LONGUEVILLE

Amara

by Pathways

Amara Residences

Factsheet

Welcome to Amara Residences — Seniors' Living in the Heart of Longueville.

Wellbeing and lifestyle

At Amara, wellbeing and lifestyle are shaped around the interests of our residents. Village management actively supports a rich and varied program that fosters connection, movement and enjoyment. From Pilates, Yoga and Tai Chi to walking groups, gentle exercise classes, choir groups, computer classes, arts and crafts and aqua-style exercise, residents are encouraged to stay active, socially connected and engaged in pursuits they love—while discovering new interests along the way.

*Selected classes, such as Yoga or Pilates, may be offered at market-based rates, with subsidies available in smaller group settings.

Shared spaces and everyday amenity

Residents are welcome to enjoy all shared spaces throughout the community, unless an area has been privately reserved for a particular time. These beautifully considered common areas are designed to encourage connection, relaxation and ease of living. Amara also features a restaurant for residents and their guests, together with a bar, brasserie, private dining rooms, residents' lounge, library, auditorium and cinema, arts and crafts studio, gym, wellbeing rooms, golf simulator, pool, spa and sauna. A function room is also available for private events, with the option to engage outside caterers.

Local connection and convenience

Set in the heart of Longueville and overlooking the lush greens of Lane Cove Golf Club, Amara offers an enviable balance of tranquillity and local connection. Residents enjoy close proximity to the Longueville Sporting Club, with its dining facilities and bowling greens just across the road, as well as a nearby tennis club—providing a wonderful range of recreational options close to home. A resident shuttle bus further supports easy access to Lane Cove, with services shaped around demand and resident preferences.

Resident services and convenience

The services available at Amara are intended to make everyday life simpler, more comfortable and more connected. Residents receive a weekly essentials grocery pack, including staple items such as bread, milk, eggs, fruit, cheese and basic household necessities, at no additional cost beyond the recurrent charges. A weekly linen service is also available, including laundering and changing of main bathroom towels and master bed linen, with items washed, dried separately and returned to the apartment. Residents also benefit from the Amara Card, a membership that provides access to negotiated discounts on goods and services with local businesses.

Life at Amara.

Do I need to be retired?

No. While many residents are retired, there is no requirement to be retired to call Amara home.

A pet-friendly community

Amara welcomes pets as part of the community. Residents wishing to bring a pet are asked to complete a pet application form and comply with the pet policy. Mobile dog grooming services can also be accommodated on site, with the car wash area considered a suitable space.

Can family and friends stay with me?

Yes. Amara is your home, and you are welcome to have family and friends stay with you. For extended visits, we simply ask that Management are advised.

Community, support and resident input

Management holds regular resident meetings to provide an open forum for ideas, activity suggestions and community discussion. Residents are also welcome to form a Resident Committee if they wish. Importantly, residents are encouraged to interact directly with the Executive Manager at any time, ensuring communication remains personal, responsive and welcoming. Concierge services are delivered directly by Amara / Pathways staff, rather than being outsourced, helping create continuity and a high level of personal service.

Moving support and practical services

To support a smooth transition to Amara, residents can be connected with trusted packers and removalists who have been carefully selected for reliability and value. Any costs incurred are payable directly to the service provider. Waste management is handled by a private provider, with bins emptied regularly and rubbish removed from site to a recycling facility. Smoking is not permitted within all apartments and common areas, supporting resident wellbeing and a safe workplace for staff.

Safety and peace of mind

Safety and security are central to life at Amara. Each apartment includes the latest emergency call system technology, together with access to an onsite medically trained professional registered nurse during designated hours to provide support as needed. Security swipe access is used to control entry into residential corridors. Amara also benefits from co-located aged care at Pathways Longueville, providing additional reassurance for residents and families.

Sustainability and building performance

Sustainability measures include solar panels to support common area power and waste recycling where available. The Residences has also been designed with attention to ventilation, thermal comfort, acoustic performance and long-term liveability.

Parking, lifts and access

Ample parking is available for residents and visitors across three basement levels. One and two bedroom apartments are allocated one car space, while three bedroom apartments are offered two car spaces. Standard car spaces are approximately 2.5m x 5.5m, with adaptable spaces providing additional room beside the bay. Residents are required to have a registered vehicle and provide a valid NSW driver licence to secure their allocated space, although the use of a parking space for a mobility scooter is acceptable. Parking allocation is based on factors such as early reservation priority, disabled access requirements, proximity to the most appropriate lift and closeness to storage. Additional spaces may also be available to rent, subject to availability, and provision has been made for multiple electric vehicle charging stations.

Lifts and service access

There are six lifts in total, including a larger goods lift connected to the ambulance and loading area at the bottom of the driveway. Typical passenger lift dimensions are approximately 1.4m wide x 1.97m deep x 2.5m high. For furniture moves, goods lift access can be made available where appropriate. The pedestrian route from Longueville Road to the lower part of the development is designed as a mix of ramp and stairs, with a gradual gradient, handrails and lighting to support ease of use.

Cinema, pool and wellness spaces

The cinema has been designed with significant acoustic treatment to exceed standard compliance requirements, including acoustic panels and separation from adjoining areas by an AV room and corridor. The pool, spa and sauna have likewise been conceived as a luxury wellness experience, with careful attention to privacy, mood, ventilation and temperature control. Located on Level 1 beside the bar, brasserie and courtyard, the pool area is intended to feel calm, private and high-end, similar in spirit to a premium hotel spa. For reference, the pool is approximately 14.9m long by 5.72m wide, with depths ranging from 1.06m to 1.66m, and the spa is approximately 2.75m by 2.75m with a depth of 1m.

Pathways Longueville

Pathways Longueville provides co-located aged care support and includes 144 beds across 122 rooms, with a mix of suites and some potential for double occupancy. Residents interested in understanding the broader Pathways offering may also arrange to view completed Pathways facilities at Sailors Bay, Killara and Cronulla by appointment.

Residences at Amara.

Thoughtfully designed residences

Every residence at Amara has been thoughtfully designed with comfort, quality and ease of living in mind. Apartments feature light-filled, spacious layouts with generous storage, engineered timber flooring through the kitchen, dining and living areas, luxury wool carpet in the bedrooms, bespoke joinery and high-end architectural finishes throughout. Kitchens are appointed with premium appliances, including Miele wall ovens, induction cooktops, range hoods and microwaves, alongside integrated Fisher and Paykel fridges and double-drawer dishwashers. Each apartment also includes a Bosch washing machine and separate condenser dryer, blackout blinds in bedrooms and sheers throughout, and ducted reverse cycle air conditioning and heating. Selected residences also offer private courtyards or balcony, integrated assistive technology, and fireplaces in the penthouse apartments.

Balconies, gardens and outdoor living

Amara recognises that many residents enjoy outdoor living and entertaining. Barbecues are permitted on balconies, including electric barbecues, and a gas bottle changeover service is available for added convenience. Balconies are also fitted with taps and compliant drainage, and residents are welcome to keep raised vegetable planters or small garden beds where appropriate. Level 7 also includes a rooftop garden and BBQ area.

Technology and connectivity

Apartments are equipped for connected, contemporary living. Fast-speed NBN is available, each residence includes a phone point and Foxtel cable connection point, and Wi-Fi is installed throughout the building. TV aerial points are provided in the living room and each bedroom. Apartments are also hard wired to support changing care needs over time, with optional wireless sensor technology able to be installed if required at an additional cost.

Apartment detailing and finishes

Windows and doors are double glazed. In the master bedroom, the blockout blinds are motorised. Ceilings are generally 2.7m high within apartments, or 2.4m where there is a bulkhead, while penthouses enjoy higher ceiling heights, generally around 200 to 300mm taller in the main living areas and bedrooms. Penthouses also include fireplaces and underfloor heating in bathrooms.

Storage

In addition to well-considered internal storage within each apartment, residents also have access to lockable individual storage cages located in convenient locations throughout the residences, with a minimum storage provision of at least 3 cubic metres of space.

Can I make alterations to my apartment?

Yes. Amara understands that this is your home, and residents may make small alterations to personalise their apartment, subject to written consent from the Amara management team. Structural changes are not permitted, and some requests may be declined. In certain cases, approval may be granted subject to conditions, including a requirement to return the apartment to its original condition when you leave. Joinery is now locked in for construction, however matching additions such as buffets or entertainment units may be arranged after occupation at the resident's cost. Water filters, additional blinds, flyscreens or other post-occupation additions may also be possible, subject to suitability and resident arrangement.

Flyscreens and window treatments

Flyscreens are not included as standard. Where residents wish to add additional blockout blinds or alternative treatments after occupation, this may be possible subject to available clearance and installation suitability.

Services, maintenance and household functionality

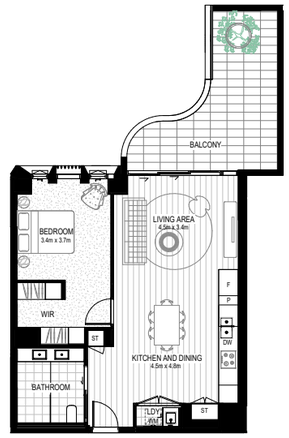
Rubbish and recycling chutes are provided on each floor. Standard maintenance support includes practical items such as changing ceiling light bulbs, and the operator is responsible for repair and replacement of appliances originally supplied with the apartment. Appliances brought in by residents themselves remain the responsibility of the resident. Apartments include multiple double power points across living, bedroom, kitchen, laundry, bathroom and balcony areas, although exact layouts vary by apartment. Power points are not provided in basement car spaces, as these are parking bays rather than enclosed garages.

Maintenance and capital repairs

Amara Residences is responsible for capital repairs across the community, including the building and structure, machinery and equipment used within the village, and fixtures, fittings and furnishings. Residents' monthly recurrent charges contribute to the ongoing maintenance of the community, helping ensure Amara continues to be presented and maintained to a high standard.

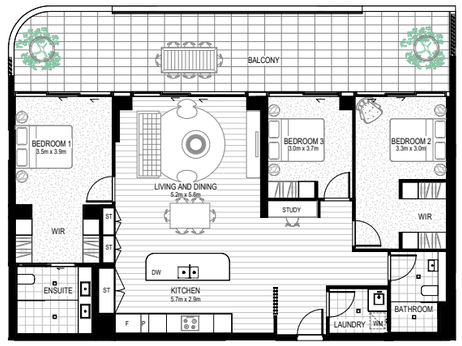
Settlement and inspections

A pre-settlement inspection is scheduled before the proposed settlement date and is typically attended by Management, or a representative of Amara Residences to address any final adjustments. Contract documentation sets out the relevant settlement terms, and where needed Amara works with residents to support a practical move timeline, including reasonable flexibility where a home is actively being marketed.



1 Bedroom
example approximately 88sqm

2 Bedroom
example approximately 124sqm



3 Bedroom
example approximately 176sqm

Fees and Charges.

Financial certainty

At Amara, the financial structure has been designed to provide clarity, confidence and peace of mind. Residents can move forward with a clear understanding of both their ongoing costs and their financial position when the time comes to leave the community. The approach is intended to be transparent, easy to understand and supportive of long-term planning. Apartment prices are subject to change and availability.

Securing your apartment

- Initial deposit of $10,000 to reserve your apartment
- Contract execution typically occurs 14 days after payment of the initial deposit, allowing time to consult with family and advisers
- Balance of the purchase price due at settlement

Deposit flexibility and changed circumstances

If circumstances change, the deposit is refundable right up to settlement and for 90 days after settlement, with repayment to be made within 14 days. This is intended to provide reassurance for residents making a significant life decision, particularly where personal or health circumstances may change over time.

Deferred Management Fee

Amara's Deferred Management Fee applies when a resident leaves the community and is structured to provide a clear and transparent framework. Importantly, residents participate fully in any movement in the value of their apartment over time, while still benefiting from a straightforward and easily understood exit model.

- Calculated at 6% per year of the resale price
- Capped after five years at a maximum of 30%
- Resident receives 100% of any capital gain or capital loss, less the applicable Deferred Management Fee
- No renovation costs on exit
- No sales commission on exit
- No marketing costs on exit
- Guaranteed buyback within six months

Monthly recurrent charges

The monthly recurrent charge contributes to the operation, presentation and ongoing maintenance of Amara Residences, supporting a secure, comfortable and highly serviced lifestyle. These charges are reviewed and reset annually as part of the village budget, with annual increases applying at CPI plus 1.5%.

The monthly charge for Financial Year 2026/2027 is;

- 1 Bedroom $1,332 per month
- 2 Bedroom $1,443 per month
- 3 Bedroom $1665 per month

Included in your monthly recurrent charge

Your monthly recurrent charge includes a broad range of services, amenities and operational support designed to enhance convenience, comfort and everyday enjoyment. These inclusions help support both the practical running of the village and the quality of life residents enjoy each day.

Additional financial and operating details

Each apartment is individually metered for electricity, so residents only pay for the electricity they personally use. A monthly account system is available for optional services, providing added flexibility and convenience. Under the Retirement Villages Act in NSW, general service charges apply for up to 42 days after a resident permanently leaves the property, after which the operator assumes responsibility.

Village services and operational support

- Council rates and water rates
- Concierge, 7 days a week
- Clinical and Wellbeing Concierge, 5 days a week
- Village Manager and administration salaries
- Staff education & amenities
- Village security & pest control
- Building insurance for common areas
- Audit and accounting fees
- Licences and permits
- IT infrastructure
- Telephone maintenance
- Office equipment and repairs
- Office supplies & photocopying

Lifestyle and resident amenity

- Library / Auditorium / cinema
- Arts and crafts studio
- Gym / studio / wellbeing rooms
- Golf simulator
- Pool and maintenance of pool
- $200 credit per month to Amara Bar & Brasserie
- Complimentary Wi-Fi in common areas
- Amara shared car
- Priority access to Pathways Longueville (subject to availability, appropriate assessments being undertaken and offered on a needs basis)
- Access to wellbeing & retail precinct at Pathways Longueville
- Weekly linen service on master suite bedlinen & towels

Maintenance and property services

- Garbage disposal
- Cleaning of common areas
- Gardening services & irrigation
- Lift service and maintenance
- Fire service and maintenance
- Plumbing repairs
- Air conditioning repairs
- Electricity in common areas
- External window cleaning
- Secure storage area
- Secure parking and car washing station

Ownership structure

Residences at Amara are offered under a loan licence agreement with a 99-year lease structure. This provides similar rights to freehold ownership, while also offering important financial benefits, including exemption from stamp duty. Leases are protected under the Retirement Villages Act 1999, providing an added layer of confidence and security.

Additional services available at extra cost

Our village team can assist residents in connecting with a range of additional services, tailored to individual needs and preferences. These services are available at an additional cost and may include domestic assistance, meal preparation, shopping, personal laundry, pet walking and washing, cleaning, streaming services, and home care services through a provider of your choosing.

Support when leaving the community

When the time comes to leave Amara, management coordinates the process to make the transition as smooth and straightforward as possible. This includes marketing and promotion of the apartment and arranging the agreed amount to be returned as soon as the apartment is sold, or within six months, whichever occurs first.

Independent advice and documentation

To support informed decision-making, residents are encouraged to obtain independent legal and financial advice before proceeding. Amara can also provide details of professionals experienced in retirement living contracts if required. Documentation available to assist with the decision-making process includes the General Inquiry Document, Disclosure Statement, floor plans, fixtures and finishes information, village rules and contract documentation. In most cases, both partners are required to be on the contract, although special circumstances can be discussed directly with Amara management.

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This document has been created to provide a preliminary overview for those interested in Amara Residences. It is important to understand that the details presented here, including descriptions and potential adaptations for use, are offered in good faith, and believed to be accurate, they do not form part of an offer or contract. The images in this brochure are artistic renditions and illustrations designed to depict an overall concept of Amara Residences and its facilities. While we have strived to represent Amara accurately in these images, we reserve the flexibility to implement changes at any stage. These changes may encompass variations in the layout, design, specifications, and features of the development. We advise potential buyers to consult directly with the team at Amara Residences for the most up-to-date and detailed information before proceeding with any purchasing decisions.