:		N/A	N/A	

21. Attestation

Operator attestation	The operator attests that, to the best of the operator's knowledge, the information contained in this information statement is correct at the time it is provided.	
Signed for and on behalf of the Operator by its duly authorised attorney under power of attorney dated 28 July 2020 in the presence of:	Signed by: Charmaine Fitzsimmons ED8A48E70BF64E7... Witness	Signed by: B984BD2D1F6845A... Attorney
Print name	Charmaine Fitzsimmons	David Barlow
Date	04-08-2026 | 1:04 PM AEST	04-08-2026 | 12:24 PM AEST

Proprietor attestation	The proprietor attests that, to the best of the proprietor's knowledge, the information contained in this information statement is correct at the time it is provided.	
Executed by the Proprietor in accordance with section 126 of the *Corporations Act 2001* (Cth) by its duly constituted attorney Oak Tree Retirement Villages Skye Pty Ltd ACN 164 515 226 under Power of Attorney dated 28 April 2014:	Signed by: Charmaine Fitzsimmons ED8A48E70BF64E7... Witness	Signed by: B984BD2D1F6845A... Attorney
Print name	Charmaine Fitzsimmons	David Barlow
Date	04-08-2026 | 1:04 PM AEST	04-08-2026 | 12:24 PM AEST

Attachment 1: Services and facilities

Service or facility	**Optional or mandatory**	**Fee for use (dollar figure or inc. in maintenance charge)**	**Further information and any restrictions**
BBQ area [outdoors	Mandatory	Included in maintenance charge	
Bowling green [outdoor]	Mandatory	Included in maintenance charge	
Community room or centre	Mandatory	Included in maintenance charge	Open 24 hours
Hairdressing or beauty room	Mandatory	Included in maintenance charge	
Library	Mandatory	Included in maintenance charge	
Separate lounge in community centre	Mandatory	Included in maintenance charge	
Self-catering kitchen	Mandatory	Included in maintenance charge	
Total mandatory service and facility charges		**$**	
Total optional and mandatory services and facilities charges		**$Nil**	

Attachment 2: Details of insurance policies

Public & Products liability insurance

The nature of the risk insured against	☒ Injury to residents in common areas of the retirement village ☒ Injury to visitors or other third parties in common areas of the village ☒ Injury arising from the operation or management of the village (for example, maintenance works, services or activities organised by the operator) ☒ Damage to third party personal property in common areas of the village ☐ Injury or property damage occurring within a resident's private unit ☐ Other risks covered (please specify): N/A
Name of insurer	Chubb Insurance Australia Limited
Amount insured	$20,000,000 any one occurrence; and in the aggregate in respect of the insured's products
Period of cover	30/06/2026 to 30/06/2027
Premium	Est. $819.96
Excess	Each and every occurrence $2,500; except for Statutory liability loss $10,000; Personal Injury brought by, or on behalf of any worker, labour hire personnel, contractor, subcontractor $50,000
Exclusions	• Contract Works (Insured's Premises) Exclusion • Cyber and Data Breach Exclusion • Abuse Exclusion • Total Communicable Disease Exclusion • Treatment Risk Exclusion
Other information:	N/A

Building/Industrial Special Risks Insurance

The nature of the risk insured against	☒ Sudden damage to village property and shared buildings caused by insured events ☒ Sudden damage to residents' private units caused by insured event ☒ Insured events include: ☒ Fire ☐ Burst pipes or sudden water leaks ☒ Storm, wind or hail ☐ Vandalism ☒ Rainwater damage ☒ Flood ☐ Other risks covered (please specify): N/A
Name of insurer	Chubb Insurance Australia Limited
Amount insured	$10,810,516 (Building) $100,000 (Contents)
Period of cover	30/06/2026 to 30/06/2027
Premium	Est. $14,342.36
Excess	• Bushfire $100,000 • Earthquake, subterranean fire or volcanic eruption $100,000 • Flood, each and every loss at each and every situation $100,000 • Named Cyclone $100,000 • Storm, each and every loss at each and every situation $100,000 • All other losses $10,000
Exclusions	• Chubb Terrorism Exclusion • Chubb Communicable Disease Exclusion • Property Exclusions: Blockchain-Based Digital Assets • Chubb Territorial Exclusion • Other exclusions as per Policy
Other information	N/A

Attachment 3: Glossary of fees

Capital maintenance fund contribution: A portion of resident payments is set aside by the operator into a dedicated fund for future major repairs and maintenance of village infrastructure. The operator determines the required portion.

Contract check fee: The annual contract check, which summarises fees and exit position, must be provided free. An on-demand check is also free where the resident gives 28 or more days written notice of intention to leave.

Deferred management fee: A fee payable on exit, as a contribution toward the cost of services provided to the resident during their time in the village. It is calculated as a percentage of the entry payment, accruing daily based on length of residence. It cannot be charged where the resident leaves during the settling-in period or moves to another unit within the same village.

Entry payment: The main upfront payment for the right to live in the village. It may be a lump sum or fixed instalments. It may be fully or partly refunded when you leave (a repayable entry payment) or it may be non-refundable. It does not include rent, maintenance charges or optional service fees.

Exit entitlement: The amount paid back to the resident on exit. For non-owner residents, it starts with the repayable entry payment. For owner residents, it starts with the sale price of the unit. Any fees, outstanding charges and other deductible amounts are subtracted to give the final figure.

Holding deposit: A payment to reserve a specific unit before a residence contract is signed. It falls outside the standard entry payment rules and is regulated under the Sale of Land Act 1962 instead.

Maintenance charge: A regular fee, usually weekly, fortnightly or monthly, covering village management, staff, facilities and common areas. It is capped each year in line with the all groups Consumer Price Index (CPI) for Melbourne in original terms published by the Australian Bureau of Statistics;and can only exceed that cap if residents approve a higher amount by special resolution.

Optional services charge: A fee for extra services a resident elects to use, such as meals or personal care, that are not part of the standard village offering. These charges cease on vacation of the premises or on the resident's death.

Owners corporation fee (owner residents only): Where the village has an owners corporation, owner residents pay a separate fee covering common property upkeep and insurance. This is in addition to the maintenance charge.

Rates and taxes: Government charges such as council rates and land tax on the village land. These may be passed on through the maintenance charge or charged separately, as set out in the contract.

Reinstatement costs (non-owner residents): non-owner residents must return the unit reasonably clean and in the same condition as when they moved in, allowing for fair wear and tear. Where this has not occurred, the operator may issue a written notice specifying the required works and their estimated cost. If not disputed within 21 days, the operator may carry out the works and charge the resident the reasonable cost.

Rent (non-owner residents): Some non-owner residents pay ongoing rent for the right to occupy their unit, in place of or in addition to an entry payment. Rent is treated separately from entry payments under the legislation.

Special levy: A one-off charge for unexpected major expenses. No more than one special levy may be charged in any 12-month period, and only where required by law, approved by residents by special resolution, or covered by the contract.

Utility charges: Charges for electricity, gas and water consumed by the resident. The method of calculation varies between villages and is set out in the contract.

Waiting list fee: A fee charged to join the village waiting list. It may or may not be refundable. The operator is required to state in the information statement whether a waiting list fee applies and whether it is refundable on entry.

Attachment 4 – Certificates of Currency

Enclosed.

Chubb Insurance Australia Limited
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000

ABN: 23 001 642 020
AFSL: 239687

O +61 2 9335 3200
F +61 2 9335 3411
www.chubb.com/au

CHUBB

Certificate of Currency

This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

To Whom It May Concern:

Class of Business	Public and Products Liability	
Policy Number	04CL019236	
Issuing Office	BRISBANE OFFICE	
Insured	Oak Tree Holdings Pty Ltd	
Policy Period	**Start**	30/06/2026
	Expiry	30/06/2027 Both days at 4:00PM local standard time of issuing office
Limit of Liability	AUD 20,000,000	Any one Occurrence or as otherwise stated in the Policy Wording
Wording	Chubb Broadform Liability Policy (Chubb_BF_AU1502)	

Signed for and on behalf of Chubb Insurance Australia Limited.

Authorised Signature and Stamp	Date
	06/07/2026

Selous Nyakunu
Casualty Manager - Queensland

Austcover Pty Ltd
CAR No. 1318646 Corporate Authorised Representative of
QIB Commercial Pty Ltd
AFSL: 244330
ABN: 46 073 425 662
PO Box 2780
Brisbane QLD 4001
Tel: 07 5532 2924
contact.goldcoast@austcover.com.au
http://www.austcover.com.au

Oak Tree Holdings Pty Ltd
Level 9
299 Adelaide Street
BRISBANE QLD 4000

CERTIFICATE OF PLACEMENT

In our capacity as insurance broker to The Insured shown below, we confirm that the following insurance contract has been arranged, the details of which are correct as at the Issue Date.

Issue Date: 1 July 2026

The Insured: Oak Tree Holdings Pty Ltd & others as per policy

Period of Insurance: From 30/06/2026 to 30/06/2027 at 4.00pm local standard time

Interested Parties: Nil Advised

Policy Type: Industrial Special Risks

Policy Number: 04FX019234

Insurer/s: Chubb Insurance Australia Limited
GPO Box 1007
BRISBANE QLD 4001

Limit of Liability:

Building	$	10,810,516
Contents	$	100,000
Glass	$	Replacement Value

Situation/s of Risk: 20 McCormicks Road, Skye VIC 3977

This certificate is provided for information purposes and is accurate based on our records at the time it is issued. We are under no obligation to inform you of any subsequent changes to the insurance contract or our records. This certificate confers no rights on the certificate holder. All coverage described is subject to the terms, conditions and limitations of the insurance policy and is issued as a matter of record only. It does not amend, extend, or alter the coverage provided by the policy in any way.

GLEN RYAN Diploma Fin. Serv. (Broking)
HEAD OF PORTFOLIO

Direct: (07) 3237 8638
Mobile: 0412 672 143
glenryan@austcover.com.au

Signed on behalf of
Austcover Pty Ltd
CAR No. 1318646 Corporate Authorised Representative of
QIB Commercial Pty Ltd
AFSL: 244330
ABN: 46 073 425 662