

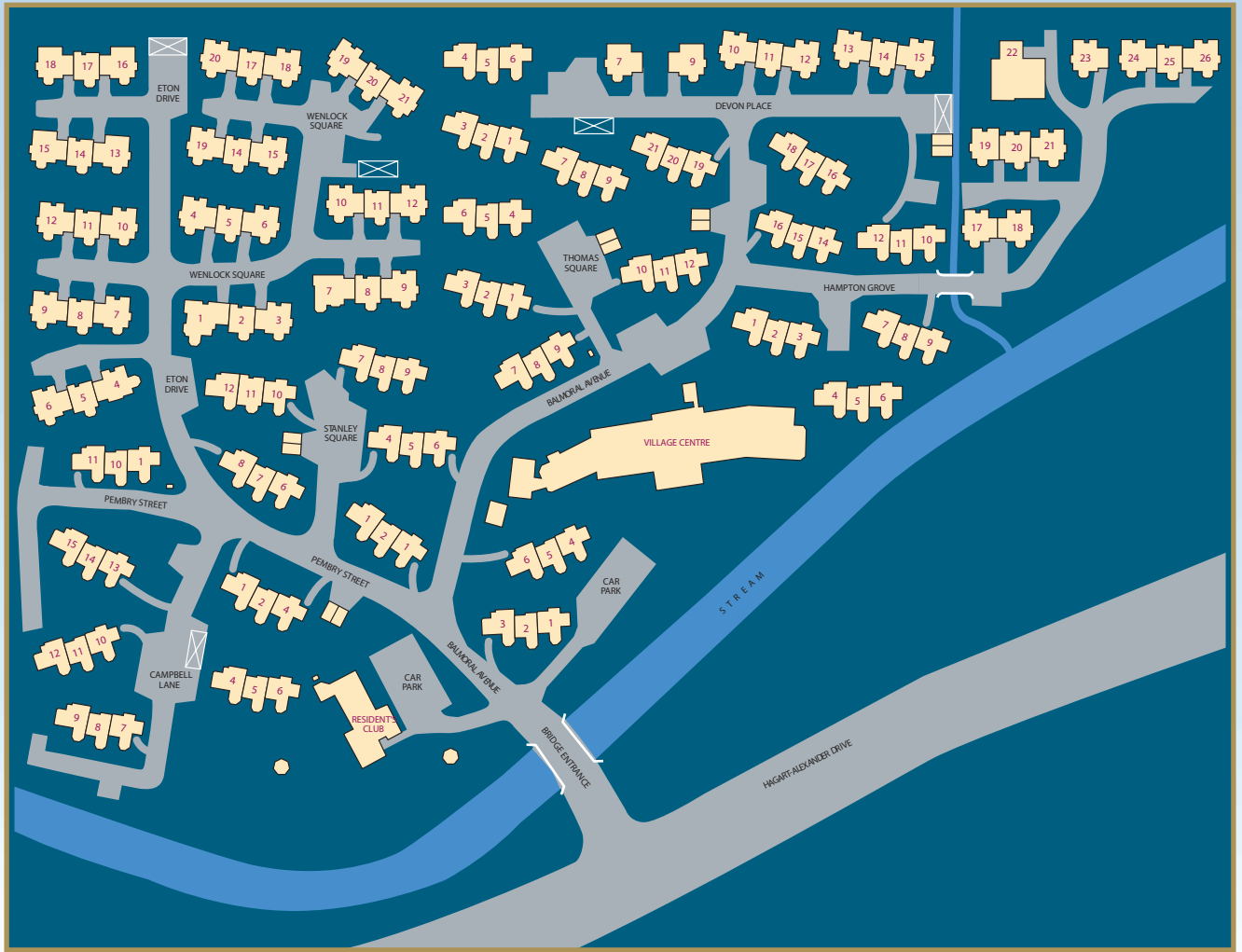


# BROOKLANDS VILLAGE



Love life!









## Welcome to Brooklands Life Care Retirement Village

---

### What are the Distinctive Features of Brooklands Village?

Brooklands Village is set on an outstanding site which has been especially selected on the Taieri Plains for this resort style retirement facility providing many excellent living choices. The village is fully completed and therefore the residents enjoy all the facilities and activities today. There is only one bridge access to the village over the Owhiro stream which provides security to all residents.

Set on a gently sloping 20 acre site with 180 degree views over the Taieri Plains, featuring extensive garden reserve walkways along the banks of the Owhiro Stream.

This village provides the ultimate in retirement living. You are surrounded by a great selection of shopping centres, golf clubs, bowling clubs, parks and churches. This is enhanced by the village minibus service for outings and shopping trips.

Residences consist of one and two bedroom cottages and rest home care grouped around a Community Centre and support service facilities, all extensively and tastefully landscaped, designed for the mature person and built to the sun.

The Village serves as a proud measure for the quality cottages and extensive services.

See it now and judge for yourself.



# Luxury living in a safe and secure setting

## Lifestyle

The Brooklands village is a wonderful reality, with gracious and well appointed facilities providing a setting for many to enjoyable hours, weeks, months and years of creative living for residents. The Village provides a lifestyle and facilities which enhance and enrich individual independence, dignity and freedom. Residents have the privacy of their own home and the security offered by a caring community for the rest of their life. Priority access to nursing care is also an important feature.

Warm companionship, friendship and that sense of security is the key.

The village is designed to afford you a lifestyle with abundant advantages.

Advantages not found in conventional suburban living. Secure in the knowledge that your present and future housing needs are being met, you can relax and live your years to the full at a pace which you set for yourself.

Within the Village setting you experience and enjoy -

- The independence of continuing your way of life in a manner you choose, in accommodation best suited to your needs
- Privacy of your own cottage
- The increased security of personal safety of your property
- The relief from anxiety over future potential financial burdens
- The companionship of people with similar standards, aims and interests
- The sharing in Village activities of skills and talents
- The caring of our Village Staff who have your interests as their prime concern.



# Everything you've dreamt of for your retirement

## Specific features in Brooklands Village

These include:

- Generously appointed and spacious cottages and rest home care with suitably qualified supervision. Separate garages and carports are also available if required.
- Priority access to a room in the rest home facilities.
- High standard of materials and workmanship throughout the Village, with great attention to detail.
- A maximum degree of independence and privacy in an intensely landscaped setting.
- A Lifetime Occupational right for a self-contained cottage of your choice.
- An exclusive Residents' Club and Village Centre with reception, craft facilities, indoor bowls, restaurant, billiard table, library, shop, hair salon, refreshment bar, lounge, outdoor bowls, croquet lawn, spa pool and gymnasium, personal garden plots and many, many more facilities and opportunities.
- Low age eligibility – from 60 – you need not be retired.
- Professional (yet personal and caring) administration and private consultations always available.
- Friendly and efficient staff are ready to assist and serve you.
- Additional support and nursing services available to residents at cost.
- 24-hour emergency call surveillance operates – assistance at the press of your button.







## Financial Plan for Cottages

### Cottage Features

Options of one or two bedroom cottages with sunrooms situated on the Taieri surrounded by the best gardens and facilities for all to enjoy. The cottages include: Designer Kitchens, Lounge, Dining Room, Carpets, Drapes, Light Fittings, Electric Heating, Handrails in Toilet and Shower, Laundry, 24-hour Emergency Call Buttons and many other features.

Currently the range of prices for the cottages offered is as follows:

One Bedroom & Sunroom	\$
Two Bedrooms & Sunroom	\$
Two Bedrooms, Sunroom with Internal Access Garage	\$
Separate Garage if required	\$

*\*Prices for cottages & Garages are subject to change at management discretion. Please contact Brooklands to obtain current cottage pricing.*

### Occupational Right Agreements

*(Summary only, full details in agreements)*

There is a lifetime Occupational Right in the resident(s) name ensuring the resident(s) inalienable right to occupy the particular cottage.

This Occupational Right is terminated:

- On the death of the resident(s)
- On resident(s) transferring to another cottage unit in the Village.
- By agreement with the Village owners or by sale of the property.

Full details are contained in the company Occupational Right Agreement, Disclosure Statement, Code of Practice and Residents Rights Guide. The village is governed by the Retirement Village Act 2003 and an independent Statutory Supervisor. All these documents are available when you decide to purchase a cottage.





## Residential Rent

When you occupy the cottage accommodation of your choice you pay a weekly “residential rent” or outgoings charge. These outgoings provide for the independent Statutory Supervisor fees, Retirement Village Act 2003 annual charges, rates and taxes, including Council rates, rubbish disposal, water and sewerage rates, insurance of all structures, public liabilities and staff, workers compensation, repairs, maintenance of buildings and plant, ground maintenance, administration and operation of the Community facilities. (Personal telephone and electricity charges are metered individually to you). Residential rent increases annually with inflation.







## Features and Activities offered to all Residents

---

### Resident Club, Village Centre, Gardens and Walks

You share with other Village Residents, the magnificent Residents Club and Village Centre with its therapy gymnasium, indoor bowls area, arts and crafts work area, lounge room, library, spa pool, billiard room and reception facilities. Beautifully landscaped gardens and walks are there for your appreciation and use.

Activities Area	Happy Hour
Bar Facilities	Indoor and Outdoor Bowls
Barbecue Areas	Library
Billiard Room	Petanque and Croquet
Board Games (Winter)	Potting Shed/Glasshouse
Cards, Housie and Shuffleboard	Priority access to high quality Resthome facilities
Church Services	Residents Computer Facilities
Clinics for Podiatry and Audiology	Residents Club Lounge and Kitchen facilities
Community Centre	Residents Meeting Room
Craft & Friendship Group	Sky TV, Spa Pool and Gymnasium
DVD Nights/Afternoons	Two Village Courtesy Coaches
Dining Room	Village Centre Lounge
Doctor's Room 24-hour	Village Gardener and Handyman
Emergency Call System	Village Management
Exercise Classes	Village Nursing Staff
Full Catering Facilities	Village Shop
Garden Club	Walking Group
Hairdressing Salon	Weekly Entertainment and Outings



# Professional Life Care with a personal touch

## What if I need nursing care after entering Brooklands Village?

A distinctive advantage enjoyed by Brooklands Village residents is the for priority access to the resthome for the residents as required. Access is also arranged to local hospitals as required.

Where a person enters the nursing rooms on a permanent basis the current weekly charge of \$..... is payable if the resident does not qualify for Government assistance.

Government funding is available to residents who meet the appropriate criteria for resthome care.

## Rest Home Care Features

One Bedroom separate rooms, Ensuite options, Living Area, Outside Terrace, Carpets, 24-hour Emergency Call Button, Light Fittings, Handrails in Toilet and Shower, Drapes, TV Point.

This includes:

- Fully Staffed Kitchen on site
- Buffet Breakfast
- Lunch & Dinner in Village Dining Room
- 24-hour use of tea and coffee facilities
- Staff assistance on site 24-hours
- Staff assistance for medical issues and emergencies
- Staff assistance for daily care
- Regular cleaning of room & facilities
- Regular collection of rubbish
- Bed linen and towels laundered weekly
- Fully heated facility





## FAQs

---

### 1 Are there any special requirements to become a resident?

At the time of entry applicants need to be over 60 years of age and be able to cope with day to day running of their accommodation.

### 2 How does one apply for residency at Brooklands Village?

Initially, this simply involves an interview at the Village. The resident completes an "Application Form" for the selected cottage and pays a holding deposit of 10% held in Trust. The 10% deposit is fully refundable to the resident if they are unable to proceed for any reason.

A medical certificate provided by you ensures that you have selected the accommodation most suitable to your needs.

You may wish to discuss the documentation with a solicitor of your choice prior to signing. You may have an existing home to sell and we allow time to do this.

Preparation and registration costs of the agreement are minimal. Your solicitor's fees are of course additional and a matter of private negotiation.

### 3 Are there other costs incurred after I have bought my Occupation Right Agreement?

Brooklands residents are responsible for their own cottage: electricity, telephone services, cleaning interior/exterior, personal chattels and personal contents insurance. There is also the "Residential Rent Fee" to cover outgoings of the village.

### 4 What kind of continuity of care is at Brooklands Village?

One of the features at Brooklands Village is that we offer a range of high quality care facilities within the Village. This gives you the comfort of knowing that there is nursing assistance available 24 hours a day, seven days a week.

We give all residents priority access to the care facilities within the Village so you can remain living within the village community and in close contact with your spouse or friends at Brooklands.

### 5 If my health deteriorates who will care for me?

You have the choice of receiving supportive care in your home or (if it is deemed appropriate by your health advisers) transferring to Brooklands Rest Home for this care. Where ever possible, Brooklands residents are offered priority access to our Rest Home. If you meet the appropriate 'need' and 'asset criteria' for this care, it is paid for by the government. If you do not meet these tests, you will be responsible for the cost of this care.

### 6 Can I stay for Life?

The cottage can be occupied as long as residents are able to live in their own capacity. Very high levels of support in later years may necessitate a move to our Rest Home. Brooklands Rest Home is able to care for residents where their health deteriorates to require long stay Rest Home Care. If hospital care is required we will arrange with family members a hospital or specialist care facility to receive appropriate treatment.



### 7 Are pets permitted?

Pets are discouraged, but subject to management approval, cats or caged birds may be permitted.

### 8 What happens if we leave Brooklands?

When you exit your Cottage your Occupation Right Agreement payment will be refunded to you when the cottage is on sold to another occupier, less a deduction of 27.5% of your purchase price of the cottage. The Life Care Rental portion is amortised over a 4 year period. Maximum deduction of 27.5% per cottage. Balance is refundable should your occupancy be less than four years. Full details are in the Occupational Right Agreement documentation.

### 9 What happens with the refurbishment of the cottage after I leave?

The refurbishment of the cottage is the responsibility of Brooklands Village for all Occupational Right Agreements after 1 January 2009.

### 10 Is there Capital Loss on the Property?

It is important to you and your family that you have certainty regarding the amount you are repaid when you leave Brooklands. The refundable deposit is secure against the property so that you are not exposed to capital loss when the cottage is on-sold.



For more information please visit our website [www.brooklandsvillage.co.nz](http://www.brooklandsvillage.co.nz)





**Developed by Pembrey Investments Limited, New Zealand**

Managing Director	Mr Tony Evans
Secretary Manager	Mrs Shona Innes
Telephone	03 489 3596
Email	<a href="mailto:brookvillage@xtra.co.nz">brookvillage@xtra.co.nz</a>
Website	<a href="http://www.brooklandsvillage.co.nz">www.brooklandsvillage.co.nz</a>