



MAROBA TERRACE
SELF-CARE RETIREMENT UNITS

INFORMATION BOOKLET
&
DISCLOSURE STATEMENT

Maroba Terrace - a unit of Maroba Incorporated

Maroba Terrace
16 Myall Road Waratah NSW 2298
Phone: (02) 49350300 Fax: (02) 49350305

NUMBER OF UNITS AND LOCATION

There are 23 units, comprising of:-

17 units with 2 bedrooms and attached garage

4 units with 2 bedrooms and without garages

2 units with 3 bedrooms and attached garages

The location is 16 Myall Road Waratah next to Maroba Lodge Aged Persons Hostel and Maroba Nursing Home.

The self-care unit site is located beneath Braye Park lookout at Waratah. Access is from Myall Road. Wrightson Reserve (Council owned) is between the units and the Mater Hospital to the North, so there are parklands surrounding two boundaries of the units. Waratah Village with K-Mart, Coles Supermarket and other speciality shops are also nearby.

FEATURES OF THE UNITS

- The internal layouts have been purposely designed, to limit hallways and corridors to an absolute minimum.
- Toilets in the main bathroom with appropriately placed grab rails to provide good circulation space around the toilet and shower areas so that good working space is available around these frequently used facilities.
- Units are supplied with floor coverings (carpets in main living area and bedrooms) and light fittings to all rooms. Ceiling fans to main living area and main bedroom.
- Security screen doors to all external doors.
- In most units the second bedroom is called a den with double sliding doors, which can be opened up to provide extra space off the main living area and allows the resident to use the room for a variety of uses.
- Average 2 bedroom unit with garage around 100 square metres.
- Emergency call system installed in each unit. Response will be from Maroba staff.
- Smoke alarms fitted in each unit (wired to the mains electricity, no batteries required)
- Plenty of power points fitted throughout the unit, and 2 telephone and 3 TV outlets installed in each unit.
- Large communal areas in the Hostel, on the same site, for extra activities such as weekly church services and regular concerts. Also a kiosk, post box, library and hairdressing salon are available.

Standard supply in the units are:-

Stove	160 L Hot water system	Kitchen sink
Laundry tub	Shower curtain & rail	Dual flush toilet system
Bathroom vanity & basin	Kitchen cupboards	Bedroom cupboards/robes
Laundry cupboards	Fly screens - all windows	Security screen doors
3 x TV outlets	2 x Phone outlets	Carpets
Vinyl to kitchen floor	Tiles to bath & laundry	Light fittings to all rooms
Emergency call alarm sys.	Smoke detector	Ceiling fans

ONGOING CARE SERVICES - HOSTEL AND NURSING HOME

Maroba will negotiate with residents who may develop care needs whilst in the self-care units to assist them to stay in their unit as long as possible by providing some services such as meals, housekeeping, showering and other personal care assistance. These services will be provided as a fee for service.

In circumstances where deteriorating health precludes a resident from fully utilising their unit, they may apply for alternative accommodation in the hostel or the nursing home. Please be aware that current Commonwealth guidelines for admission to a hostel or nursing home require places to be allocated on a “need basis” and it is impossible for any organisation to guarantee admission to a hostel or nursing home without assessment by the Government Aged Care Assessment Team. However we would see this process as a partnership between the resident and their family, Maroba and the Assessment Team to ensure the most suitable outcome is achieved.

Maroba operates a 41 bed aged persons hostel (Maroba Lodge) and a 79 bed nursing home (Maroba Nursing Home) on the same site with Senior Registered Nursing staff, responsible for overseeing all care issues relating to the residents of the nursing home, hostel and self-care units.

RESIDENT'S CHECKLIST

It is important that you carefully read and consider the following questions before deciding to enter any retirement village.

If, after reading through the list, you are uncertain as to any aspects of the village, or its suitability for you, you should seek further advice.

1. Have I fully discussed by decision to enter a retirement village with my family, friends or advisers?
2. If I am considering moving to a retirement village because the housework, gardening and general maintenance has become too much, have I fully considered other options? (For example, obtaining home help or handy person or moving to a smaller home or unit in the same neighbourhood.)
3. Have I received adequate information about the retirement village I have chosen? Have I shown the documents to my solicitor or my Chamber Magistrate? Am I satisfied that I fully understand the contract that I am signing?
4. Do I know that the lifestyle of the village (including social activities and religion) will suit me? Have I spoken to any residents of the village?
5. Will the village and my unit be readily accessible if I become disabled and need a wheelchair or walking aid? What alternatives do I have if I become too frail to live alone?

RESIDENT'S CHECKLIST - CONT.

6. Does the village provide nursing care, an emergency call system and other facilities especially designed for the residents? Do these meet my present and likely future needs?

7. Have I looked at a number of villages to compare the facilities and financial arrangements?

8. Can I afford to live in the village I have chosen and what are the financial consequences for me if I do not like living in the village and wish to move out?

9. Do I understand the recouping of my refund, or realising any equity that I have, may be delayed pending resale, re-leasing or re-licensing the property? Does my contract outline when any refund is due to me after I leave?

QUESTIONS TO BE ANSWERED BY MANAGEMENT

1. Does the prospective resident have to supply a medical certificate or report to certify the resident's ability to live independently?

Answer: Yes, this is preferred.

2. Does a resident need to provide documentation of their medical condition and medications. If so, who will have access to it?

Answer: No it's not compulsory, but it is in the long-term interests of the residents that this information is readily available. Maroba's Hostel Manager & Director of Nursing will have access to this information if required.

3. What restrictions are there on a resident in the use of the unit and the village facilities with regard to the following?

a) Having someone else living with the resident?

Answer: It is prohibited to have someone else live with him/her in the self care unit unless Maroba has granted approval.

b) Having visitors, including overnight or short stay guests?

Answer: Visitors and overnight or short stay visitors are permitted in the self care units. You are asked to notify Maroba if visitors are staying in the Village.

c) Car parking?

Answer: Self-care units have car parking spaces and/or garages. Other parking is available for visitors.

d) Pets?

Answer: Pets generally are not permitted within the Village. Pets such as birds or fish may be permissible with approval from Maroba.

e) Other restrictions?

Answer: An occupier of a self-care unit may not make any structural changes to his/her unit. Fitting of fans or air conditioners may not be carried out without approval from Maroba.

QUESTIONS TO BE ANSWERED BY MANAGEMENT - CONT.

4. If a resident leaves the village for any reason, for how long do any of the following charges continue to apply:

a) Occupancy Charges?

Answer: Ongoing fees for self-care unit residents will cease once all belongings have been removed from the unit and all keys have been returned to the Hostel Manager and as long as the relevant twenty eight (28) days notice has been given. The twenty eight (28) days notice does not apply in the case of death of the resident. Charges will continue if the resident is on leave from the village.

b) Care Charges?

Answer: Residents will be charged for care services for as long as they are actually receiving them.

c) Other Charges (specify)?

Answer: In self-care unit's charges such as meals, laundry and cleaning will be made only while the resident is receiving such services.

5. Are any of the following charges decreased on departure or death of a spouse or cohabitant of a unit, or increased by an additional occupant:

a) Occupancy charges?

Answer: Yes. Single fees will apply if only one person is occupying the unit. No additional occupants are allowable except for short stays.

b) Care charges?

Answer: Care charges only apply to the person actually receiving the service.

c) Other charges (specify)?

Answer: Any charges will cease upon the death or discharge of any occupant.

6. Can a resident's contract be terminated? Under what conditions? (The conditions must include the procedures to be followed under the Retirement Villages Act 2000).

Answer: Yes. In accordance with Retirement Village Code of Practice.

7. What arrangements exist for residents to participate in the management of the village? What are the arrangements for residents to be involved in making village rules and setting fees and charges?

Answer: Through Residents Committee to the extent that residents agree to yearly budget and are given the opportunity to have input into the making of village rules.

8. What protection does a resident have against a loss of rights (including accommodation rights) if the village is sold to another organisation?

Answer: Legally enforceable agreement.

9. Can residents be made liable for any additional or extraordinary charges, and, if so, for what purposes?

Answer: Maroba has ability to vary fees in consultation with Residents Committee.

QUESTIONS TO BE ANSWERED BY MANAGEMENT - CONT.

10. What provisions are made for infrequent items of expenditure such as long-term maintenance, major repairs to buildings and capital replacement items? What contribution is made towards this expense by residents and by management in relation to:

- a) Common areas; and
- b) Individual units?

Answer: Replacement of capital items are provided for by a depreciation charge against revenue received. Residents are not required to make any special contribution towards the cost of major items of repairs and maintenance.

11. Are there any restrictions on the resident on the sale of his/her unit?

Answer: It is Maroba's responsibility to have the unit reoccupied. Maroba determines sale price.

12. What arrangements are there for settling disputes about the selling price, about the price or re-leasing or about other similar costs when the resident leaves the village?

Answer: Sale, lease and other costs / prices are the responsibility of Maroba.

EXPRESSION OF INTEREST FOR MAROBA TERRACE UNIT

I wish to express my interest in a self-care unit at MAROBA TERRACE

NAME: _____

CURRENT ADDRESS: _____

POST CODE: _____

TELEPHONE: _____

DATE OF BIRTH: 1. _____

2. _____

UNIT SIZE SELECTED: _____

Please add my name to your list of interested people and inform me when a place becomes available on the formal waiting list for a Unit. I understand that a \$200.00 deposit will be required at that time to secure a place on that list

SIGNED DATE

Please return this application to :-

MAROBA INCORPORATED
58 EDITH STREET, WARATAH NSW 2298
PHONE 49350300 FAX 49350305

It is suggested you read all the information contained in this booklet before completing the Expression of Interest Form.

DISCLOSURE STATEMENT

Retirement Villages Act 1999, section 18 (1)

This statement is required to be given to all prospective residents under the Retirement Villages Act 1999. It is designed to give you a general understanding of the features and financial arrangements of this retirement village, should you choose to become a resident.

The retirement village industry offers a wide range of features and financial arrangements. Comparing the disclosure statements from a number of retirement villages will assist you in identifying the most suitable and affordable village for your needs.

You are unable to enter into a village contract with us for at least 14 days after receiving a copy of this statement. You should use this time to read all documents you have obtained and carefully consider your options. If, after reading this statement, you are uncertain as to any aspects of the village or its suitability for you, feel free to ask us any further questions. You are encouraged to get independent legal advice before signing any contracts.

1 LOCATION

1 Common name of village:

Maroba Incorporated.....MAROBA TERRACE.....

2 Full address of village:

Street No.16.....

Street/Road etc. ...MYALL ROAD.....

Suburb/townWARATAH.....

Postcode2298.....

3 Proximity to services:

Nearest public hospital: MATER MISERICORDIAE Distance from village 0.2 km

Nearest shopping centre: WARATAH VILLAGE. ...Distance from village 1 km

Nearest railway station: .WARATAH STATION..... Distance from village 1 km

4 Is there a bus stop within 200 metres of the village? Yes

If Yes, details are as follows:

bus no/s	destination/s	frequency/limitations of service
...105...	NEWCASTLE/WARATAH MAYFIELD	...14...
...111...	MAYFIELD/CHARLESTOWN	...20...
...226...	NEWCASTLE/CHARLESTOWN	...10...
...227...	NEWCASTLE/JESMOND6...
...228...	NEWCASTLE/CHARLESTOWN6...

DISCLOSURE STATEMENT - CONT.

2 SIZE

1 The residential premises in the village are made up of:

.. NIL. x bedsitters

.. NIL. x 1br premises

.. 21. . x 2br premises

.. 2. . x 3br premises

.. NIL . x other (specify)

2 The total number of premises currently in the village is ..23..., of which:

.. 23 . are self-contained premises

.. .NIL. are serviced premises

.. .NIL. are other (specify).....

3 Has development consent for the construction of more residential premises in the village been granted? No

3 RESIDENTIAL CARE FACILITIES

Does the operator operate a facility through which residential care within the meaning of the Aged Care Act 1997 of the Commonwealth is provided (that is, a nursing home or hostel) adjoining the retirement village or elsewhere? Yes

If Yes, note that:

(a) the facility is not covered by the Retirement Villages Act 1999, and

(b) current Commonwealth Government policy guidelines on admission to such a facility requires that places are to be allocated on a "needs" basis. Access will be subject to a person's being assessed as eligible for admission in accordance with Commonwealth Government laws and cannot be guaranteed. No priority can be given to residents of our retirement village.

4 VILLAGE OWNERSHIP

1 The land on which the village is located is owned by: MAROBA INCORPORATED

Year of original construction: 1999

Name of original developer: MAROBA INCORPORATED

5 VILLAGE MANAGEMENT

1 Who is/are the current operator/s of the village?

Name, address and telephone number:

MAROBA INCORPORATED

16 MYALL ROAD, WARATAH 2298

ABN NO: 56901982375

2 Date current operator became operator of the village: DECEMBER 1999

3 The operator has been involved in operating retirement villages in New South Wales since DECEMBER 1999.

4 Is the operator, or an employee or agent of the operator, available at the village to deal with residents? Yes

If Yes, the person is available from 9 am to 4 pm, 5 days per week.

DISCLOSURE STATEMENT - CONT.

5 What is the name and what are the contact details of the person to whom inquiries should be directed if further information about becoming a resident is required?

MISS VIV. ALLANSON
CHIEF EXECUTIVE OFFICER
TELEPHONE: (02)49350350

6 RESIDENT INPUT

Does the village have a Residents Committee established by the residents under the Retirement Villages Act 1999? No

7 FINANCIAL MANAGEMENT

1. The financial year of the village is from 1/7 to 30/6.

2. Does the village have a maintenance fund for long-term maintenance? No

3 Is a specific proportion of ingoing contributions or departure fees (or both) paid by residents set aside in a capital replacement fund for the purpose of financing depreciation and capital replacement in the village? No

4 Are any ingoing contributions paid by residents held by a trustee? No

5 Is there any personal or legal connection between any of the trustees and the operator? No

6 In the last financial year was money payable by the operator to former residents paid in full and on time? Yes

7 Did the audited accounts for the previous financial year contain a statement from the auditor expressing considerable uncertainty regarding the ability of the operator to meet the liabilities of the village as and when they fall due during the financial year immediately following? No

8 Has the operator ever applied to the Residential Tribunal to extend the period of time to pay refunds to former occupants? No

9 According to the audited accounts of the income and expenditure of the village, the deficit was as follows:

Financial year ending	Amount
(delete whichever is not applicable)	surplus/ deficit
....JUNE 2000.....	\$ (23,475) DEFICIT
.....	\$
.....	\$

DISCLOSURE STATEMENT - CONT.

8 SECURITY AND SAFETY

- 1 Do all residential premises within the village have security screen doors? Yes
- 2 Are all windows of residential premises fitted with key operated locks? No
- 3 Do all residential premises within the village have smoke alarms? Yes
- 4 Has the operator been notified of any residential premises within the village being broken into in the last 2 years? No
- 5 Are residential premises and common areas in the village accessible to persons with impaired mobility, including those in wheelchairs? Yes
(specify) ...Wheel chair access with no stairs.
- 6 Does the village have a village emergency system that enables residents to summon assistance in an emergency? Yes
If Yes, the system involves: (tick whichever is applicable)
 - ✓ distress buttons in residential premises and common areas
 - emergency bracelets worn by residents
 - other (specify)
- 7 The village emergency system is monitored: (tick whichever is applicable)
 - ✓ on site by the operator or an employee of the operator
 - off site by (specify)

The system is monitored between 24 hours, 7 days per week.

- 8 Does the operator have a master key or copies of keys to residential premises in the village for use in an emergency? Yes

9 COMPLIANCE WITH LEGISLATION

- 1 Has the operator ever been convicted of an offence under the Retirement Villages Act 1999 or the Retirement Villages Regulation 2000? No
- 2 Has the operator ever been ordered by the Residential Tribunal to comply with a requirement of the Retirement Villages Act 1999 or the Retirement Villages Regulation 2000? No
- 3 Has the operator complied with all requirements of any development consent relating to the village? Yes
- 4 Have final occupation certificates been issued in relation to all the buildings in the village? Yes

DISCLOSURE STATEMENT - CONT.

10 VILLAGE CONTRACTS

1 Before becoming a resident of the village you will be required to enter into: (tick those applicable)

- a residence contract
- a service contract
- other (specify).....

2 If you become a resident, documents setting out the following will also be relevant: (tick those applicable)

- the village rules
- the by-laws of the community land scheme/strata scheme
- the company's constitution/the rules set out in the Corporations Law
- other (specify).....

Note. Copies of the documents referred to in any of the ticked boxes may be inspected during business hours or you can request copies to be sent to you free of charge.

11 FACILITIES

1 At the village the following facilities are currently available for the use of residents: (tick those applicable)

- | | |
|---|--|
| <input checked="" type="checkbox"/> activities room | <input type="checkbox"/> outdoor barbecue area |
| <input checked="" type="checkbox"/> arts and crafts room | <input type="checkbox"/> putting green |
| <input checked="" type="checkbox"/> auditorium | <input type="checkbox"/> restaurant |
| <input type="checkbox"/> billiards room | <input type="checkbox"/> separate games room |
| <input type="checkbox"/> bowling green | <input type="checkbox"/> separate lounge |
| <input checked="" type="checkbox"/> chapel | <input checked="" type="checkbox"/> shop |
| <input type="checkbox"/> common laundries | <input type="checkbox"/> spa (indoor / outdoor)(heated / not heated) |
| <input type="checkbox"/> community room / center | <input type="checkbox"/> swimming pool (indoor / outdoor)
(heated / not heated) |
| <input type="checkbox"/> consultation room for visiting
medical practitioners | <input type="checkbox"/> tennis court |
| <input type="checkbox"/> croquet lawn | <input checked="" type="checkbox"/> village bus |
| <input checked="" type="checkbox"/> dining room | <input checked="" type="checkbox"/> visitor parking |
| <input type="checkbox"/> gym | <input type="checkbox"/> workshop |
| <input checked="" type="checkbox"/> hairdressing room for visiting
hairdresser | <input checked="" type="checkbox"/> other (specify) ..SHUFFLE BOARD |
| <input checked="" type="checkbox"/> library | |

Note. Indicate if more than one of the same facility is available.

2 Does any development consent in relation to the village require that any of the above facilities be provided for the life of the village? No

DISCLOSURE STATEMENT - CONT.

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DISCLOSURE STATEMENT - CONT.

3 Are any of the facilities identified above available only on a “user pays” basis (or available on that basis to some residents only—such as meals available in the dining room to residents in self-contained premises)? Yes

If Yes, those facilities and current amounts charged are:

Facility	Charge
MEALS IN DINING ROOM	\$5.00 Lunch/\$3.00 Dinner

4 Does the operator intend to provide or make available additional facilities in the future? No

12 SERVICES

1 The operator provides, or makes available, the following general services to all residents of the village: (tick those applicable)

- annual auditing of the accounts of the village
- cleaning and maintenance of common areas and facilities
- insurance of the village to full replacement value
- maintenance and care of common area lawns and gardens
- management and administration services
- payment of all rates, taxes and charges including charges for gas, water and electricity relating to common areas and facilities
- public liability cover to the value of \$ 1.8 MIL
- other (specify)

Note. In a community land scheme, company title scheme or strata scheme, these services may be provided by the relevant association, company or owners corporation rather than the operator.

2 Does any development consent in relation to the village require that any of the above services be provided for the life of the village? No

3 If a village bus is provided or made available to residents the service operates: (tick those applicable)

- for arranged outings
 - on demand (ie if or more residents request to use the bus)
 -per day/ week to the following destinations
 - other (specify)

4 Are optional services provided, or made available, by or on behalf of the operator to individual residents of the village? Yes

If Yes, the following is a complete and accurate list of those optional services:

Service	Charge (if any)	Service	Charge (if any)
DOMESTIC	\$ FROM \$14.00/hr	HANDYMAN	\$ FROM \$15.00/hr
PERSONAL CARE	\$ FROM \$14.00/hr	MEALS.	\$ FROM \$3.00 TO \$6.00

5 Does the operator intend to provide or make available additional services in the future? No

DISCLOSURE STATEMENT - CONT.

13 ENTRY COSTS

1 To become a resident you will be required to pay the following: (tick those applicable)

- an ingoing contribution of \$. . . . , irrespective of which premises you choose
- an ingoing contribution of between \$ 118,000 and \$168,000 depending on which premises you choose
- lease registration fee of \$
- the purchase price of your premises. The price of premises sold in the village in the last financial year ranged from \$..... to \$.....
- stamp duty
- half of the cost of preparing your residence contract, the total cost of that preparation being \$
- half of the cost of preparing your service contract, the total cost of that preparation being \$
- weeks' advance payment of recurrent charges
- other(specify)

2 Is a deposit payable to the operator on entering into a village contract? Yes
If Yes, it is: (tick whichever is applicable)

- \$
- % of the ingoing contribution

3 Is a separate payment required to secure the use of a garage or carport under a separate village contract? No

14 RECURRENT CHARGES

1 The current rate/s of recurrent charges are as follows:

Type of premises		Singles	Couples
self contained dwellings	\$45.00		\$54.00
(specify if amount differs depending on size)			
serviced premises	N/A	\$.....	\$.....
other (specify)	N/A	\$.....	\$.....

Note. In a community land scheme, company title scheme or strata scheme, residents may be liable to pay levies in addition to recurrent charges.

2 Recurrent charges are payable by residents: (tick all options available to residents)

- weekly
- fortnightly
- monthly
- quarterly
- other (specify)

DISCLOSURE STATEMENT - CONT.

3 Payment of recurrent charges may be made: (tick all those applicable)

- in cash at the office
- ✓ by cheque or money order
- ✓ by direct debit
- other (specify)

4 Are future variations in the rate/s of recurrent charges limited according to a fixed formula? No

15 FINANCIAL ISSUES AFTER PERMANENT VACATION OF THE VILLAGE

1 Is a departure fee payable to the operator? Yes

If Yes, the departure fee is as per First Schedule % per annum (calculated on a daily basis) for a maximum of 3 years of occupancy of: (tick whichever is applicable)

- the ingoing contribution of the outgoing resident
- the ingoing contribution of the incoming resident
- ✓ the purchase price of the outgoing resident
- the purchase price of the incoming resident
- other (specify)

If the departure fee is calculated on a different basis, specify

REFER ATTACHED - SEE ANNEXURE 2

2 If an ingoing contribution is payable, is any of that contribution non-refundable?

Yes

If Yes: (complete whichever is applicable)

- the amount is \$
- ✓ the proportion is UP TO 30 %

3 Do former residents and the operator share any capital gains (that is, if the incoming resident pays a higher ingoing contribution/purchase price than the former resident)? No

4 Do former residents and the operator share any capital loss (that is, if the incoming resident pays a lower ingoing contribution/purchase price than the former resident)?

No

16 VACANCIES

1 Does the village operate a waiting list? Yes

If Yes, is a waiting list fee charged? Yes

If Yes, the fee is \$ 200.00

2 Annexed to this statement is a list, accurate as at the date of this statement, of all residential premises in the village that are available for occupation in the next 3 months. The list specifies the following in respect of each of the premises:

(a) the address of the premises,

DISCLOSURE STATEMENT - CONT.

- (b) the number of bedrooms in the premises,
- (c) whether the premises are self-contained premises, serviced premises or another (specified) type of premises,
- (d) whether or not the premises have ever been previously occupied,
- (e) the amount of ingoing contribution required for, or the asking price of, the premises,
- (f) whether the premises are for sale,
- (g) if the premises are for sale, whether the operator of the village is the selling agent,
- (h) if the operator is not the selling agent, the name and contact details of selling agent.

(Annex the list referred to)

None at present.

This statement was provided to, or a person acting on behalf of (if known):

.....

This statement was sent by post.

Signed by or on behalf of the operator, who warrants that, to the best of the operator’s knowledge, the information contained in this statement is true:

.....(print name) VIV ALLANSON
(signature)

Signed thisday of , 2001

Notes.

- 1 If a question in this statement provides for a “Yes/No” answer and the operator of the village:
 - (a) answers “No” to the question—the operator may delete from the statement any immediately following matter that begins “If Yes”, or
 - (b) answers “Yes” to the question—the operator may delete from the statement any immediately following matter that begins “If No”.

2 If the village is not subject to a community land scheme, company title scheme or strata scheme, the operator may delete the notes in this statement referring to those schemes and that title.

DISCLOSURE STATEMENT - ANNEXURE 1

VACANCIES AS AT

*Address:.....

.....

Number of bedrooms:
• Self contained • Serviced premises • Other

Previously Occupied Yes/No

Ingoing contribution/ Asking price \$.....

The premises are for sale Yes/No

If Yes, the selling agent is: The Operator: Yes/No

Other: (details).....

.....

Address:.....

.....

Number of bedrooms:
• Self contained • Serviced premises • Other

Previously Occupied Yes/No

Ingoing contribution/ Asking price \$.....

The premises are for sale Yes/No

If Yes, the selling agent is: The Operator: Yes/No

Other: (details).....

.....

*Repeat as appropriate

DISCLOSURE STATEMENT - ANNEXURE 2

FIRST SCHEDULE

- Item 1** Entry Contribution Amount (Unit Price) \$
- Item 2** Unit Number.....
- Item 3** Address of Resident.....
- Item 4** Maroba Incorporated
58 Edith Street Waratah, NSW 2298
- Item 5** The Retention amounts are as follows:
- a) On the day of entry it is \$..... 5% of the Entry Contribution Amount.
- b) * During the first year of occupancy from the day after the entry date \$..... an additional 10% of the Entry Contribution Amount.
- c) * During the second year of occupancy from the day after the entry date \$.....an additional 10% of the Entry Contribution Amount.
- d) * During the third year of occupancy from the day after the entry date \$..... an additional 5% of the Entry Contribution Amount.
- * The Retention amounts in b), c) & d) above will be calculated on a daily basis if the unit is vacated part way through the year.**
- Item 6** On Going Fees \$ per fortnight
- Item 7** Further Services & Facilities. There are no additional or optional services provided to Residents on a full time basis. However, the following services may be provided from time to time, and will be available at a further scheduled cost:
- Any food services provided by the organisation
 - Any personal care services provided by Maroba to the Resident
 - Any cleaning or laundry services
 - Any maintenance provided by Maroba for the resident that is not Maroba property
 - Access to social outings subject to vacancies
- Item 8** Agreed Date of Entry

*** SAMPLE ONLY ****