



Maroba Terrace



Welcome to Maroba Community

Thank you for your interest in *Maroba Terrace* at Waratah. We hope you find this information helps in making your choice about retirement living and joining the Maroba Community. Maroba Community welcomes all residents to join in, make friends and enjoy life!

Why choose a Maroba retirement village?

Choosing to move into a retirement village is essentially a lifestyle decision. Choosing the right village can offer a host of advantages that give extra peace of mind, making life easier, more sociable and enjoyable.

Maroba Community already offers a varied wellness program including social and movement activities for residents of our retirement living village and residential care homes at Waratah, and for many people in the wider local area.

Maroba Community Waratah



Wellness Programs & Support

Maroba Terrace Independent Living, Waratah



23 units

The Lodge Residential Care, Waratah



55 suites

The Manor Residential Care, Waratah



61 single suites and 18 double suites

Maroba Terrace

Maroba Terrace Village offers you the lifestyle and independence you have always enjoyed, along with comfort and security that comes with living in a community.

This vibrant and intimate community offers 23 units which are thoughtfully designed, light and airy, featuring quality finishes and natural décor.

Centrally located, these modern dwellings are close to shopping centres, public transport, hospital, cafés, medical centres, clubs and restaurants.

Being part of a Maroba retirement village means having peace of mind, knowing you can live independently but can also call on our friendly staff to help you access support services in times of special need or in an emergency.



Features

- two and three bedroom units
- well-appointed accessible bathroom
- built-in robes
- spacious open plan living / dining
- well-appointed functional kitchen
- large private outdoor areas
- generous storage
- ceiling fans and split system air-conditioning

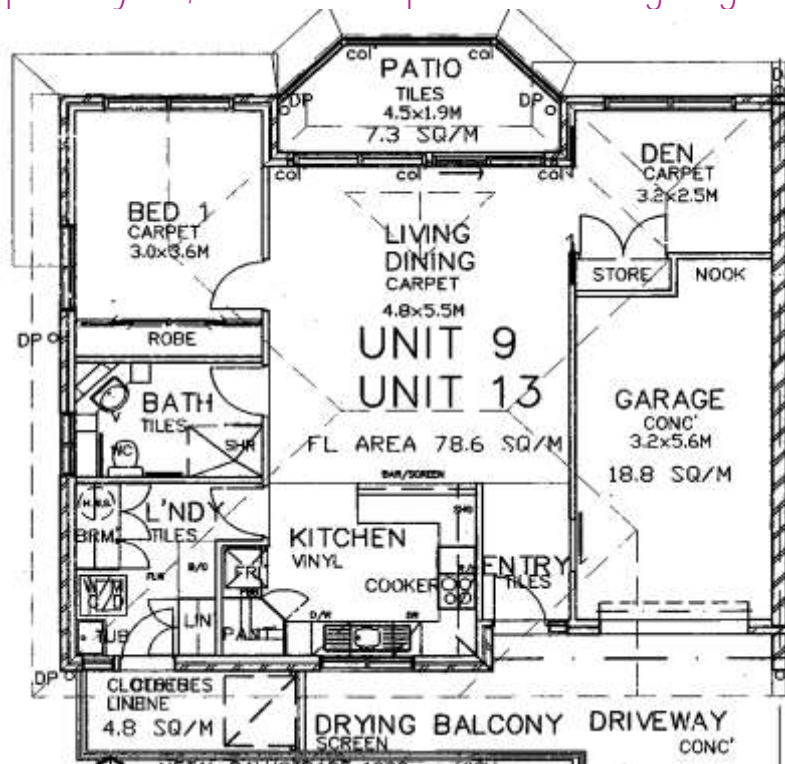
Lifestyle

- shared garden and courtyard area
- social events and shopping trips
- access to Maroba Community wellness and support programs

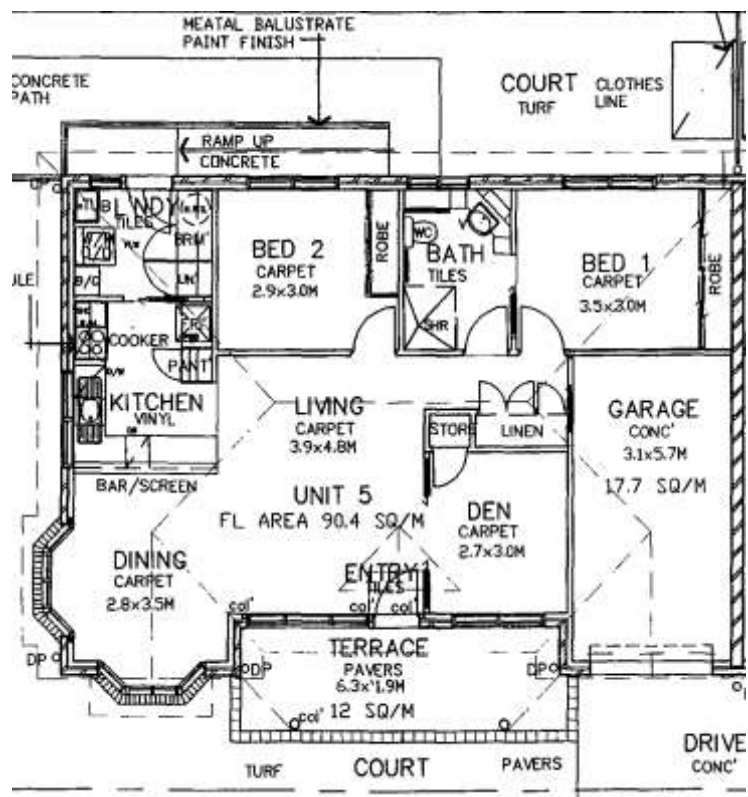
Security

- security cameras
- security lighting
- emergency response systems
- lockable single car garage with auto door on most units

Sample floor plan layout, 2 bedroom apartment with garage



Sample floor plan layout, 3 bedroom apartment with garage

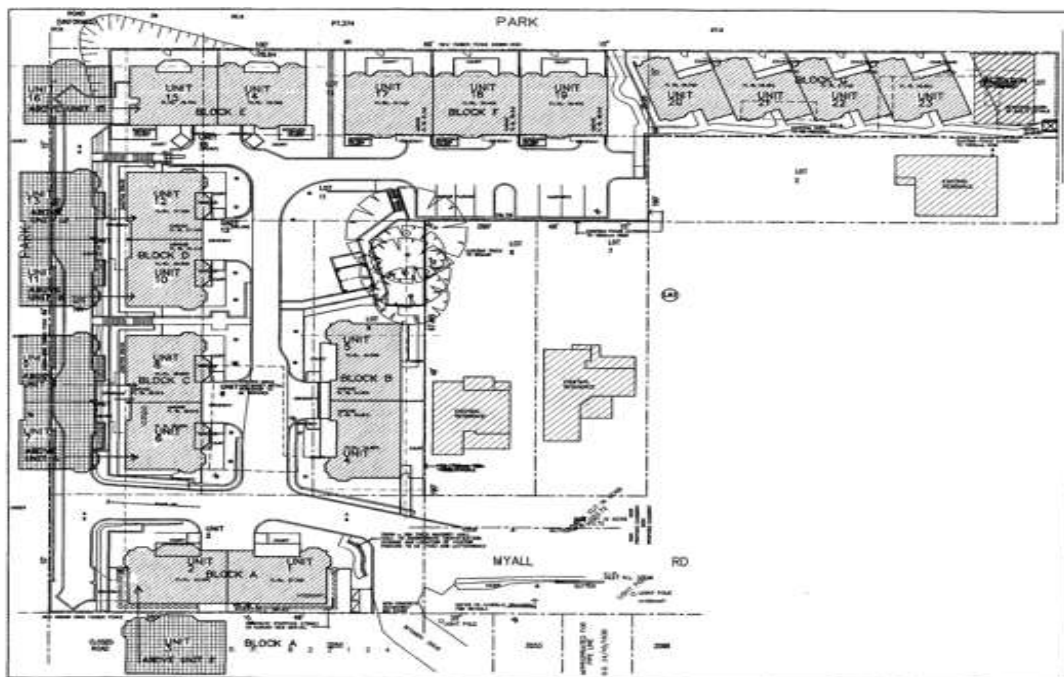




Maroba Terrace, easy living awaits!



Site plan Apartments



Financial costs

Maroba Terrace operates under a loan/licence arrangement. Under this model Maroba retains the ownership of the village property, with the residents paying an initial up front ingoing contribution. In return, residents are given a license to occupy a unit and the ability to use the village facilities.

Stamp duty does not need to be paid when purchasing a unit in the Retirement Village as you will be entering into a loan/licence agreement, and not purchasing a house or strata title property. We take care of the refurbishment and resale of the unit when you depart the village, at no cost to you.

Unit Prices - Ingoing Contribution

2 bedroom, no garage	\$400,000
2 bedroom with garage	\$445,000
3 bedroom with garage	\$480,000

Deferred Management Fee

This will be deducted from your initial ingoing contribution over a 5 year and 3 month period. The maximum fee over this period will be 30% of the ingoing contribution.

Calculation

Day 1 to 3 months	5%
3 months to 1 year	5%
1 to 2 years	5%
2 to 3 years	5%
3 to 4 years	5%
4 to 5 years	5%

Recurrent Charges

The recurrent charges covers the day to day operating costs and the upkeep of the village. Variations are made once per year based on the annual CPI.

This fee includes items such as building insurance, council rates, water rates, maintenance services, monitoring of emergency call system, waste disposal, management and administration services, gardening and maintaining community facilities. A component of these fees may be set aside and placed into a long term capital works fund.

The recurrent fees are:

Single	\$537.36 per month
Double	\$627.03 per month

Residents are still required to pay for things like their own telephone, internet, electricity, contents insurance and general day to day living expenses.

Additional services at your doorstep

You can connect with Maroba Community for a nominal fee and enjoy a varied program of wellness and support services including:

- day spa, hair salon
- allied health e.g. physiotherapy
- catering services
- library
- gym, exercise programs, outings, functions
- in-home support
- ongoing support and care services



Frequently Asked Questions

What is the first step?

Once you've fully considered your options and chosen *Maroba Terrace* for your new home, you'll need to complete and return the Expressions of Interest and Consent for collection, use and disclosure of personal information forms provided.

What information will I receive to help me make this decision?

The General Inquiry Document is required to be provided within 14 days of making an enquiry. This document includes general information about the Village including the types of dwellings, services and facilities available and costs involved.

When you have been offered a unit and would like to move forward, we will provide the Disclosure Statement. The statement contains detail about the fees and charges specific to the unit you are interested in securing. It is provided at least 14 days before you sign the Retirement Living Resident Agreement.

We will assist you through the process and you can also obtain resources from Fair Trading NSW on 133 220 or at www.fairtrading.nsw.gov.au

How will my lifestyle change?

While village living comes with many benefits, there are also rules and guidelines which help maintain harmony among residents.

The Resident Agreement contains details of the Village Rules including

such things as length of stay for visitors, restrictions on keeping pets and growing your own gardens.

How long will I wait for a unit?

Waiting times can vary and we cannot guarantee the length of waiting time. In our experience, people often plan ahead and place their name on a waiting list before they are ready to move.

Planning for the future can help you to feel more prepared when the time is right to downsize and enjoy the peace of mind and security that Retirement Living has to offer.

What is the procedure when I am offered a unit?

We will invite you to inspect the unit which is available. We will provide you with the Disclosure Statement and explain all information, including costs, regarding the unit being offered to you.

If you wish to accept our offer, we require a deposit that represents 10% of the full Ingoing Contribution that will be payable. This 10% deposit will hold your unit for a 2 month period. If you are unable to sell your home within this period of time, we can consider an extension to this 2 month period, if both parties agree. If you decide not to proceed with moving into this unit, the deposit will be fully refunded.



*Love every minute and
join our community!*

Want more information?

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