



**Our fresh approach to
retirement communities
is all about living well.**



ARVIDA
Molly Ryan

An Arvida Living Well Community

Find new joy in everyday life

Molly Ryan is an Arvida Living Well Community set within five and a half acres of beautiful gardens near the Waiwhakaiho River in Merrilands. We're close to the local shopping centre and just a six-minute drive from the wonderful lakeside walks and display houses of Pukekura Park. Downtown New Plymouth with its restaurants and galleries is also just a short drive away - perfect for outings with friends and family.

Do what you love

Our community centre

Molly Ryan's large social lounge is a hub for community residents enjoying 'chit chat' afternoons, happy hour or fish 'n' chip nights. You can also stay active with fitness sessions and fun in the gym and indoor pool.

We also enjoy regular guest speakers, social events and outings. Social life here is always fun with captivating arts and crafts sessions, housie and bowls competitions.

Fun for everyone

To help you stay connected with the wider New Plymouth community, our van is always busy providing shopping excursions, scenic trips and picnics. We love helping you pursue your passions and pastimes - and we'll hopefully inspire you to try some new ones too!





Your own home without all the maintenance

At Molly Ryan, you can choose the home that suits your needs. Our one, two and three-bedroom villas have been cleverly designed with north-facing aspects for warmth and sunshine. They have been built with accessibility in mind and are fully equipped with everything you need for stress-free independent living.

Alternatively you may prefer a serviced apartment or studio. This style of

accommodation supports you to maintain your independence and freedom. Our apartments all have lovely park and garden views, wireless internet and connections for TV and phone.

We can also offer support with cooking, cleaning and laundry if you need a little help day to day. And when you're away on holiday, we can keep an eye on things while you're away.

Person-centred care

Arvida has turned the traditional model of care on its head with a fundamental shift in how we provide support to residents. We are passionate about providing care that is personalised for each person. We take a holistic view of what's important and what makes each person tick. We respect and support decisions and preferences, helping our residents maintain a sense of purpose and a feeling of contentment.

Each room is architecturally designed for warmth and comfort and comes with all

the essential furniture. You only need to add your treasured keepsakes, decorative items, photos and artworks to make the space your own.

Care rooms offer you, your partner and your family the comfort of knowing you'll always have the professional assistance and care you need, available 24 hours a day, in your own home. We provide rest home and hospital-level in our care rooms.



The Arvida Advantage

A home for life

Secure your home in an Arvida Living Well Community for as long as you choose, or until you need additional care and support, with your occupation right agreement (ORA).

Fixed weekly fee for life

We understand you want financial certainty. Our villa and apartment weekly fees are fixed for life, regardless of any changes to our operating costs. This means you'll know what goes out weekly.

Help to move

Anyone moving into an Arvida Living Well Community receives complimentary support from Senior Move Managers to make moving smooth and easy. Senior Move Managers will help you to pack, clean, move you to your new home, and unpack so you're all settled in.*

You can change your mind

We are confident that you will be very happy with your new home. But if you do decide within 90 days of moving in that it's simply not for you, then we

will refund your money in full. We call this our 90-day-money-back guarantee.*

Transfers made easy

If you'd ever like a change of scene, want to move closer to friends or family, or need a little extra assistance, you can transfer within Molly Ryan, or to, any of our communities around the country. You'll be given priority choice as an Arvida resident when an option comes available. If you need to transfer from independent to assisted living due to a change in your personal needs, there will be no additional capital cost.

Should you choose to move to a higher value home within an Arvida community, you'll need to pay the extra capital difference. There's a one-off 1.5% admin fee to pay and then you're away. If you transfer to a care suite, then the admin fee is not charged.

Get priority care if you need it

If you need care or extra support at any point, you'll have priority access to an available Arvida care centre - either in your current community, or at another Arvida community.

Capped Deferred Management Fee (DMF)

You contribute towards the ongoing maintenance and management of your home and the community through the Deferred Management Fee. The DMF also covers the refurbishment and sale of your home when you leave. At Arvida, it's capped at 30% of the entry payment for your home, and if you transfer to another home, we only ever charge the DMF on the higher value home (excludes care suite transfers).

Fees stop immediately

The weekly fee and the DMF stop as soon as you permanently move out of your home.

Repayment protection

You or your family are paid in full as soon as your home is re-sold and settled. Plus, with our repayment protection you will be paid interest after 6 months if your home hasn't sold within this time.

No capital loss

The amount repaid to you or your family when your home is on-sold will not be affected by any potential decline in value.

**Some conditions apply.*



You know exactly what you're paying for the rest of your life... so that gives you peace of mind.

How does it work financially?

Because purchasing a license for a home in one of our retirement communities is an important decision, we want you to understand fully both the costs and benefits involved, right from the outset.

All costs and our formal obligations are set out in your Occupation Right Agreement (or ORA). We welcome your questions and clarification of any points to ensure you feel confident that you are making the right decision. We encourage you to discuss your options with close family members. You must also seek independent legal advice.

There are three key financial terms:

Occupation Right Agreement

An ORA is a licence to occupy a home in one of Arvida's retirement communities, whether that be a villa, apartment, serviced apartment or care suite. The ORA sets out obligations applicable for both you and Arvida - and creates the right for you to live in your home for life or as long as you are able.

Weekly Fee

There is a fixed weekly fee that contributes to the operation of each community. If you choose to receive a care package, the weekly fees are included in the package cost.

Deferred Management Fee

The deferred management fee (or DMF) is what you'll pay towards the ongoing maintenance and management of the community and your home. It also includes the refurbishment and sale of your home once you leave. At Arvida it's capped at 30% of the entry payment and applies to your first four years in the village if you live in a villa or independent apartment, or the first

two years if you live in a serviced apartment or care suite. The DMF is charged and payable at the time you leave the village.

There are no additional fees for you to pay on exit unless you have caused damage beyond fair wear and tear or have unpaid fees.

Understanding the costs

Before moving in you pay:

- A \$2,000 fully refundable deposit, payable upon application for the home.
- An entry payment.

The entry payment (or price for your home) will vary amongst Arvida communities depending on size, type of home and features. Please contact your local community for pricing of homes currently available.

While living in our community you pay:

- A weekly fee.
- Any fees for user-pays services such as internet, phone or power provided by Arvida. These fees are based on what you use.
- Any care and support services.
- Your own personal contents and/or car insurance, phone, internet, power and TV subscription services.

When you leave you receive:

- Your repayment sum, which is your entry payment, less the deferred management fee and any other charges due.



Frequently asked questions

Can my family and friends stay with me in my villa?

Yes of course, let your manager know and family and friends are welcome to stay with you anytime.

What if I need assistance?

All our homes have emergency call points. These buttons will activate our call centre or external monitoring service to immediately dispatch the service required by the resident.

Can I have my pets with me?

Yes, we know that pets are important and are often a much loved part of the family. You can have a small pet in your villa - talk to our manager to confirm that your pet is suitable.

What is the entry age?

If you're 65 or older, living at Molly Ryan could be perfect for you.

Is there space for my car?

Our villas have internal garages and our apartments and studios have dedicated car parks.

What other costs will I have?

You'll also be responsible for:

- Your telephone bill
- Your contents and car insurance
- Your power bill.

There may also be costs for extra services, should you require them.

Is there security at night?

Molly Ryan is also patrolled nightly.



We'd love to show you around

Give us a call and arrange a visit, so you can come and experience Molly Ryan for yourself. We'd love to meet you and have a chat.

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