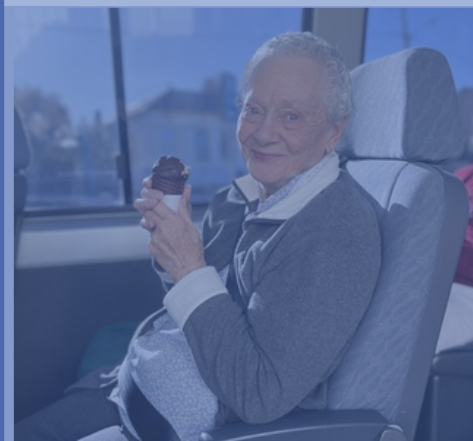


MayShaw

Health and Aged Care for Living



Independent Living Units

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About Our Units

03.

Swansea Retirement Living is available for people who want the maximum out of life with minimum worries. Independent Living Units are one of the best decisions retirees can make when they are looking to downsize their home.

We provide a range of units, from one to three-bedroom and in different styles. They are **centrally located** and in close proximity to the beach, shops, bowling and golf clubs and easy walking distance to great restaurants.



04. Fees and Costs

Upfront costs will be discussed with each unit resident during an arranged meeting. May Shaw have a Deferred Management Fee (DMF) structure. A **Deferred Management Fee** is a fee that is applied progressively throughout your tenure but realised upon leaving..

A **monthly maintenance fee** is currently set at \$500/month, which includes:

- Staff wages and administrative costs associated with the unit;
- Maintenance and replacement of supplied appliances and fittings, gardening and grounds maintenance.
- Waste disposal.
- Pest control in surrounding unit areas.
- Building (unit) insurances, fire levy and sewage costs.
- Communal maintenance.
- Maintenance of all smoke/fire detectors.
- Rates and land tax.

Excludes:

- Cleaning of personal areas.
- Ongoing phone/data communications.
- Maintenance of fixtures and fittings to interior.

Fees Payable at Exit

05.

A **Deferred Management Fee** has been set at the following levels of the value of the unit per year for the first 5 years of occupancy. First year 10%; second year 5%; third year 5%; fourth year 2.5%; fifth year 2.5%. The deferred management fee is capped at 25% for the life of the occupancy.

A **capital appreciation charge** is also made at the time of exit. May Shaw will retain 50% of any capital appreciation applicable to the unit, as determined by the sale price less the purchase price or market value determined at entry, allowing for the value of any improvements or alterations carried out during the occupancy period. These fees are retained from the proceeds of sale of the unit.

An example of the fee at year 10 is provided below:

Ongoing Contribution \$320,000

Yr1-5 Deferred Management Fee \$80,000 (25% original purchase price)

Deferred Management Fee Post Year 5 Nil

Valuation of unit at time of Exit (assumption) \$350,000

Capital Appreciation component retained by May Shaw \$15,000

Total Amount Refunded to Resident \$255,000

May Shaw recommend you seek independent legal advice on the Residency Lease Agreements.

06. What **chattels** are provided?

White goods including

- Oven/grill
- Microwave
- Cooktop and rangehood
- Washing Machine

Other features

- Window furnishings
- Floor coverings – carpet/tile
- Light fittings and outdoor security lighting
- Reverse cycle heating and cooling
- Clothes line
- Security doors
- Double glazing



Who is responsible for **resale of unit?** 07.

When a unit is vacated, **May Shaw** will be responsible for locating a new resident. This helps to alleviate the pressures and costs typically associated with the sale of a home. The resident or resident's representatives will be responsible for any costs associated with making the unit ready for sale, as detailed in the **Residency Lease Agreement**.

What is the **next step?**

Make an **appointment** with us. Hopefully we can provide all the answers that you require or will get back to you when we do have the answer. We will use this opportunity to provide you with further important detailed information on Swansea Living.

Identify which unit (if more than 1 available) you prefer, and assuming your submission is successful, enter discussions to complete a **Residency Lease Agreement** including ingoing contribution payment.

May Shaw is a signatory to the following **Retirement Living Code of Conduct**. Whilst we are not bound by these guidelines, the code is a touchstone for best practice village operations. We are aspiring to comply with this code and any variations.

08. FREQUENTLY ASKED QUESTIONS



Am I **eligible** to reside in May Shaw's independent living community?

Our independent living units are designed for retirees and active seniors. If you or your partner is **over 65 years of age**, you are eligible to reside in our independent living community. Living in our units, you are afforded all the benefits and independence of living in our own home but without the burden of home and garden maintenance.

What does a **residency lease** actually mean and will I have full entitlement to my unit?

Upon becoming a resident your contractual rights will be set out in your **tenancy agreement**. Whilst May Shaw retains title of the property, the Retirement Villages Act and your Residency Lease Agreement protect your tenure. This means, each unit resident will have exclusive right to occupy their unit, subject to exemptions set out in the [Retirement Villages Act Tas \(2004\)](#).

Do I have to pay **stamp duty**?

No, you do not purchase a unit; the ongoing contribution is deemed a 'refundable contribution', and as such, **no stamp duty is payable upon entry** as ownership of the units remain with May Shaw. This represents considerable savings for our unit residents when compared to a typical residential property purchase.

Who can **reside** in the unit?

Only persons **named in the Residency Agreement** can reside in the unit on a full time basis.

FREQUENTLY ASKED QUESTIONS

09.

Who is responsible for **repairs and maintenance**?

The vast majority of any day to day **repairs and maintenance** are covered by the monthly maintenance fee and carried out by May Shaw. Please contact reception and leave the maintenance request for completion.



Can I have a **pet** in my unit?



May Shaw do have a **pet policy** and agreement paperwork for review for those that have an animal for companionship. There are of course a few conditions to ensure all residents of May Shaw units can enjoy quiet and peaceful living. We encourage responsible pet ownership. And of course guide dogs and assistance dogs are welcome companions in May Shaw units.

What other **access and care** is available if required?

May Shaw has a range of community and support services run by our Home Care Program. Some of our services are subsidised, whilst others are fee for service. If you require support with housekeeping, gardening, care or shopping to name just a few, contact our wonderful team to discuss further.



May Shaw is also lucky enough to be co-located with a **GP practice** who provides **urgent support** and **medical care** as well as **sub-acute care** when required. We also have visiting allied health providers including **Royal Flying Doctors Service** Dental Unit, **Hearing Tasmania, Podiatrist, Physiotherapy** and **Eyelines**.



Can I make variations or alterations to my unit?

All alterations or variations to units are subject to **Management approval**.

10. Contact Us



Phone: 03 6257 9100



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*We listen, we care,
you matter*

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