

SUMMARY OF KEY TERMS

Village: Settlers Lifestyle Village
Accommodation Type: Apartment/Townhouse
Correct as at 31 / 12 / 2023

KEY TERMS		DETAILS FOR RESIDENT/UNIT	
Fees payable by resident			
Maximum Deferred Management Fee (DMF) (or equivalent fees) payable by resident for unit	Maximum total as a percentage of capital sum 30 % Method of calculation: On entry 3% Per annum: Year 1 8% Year 2 8% Year 3 8% On Exit 3%		
Weekly fees payable by resident			
* How much?	\$210.00 per week for all unit types		
* Can these be increased by the operator?	Yes for applicants under 70 years of age		
* If yes, how often?	Annually		
Are there any other regular fees payable by the resident to the operator and can these be increased? (For example, service fees)	Yes	We have a selection of user pays services that apply and the charges can be changed	
Does the resident contribute to long term maintenance through a contribution to a specific village sinking or maintenance account?	Yes	This is built into the weekly fee and is not an additional contribution	
Fees payable on termination (excluding DMF) (for example, admin, marketing fees)	Nil		
Capital Gains/Losses			
Does the resident share in any capital gain on the sale of the unit?	No		
Is the resident exposed to any capital loss on the sale of the unit?	No		
Leaving the unit			
Once the resident has left their unit when do they stop paying weekly fees?	Three (3) months after the date of termination or any later Vacation Date.		
KEY TERMS		DETAILS FOR RESIDENT/UNIT	
When does the resident or their estate receive the capital refund (Less DMF and other fees/charges)?	When the unit is re-licenced		

Do you offer any compensation if a unit is not resold within a specific period?	No
When leaving the unit is the resident required to contribute to the refurbishment of the unit, and if so, what amount or formula will be used?	No Unless there is damage over and above fair, wear and tear.
Transferring between units within the village*	
Does the resident have priority over non-residents to transfer to another unit at the village?	Yes
For the resident's new unit, is there a credit for any DMF (or equivalent fees) paid by the resident for their earlier unit(s) at the village?	Yes
Current aged care options at the village	
Is there an aged care facility currently available at the village?	The operator has an agreement with Fairview Care facility to provide Settlers residents with access to the care facility.
If so how many rooms are currently available in each care category?	5 Rest Home 42 Hospital
Does your facility currently contain any standard aged care rooms, i.e. where there is no requirement to pay premium room charges or purchase an ORA?	None of our Care beds at Fairview Care are ORA beds but all are premium rooms
Does the resident have priority over non-residents to transfer to the care options outlined above?	Yes

This summary is a general statement of the key terms of the offer at Settlers Lifestyle Village.

For full details refer to the disclosure statement and occupation right agreement for this village.

* Different terms (may) apply if the resident leaves the unit due to a damage or destruction event or if the operator has terminated the residents occupancy.