



Important Information

about living at St Patrick's Green, Kogarah

Greengate
Boutique Living and Caring.

Frequently Asked Questions

There are many questions that you should consider and understand before deciding if Retirement Living is right for you.

When living at St Patrick's Green, Kogarah you are not only residing in a well-appointed and stylish apartment, but you also have access to a broader range of community areas and activities, as well as care and services. Additionally, there is a co-located Aged Care Home on site also operated by Greengate.

Purchasing an apartment in a Retirement Village is not the same as purchasing a freestanding home or strata apartment. It is important to seek legal advice and clarification on any questions or concerns you may have. You should seek legal advice before entering into any agreement with us.

Some of the questions you may be asking are listed below. This document should be read in conjunction with our General Inquiry Document, Disclosure Statement, and Village Contract.

Purchasing an Apartment

What is a Village Contract?

The Village Contract is the agreement between the resident(s) and St Patrick's Green Retirement Village Pty Ltd (subsidiary of Greengate) as owner and operator of the village. The contract is a sublease agreement, which is a common form of agreement for Retirement Villages. The agreement details your rights and obligations, our obligations to you, the fees applicable, and Village Rules.

Will I need to pay stamp duty?

No, stamp duty does not need to be paid when purchasing an apartment in a Retirement Village as you will be entering into a lease agreement, as opposed to purchasing a house or strata title property.

Are there any other costs involved in my purchase?

You are responsible for the cost of registering the lease associated with your premises. This will vary from time to time and will be disclosed in your Village Contract. You are also responsible for your own legal costs in reviewing the contract and settling the purchase of your new apartment.

Greengate is responsible for its own legal fees in relation to the transaction.

How is the village managed and operated?

St Patrick's Green is designed, developed and operated by the Greengate Group. A village manager and the on-site team are there to ensure that the property and its facilities are kept to a high standard. The team is available during office hours, five days a week, and for after-hours emergencies.

How do I reserve an apartment?

To reserve an apartment, you would first make an appointment to visit us at the Village where we will show you an available apartment that suits your needs and discuss with you prices, fees and charges. This gives you the opportunity to discuss with us any questions or concerns you may have. If you find an apartment that you would like to purchase, you then need to take the following two steps:



1. Pay a deposit

A \$5,000 fully refundable deposit is required to reserve an available apartment of your choice. This will later be deducted from the total amount owed for the apartment at settlement.

2. Fill out a reservation form

We will give you a reservation form to fill out which will ask for your details and your solicitor's contact information. This information will be used to create the Village Contract, and a copy will be sent to both you and your nominated representative, if any.

Can I change my mind?

Yes, you can change your mind and rescind your contract and receive your \$5,000 deposit back at any time until settlement.

Should you change your mind after settlement, there is an additional 90-day settling in period post-settlement. If you change your mind during this time we will refund your money, less any nominated rental amount (if you have moved in) and administration costs to a maximum of \$200.

Fees and Financial Information

When you are living at St Patrick's Green there are ongoing costs known as "Monthly Recurrent Charges" that are payable. These are not comparable with strata levies. Greengate does not make any profit on the recurrent charges.

What does my Monthly Recurrent Charge pay for?

The Monthly Recurrent Charges cover all costs of the operation and management of the Village, as well as expenses that apply to your apartment.

General Village expenses:

- Village maintenance and repairs
- Management and administration costs associated with providing you with services
- Common area utility costs, cleaning and gardening
- Building insurance
- Council rates and tax and water charges
- Apartment Expenses:
 - Water, including hot water
 - White goods maintenance
- 24-hour emergency support (Safety Link or similar)
- Morning tea daily, tea/coffee in coffee shop

The recurrent charges vary depending on the style and configuration of apartment that you occupy.

It is important that you understand the calculation of any recurrent charges applicable to your purchase at St Patrick's Green prior to moving into the Village. There are a number of methods that are applicable to the calculation of these fees from year to year. At St Patrick's Green, the recurrent charges are based on a fixed formula method of calculation. Full information on the calculation and charging of Recurrent Charges is contained in our Disclosure Statement and General Inquiry Document.

Do I have to refurbish my apartment when I sell?

No you do not.

However, we may recommend undertaking refurbishment works to your apartment to ensure it is presented in-line with the current marketplace and appealing for sale to maximise your capital gain.

Refurbishment works fall outside of our obligations for fair wear and tear, and replacement of items of capital. For example, refurbishment works may include repainting with modern colours, installing new light

fixtures, new kitchen cupboards in modern finishes and colours, and other cosmetic alterations.

Any recommendation that we provide will include an itemised account of the proposed refurbishment works expenditure and an amount we propose to contribute, which as a guide, will generally be consistent with your capital gain entitlement.

For example, if we propose \$10,000 of refurbishment works and your capital gain entitlement is 50%, then your contribution may be 50% i.e. \$5,000.

We will not commence any refurbishment without first discussing and agreeing with you on the detailed terms of yours and our contribution to the refurbishment.

Why do I need to pay an exit fee?

The departure fee or exit fee is often referred to as a Deferred Management Fee (DMF). These fees are common in Retirement Village living and are the deferral of some capital costs to the end of your occupation. You will only pay the Deferred Management Fee once you have sold your apartment. These fees and how they are calculated vary. At St Patrick's Green the exit fee is:

3.5% of entry payment (ingoing contribution) per annum (calculated on a daily basis), up to a maximum of 35% (capped after 10 years).

For example: If you lived in St Patrick's Green for 3 years, we would charge you a Deferred Management Fee of 10.5% (3 years x 3.5%) of your purchase price (ingoing contribution).

Do I get to share in the Capital Gains?

Yes, 50%. When you sell your property, Greengate share with you any capital gain 50 / 50. You are not exposed to any capital loss.

Should you need any additional information please call us or discuss with your financial advisor.

Greengate utilises the exit fees, along with any share of capital gains, for a range of things such as reinvesting in the village property for the long-term, replace any capital items required, and to upgrade the Village and maintain the high standard in the market place.

Your Apartment

What will be some features of my apartment?

Each apartment has been designed to maximise natural light, and features high-end finishes and appliances. St Patrick's Green apartments contain reverse cycle air-conditioning to ensure year-round comfort.

The apartments have a 6 star NatHers Rating: the highest energy efficient rating for housing recognised Australia wide.

Will I be able to make changes to my apartment?

You will be more than welcome to discuss any changes you would like to make to your apartment with the Resident Services Team. You may choose to change the paint colour and floor coverings at your own expense. Decorating to your own personal taste with approved picture hanging and non-structural additions such as shelving and storage is allowed.

Depending on the nature of the request, we may allow changes to the apartment prior to settlement. However, if you are unable to complete your purchase for whatever reason, we may ask you to meet the costs of any changes we make.

What type of assistance will you be able to provide to my independent living unit?

We will be able to provide you with a range of in home and care option on a fee for service basis. Types of assistance that are available include:

- meals that can be delivered to your apartment, or enjoyed in the dining room
- in-home housekeeping service (cleaning and laundry)
- care recommendations and health checks
- liaison for specific care based services and organisations - including ACAT assessments and arranging community care packages.

How secure is the village?

Security is of the utmost importance to us and our residents. Not only is the village secured, but each apartment has its own specific security, including video intercom for the visitor entry, and high-quality locking systems on all doors and windows.

Access to your apartment floor will be controlled by electronic swipe and/or by intercom that you can control from within your apartment. Your video intercom will also allow visitors to enter the village at the main reception 24-hours a day. Access to the village during the day will be through the main reception, and in the evening the village will be secured and only accessible by residents or their guests.

What happens if there is an emergency?

St Patrick's Green will provide a 24-hour emergency call service. The emergency buttons are located in your apartment, and if required, we can adapt our system into a waterproof pendant that you can wear at all times for your peace of mind. This is an off-site service provided by a company named Safety Link. The cost of this service is covered in the monthly recurrent charges.

Will you organise any social activities?

You can do a little or a lot, the choice is yours! We have organised a wide range of social events at St Patrick's Green, including: dinners, bus trips, guest speakers, computer and tai chi classes — just to highlight a few. There is a daily morning tea provided in the on-site café and tea and coffee is complimentary at any time.

Can I bring my pet with me?

We recognise how important your much-loved pet is in your life. We welcome small, well-trained pets in the village, but as you will appreciate, this must be balanced with the practicalities of apartment living and the comfort of all our residents. The guidelines for keeping pets are detailed in the Village Rules.

What communal and recreational facilities will be available?

You will have full access to the recreational areas used for exercises, card games and small functions. Residents will also be able to access the gym, hairdresser and dining room. The café and lounge has been designed for you to enjoy with friends and family.

Will there be parking?

In most cases, if you drive and own a car, you will have your own dedicated parking spot in the secure basement. Visitors, friends and family may park in the allocated visitor car spaces.

Will I have access to extra storage?

All apartments include an extra lockable storage cage in the basement area.

Can I have overnight visitors or short stay guests?

At St Patrick's Green, visitors are always welcome. We recommend you talk to one of our friendly staff if you plan on having guests for more than a few nights. The Village Rules explains the guidelines in more detail.

What happens if I want to leave St Patrick's Green?

Should you wish to leave St Patrick's Green, you are free to do so at any time. You can even choose Greengate Realty to sell your apartment, and let us take care of the hard work for you. Upon selling your apartment, you will be charged the Deferred Management Fee which is outlined in your contract.

Will residents have a say in the village affairs?

St Patrick's Green has a group of committed and involved residents who form the Residents Committee (RC). The RC regularly communicates with village management, and holds meetings which other residents can participate in. Elections to the RC will be held each year and you are more than welcome to get involved. However, should you ever have any issues or queries, our door is always open for you to come and speak with us directly.

Other important committees that are generally part of Village life include the Social Committee and the Finance Committee.



In-home Services

Do you have assisted living apartments?

St Patrick's Green is part of the Greengate Group which operates aged care and retirement villages. One of these operators runs the co-located Aged Care Service that is capable of offering certain services to residents at St Patrick's Green. Please speak to us to understand more about the help that can be provided in your apartment.

Every apartment at St Patrick's Green has been designed so that help can be delivered into any of our independent living apartments. Whether this is via our Serviced Apartment package, or a personalised service and care plan tailored to your individual needs, our team is here to support you.

If you currently have care arrangements, you are welcome to bring these services with you when you move to St Patrick's Green. The choice is yours.

Will I be able to get a meal every day or just from time to time?

Yes, we can arrange for you to have meals delivered to your apartment any day of the week. We have established a regular meals service in the dedicated dining room – however this is dependent on the demand from our residents.

Can I use my current homecare arrangement in my apartment?

We encourage our residents to bring their current care support arrangements with them. We can assist with any additional domestic support such as cleaning, laundry and meals.

Additional Care Options

What happens if I can no longer live independently in my apartment?

Greengate is the operator of both the Retirement Village and Aged Care Home, and as such can discuss with you or your family your needs for any additional support on a casual or more permanent basis.

We will review the options of you moving to our adjacent Aged Care Home, St Patrick's Green. Whilst we cannot guarantee that we will have the right suite available for you at any time, but will use our best endeavours to ensure a smooth transition into the adjacent Aged Care Home. Options around short-term respite stays may be available for you or someone you are a carer for.

If you have any further questions about St Patrick's Green, please don't hesitate to call us on

02 9097 9175 or email us at

stpatricksgreen@greengate.com.au – we're always happy to help.

St Patrick's Green

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