



Will I own my own home?

When you sign a contract to live in the village and pay an upfront entry contribution, you purchase a license to occupy the unit. You do not own the home you reside in. You are in effect a tenant. There are no further amounts that you have to put forward for your accommodation. When it's time for you to leave the village, Christadelphian Homes will look at your contract and identify the amount you agreed to pay for your accommodation dependent on the number of years you have lived in the village. This amount will be deducted from the entry contribution you gave at the beginning of your stay with us. This is called a "deferred management fee" (DMF). Essentially, it's an amount for the rent of that time which you have spent in the village. The remainder of the money is returned to you.

What is a Deferred Management Fee?

The deferred management fee, or exit fee, is calculated on a per cent per year that you live in the village and is capped at a 35% of the amount you originally paid as the entry contribution. Maranatha charges 5% per year, and it is capped after seven years. This gives you certainty as to how much it will cost you to live in the village and how much you will receive when you leave the village.

What are the general services charges?

General service charges cover rates, water, electricity to common areas, the village bus, unit maintenance service, maintenance and cleaning of common areas, lawn and gardens and village insurance. The total annual cost of providing the general services as determined by the general service budget is divided by the total area of all units in the village.

Maintenance Reserve Fund

This fund is used to maintain and repair capital items such as hot water units, landscaping, and road and roof repairs. It maintains the standard of the village. Residents pay the maintenance reserve fund on an on-going basis as part of the general services charges. The fund is not used for day-to-day maintenance such as gardening, new capital items or replacement of capital items.

Capital Replacement Fund

This fund is used to replace capital items such as communal amenities, barbecues, fencing and street lighting. The fund is not used to maintain the village, rather ensures capital facilities in the village are replaced at the end of their lifespan.

Can my personal doctor visit my home?

Yes. You are free to choose your own doctor. You should check if your current doctor is able to visit Maranatha on a regular basis.

Do you provide transport to shops and medical centres?

Maranatha operates a village bus which is booked for regular trips, including nearby shopping centres. The bus is also used for social outings and longer day trips.

Do you have an emergency call system?

Each unit has access to a 24hr, seven days per week emergency button. When pressed, the alarm goes to INS Lifeguard Group. A Registered Nurse will speak to you and evaluate the situation. If it is an emergency situation please call 000.

Who is responsible for the maintenance of my home?

A full-time maintenance team works onsite in the village to help you settle in and keep your home in working order. Maintenance is provided in your unit to the structure, fixtures and fittings that were a part of the unit at the time of purchase. Once you have settled in, we will be happy to install your pictures and wall hangings – just let us know when you are ready.

Can I make alterations to my unit?

Minor alterations and improvements can be made with the approval of the village manager, as long as it conforms to village requirements.

What happens if I want to go on holidays?

Many residents like to pack-up and go on an extended holiday. If you are planning on leaving the village for any period for social or hospital leave, please notify administration so we can make a note. Don't forget to let us know when you return.

Do you provide meals to the unit?

A cafe is located with-in Maranatha Aged Care Home. A selection of snacks, light meals, cakes and hot drinks are available six days per week.

How is the resale price of my home decided?

The amount we ask the next resident to pay is determined by us and the current market. The process of finding a new resident for your premise will also be handled by us.

What happens when I leave the Village?

When you wish to leave the village you will be required to pay a departure fee. The maximum departure fee is 35 per cent of your Ingoing Contribution (5% per year), and is capped after seven years. It is, in effect, the profit the operator is entitled to receive for operating the village.

What happens if a self-care resident needs to transition to higher care?

Places in any aged care Home are allocated on a "needs" basis, and entry is subject to both availability and an admission assessment. A transfer to an associated aged care Home is not able to be guaranteed.

Is there a Village Resident Committee at Maranatha?

Yes, there is a robust Village Resident Committee who meet monthly. The committee aims to enhance quality of life and ensure a caring community. The Social Committee organise events and activities from time to time including bus trips, as well as social gatherings in the Recreation Room.

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