

**SCARISBRICK INTERNATIONAL
LIST OF SERVICES**

THE FOLLOWING SERVICES AND FACILITIES
WILL BE PROVIDED BY SCARISBRICK
INTERNATIONAL:

PRICE INCLUDED IN PROPERTY SALE &
PURCHASE PRICE:

- 1) Leasehold title
- 2) High Quality Luxury apartment with furnishings and fit-outs including: -
 - a) High quality joinery and appliances to the kitchen, and bathrooms
 - b) High quality Fittings, Furnishings and Equipment
 - c) 24/7 Push button call services in each apartment for Dining, Butler, Housekeeping, Laundry and medical needs.
- 3) 24/7 In-apartment Care Services including the free monthly allocation of 5 hours per month accruable
- 4) 24/7 Butler Service
- 5) 24/7 Reception,
- 6) 24/7 Concierge Services
- 7) Restaurant use – 10% discount off regular price
- 8) Spa Services including Organized Seminars (Anti-Ageing, Anti-Cancer, Internal Cleansing etc.) -10% discount off regular price – free monthly allocation of 1 hour per week
- 9) Entertainment Centre/Membership to Scarisbrick Elite Club – Private Lounge, Private Cinema, Private Activities Lounge, medical/Spa/restaurant/affiliated services (salons, transport, etc.) discounts
- 10) Medical Centre & Clinique
- 11) 24/7 Security
- 12) Community Centre activities (singing, dancing, aerobics, Mahjong, art classes, religious activities, meditation, yoga)
- 13) Sports and recreation services (Gym, swimming pool, beach volleyball)
- 14) Organized trips and functions
- 15) Valet bus and individual transport services for shopping and medical appointments
- 16) Connection services to Hospital facilities
- 17) Reciprocal rights at each Scarisbrick Resort worldwide

NOT INCLUDED IN PROPERTY SALE &
PURCHASE PRICE:

- 1) PAY PER USE SERVICES & FACILITIES
 - a. Individual Medical calls
 - b. Individual Spa services (massage, treatments etc.)
 - c. In-room Nursing over and above free monthly allocation
 - d. Meals and services from Dining & Restaurant
 - e. Metered Services:
 - i. Telephone
 - ii. gas and electricity
 - iii. household contents insurance.
 - iv. WIFI & Internet services
 - v. Personal Insurance
- 2) MONTHLY MAINTENANCE FEES
 - a. Each Purchaser will be required to pay a monthly Maintenance Fee to the Management Company to cover such costs as:
 - i. managing the retirement village, including staff salaries
 - ii. maintaining the facilities and common areas available to all residents, such as gardens and recreational facilities
 - iii. providing additional services available to all residents, such as emergency call system monitoring.
 - iv. 10% will go to the Long -Term Maintenance Fund
 - v. 10% will be kept in a separate Management Operations Fund to ensure on-going provision of services
 - vi. Capital replacement costs
 - vii. Insurance cover for common property
 - b. The Monthly maintenance fee will be adjusted annually in accordance with the published Consumer Price Index as issued by the Government's appropriate Department
 - c. The Monthly Maintenance Fee may also be increased due to the factors set out below:
 - i. increases in salaries or wages paid in accordance with an award
 - ii. an increase in any taxes and charges relating to the Resort land or its use imposed by law
 - iii. The Maintenance Fee is payable until the Residence is sold at the end of the tenure.