



# BROOKLANDS VILLAGE

Love life!

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## About 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.

This village provides the ultimate in retirement living. 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.

You are surrounded by a great selection of shopping centres, golf clubs, bowling clubs, parks and churches. This is enhanced by the village courtesy coaches 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. The property is 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.

Love life!



## Lifestyle and Benefits

The Brooklands village is a wonderful reality, with gracious and well appointed facilities providing a setting for many enjoyable hours, weeks, months and years of creative living for residents. The Village provides a lifestyle designed to 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, with accommodation that 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.



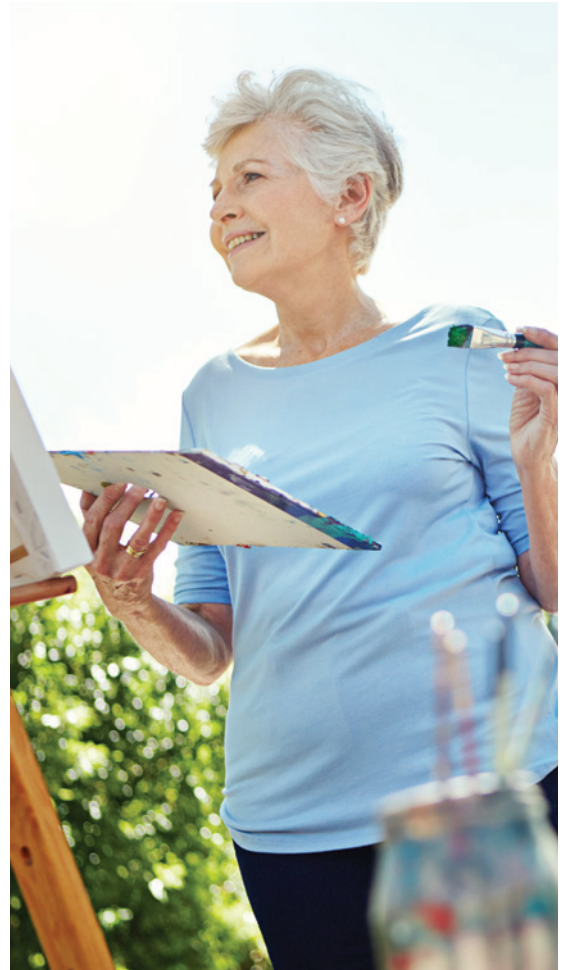


## Features in Brooklands Village

These include:

- ★ Generously appointed and spacious cottages. 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.
- ★ 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.
- ★ 24-hour emergency call surveillance operates – assistance at the press of your button.





# Activities and Services

You share with other Village Residents, the magnificent Residents Club and beautifully landscaped gardens and walks are there for your appreciation and use.

- ★ Activities Area
- ★ Bar Facilities
- ★ Barbecue Areas
- ★ Board Games (Winter)
- ★ Cards, Housie
- ★ Church Services
- ★ Clinic for Podiatry
- ★ Computer Facilities
- ★ Courtesy Coaches
- ★ Craft & Friendship Group
- ★ DVD Nights/Afternoons
- ★ Emergency Call System
- ★ Entertainment and Outings
- ★ Exercise Classes
- ★ Full Kitchen Facilities
- ★ Garden Club
- ★ Gardener & Handyman
- ★ Gymnasium
- ★ Hairdressing Salon
- ★ Happy Hour
- ★ Indoor & Outdoor Bowls
- ★ Potting Shed/ Glasshouse
- ★ Priority access to Resthome
- ★ Residents Club
- ★ Residents Meeting Room
- ★ Shop - Village
- ★ Sky TV & Spa Pool
- ★ Village Management
- ★ Walking Group

## Nursing Care at the Village

A distinctive advantage enjoyed by Brooklands Village residents is the priority access to the resthome as required.

Where a person enters the nursing rooms on a permanent basis a weekly charge 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

Spacious one bedrooms, Ensuite options, Living Area, Outside terrace, Carpets, 24-hour Emergency Call Button, Light fittings, Handrails, Toilet, Shower, Drapes and TV wiring.

This includes:

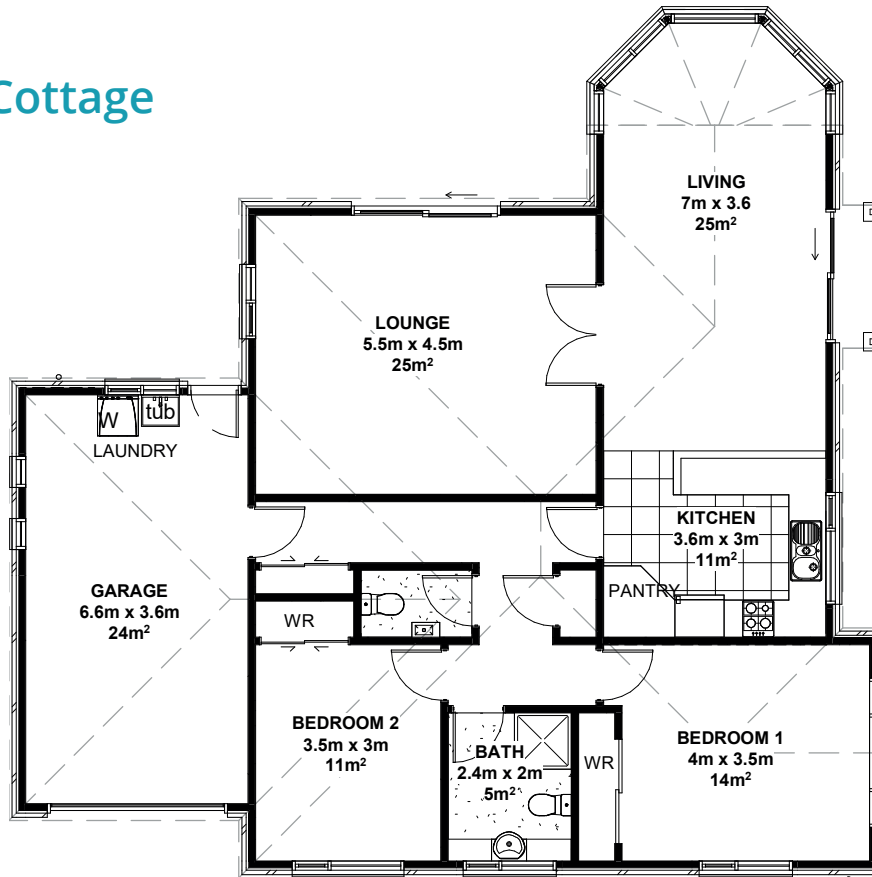
- ★ Fully Staffed Kitchen on site
- ★ Buffet Breakfast
- ★ Lunch & Dinner in Village Dining Room
- ★ 24-hour use of tea and coffee facilities
- ★ Staff assistance on site 24-hours
- ★ Staff assistance for medical issues and emergencies
- ★ Staff assistance for daily care
- ★ Regular cleaning of room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



# The Brooklands Village Cottages

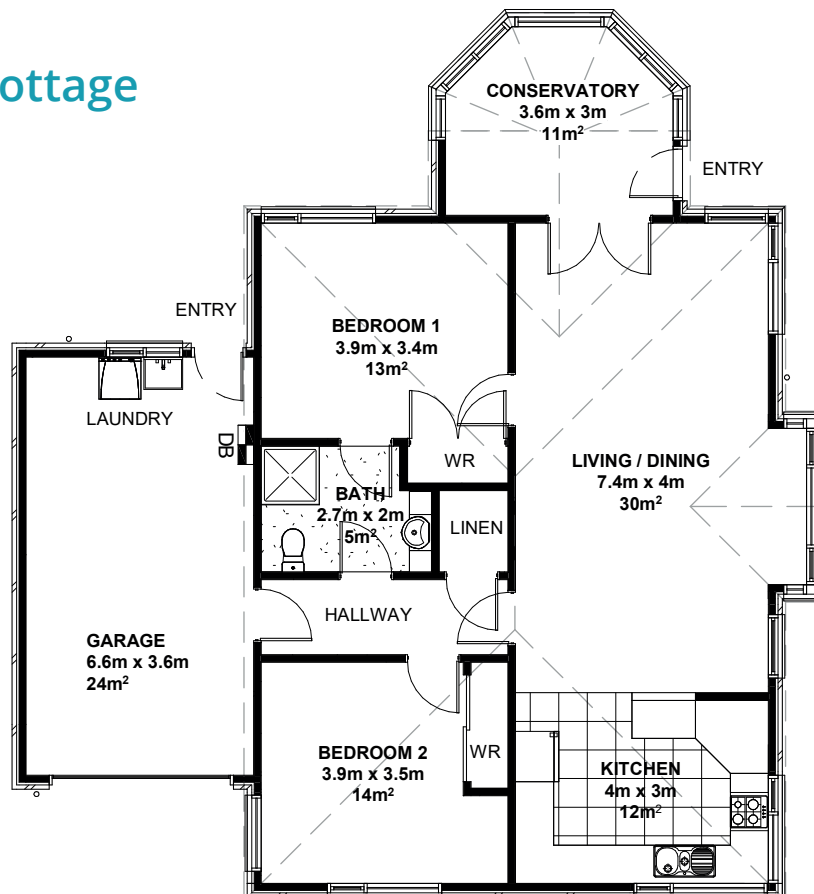
## East Taieri Cottage

- ★ 2 Bedroom
- ★ Garage
- ★ Approx 130m<sup>2</sup>



## Silver Peaks Cottage

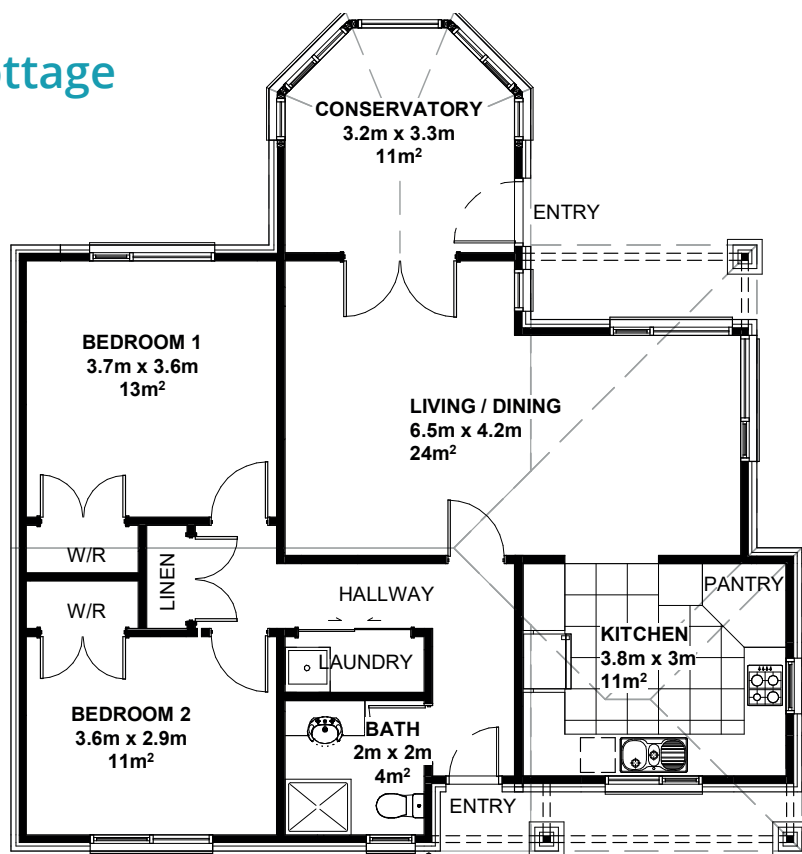
- ★ 2 Bedroom
- ★ Garage
- ★ Approx 120m<sup>2</sup>



## Mt Allan Cottage

★ 2 Bedroom

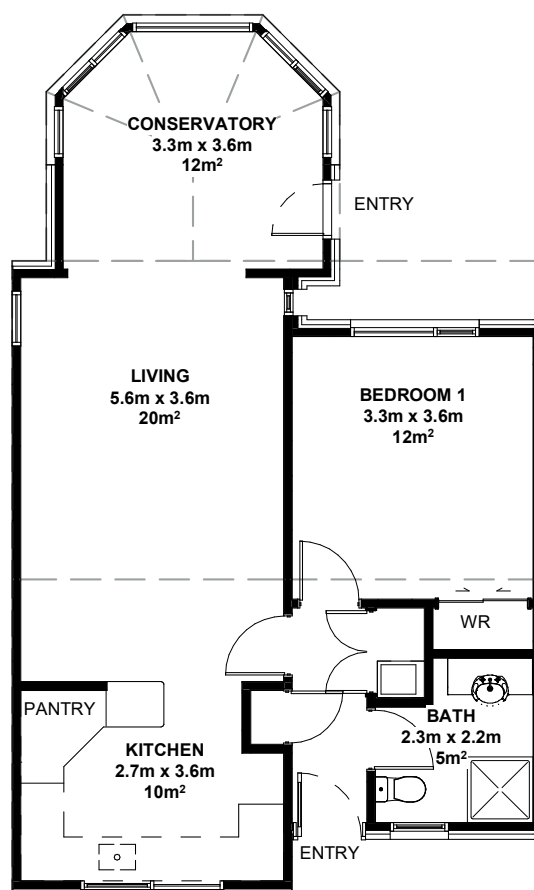
★ Approx 90m<sup>2</sup>

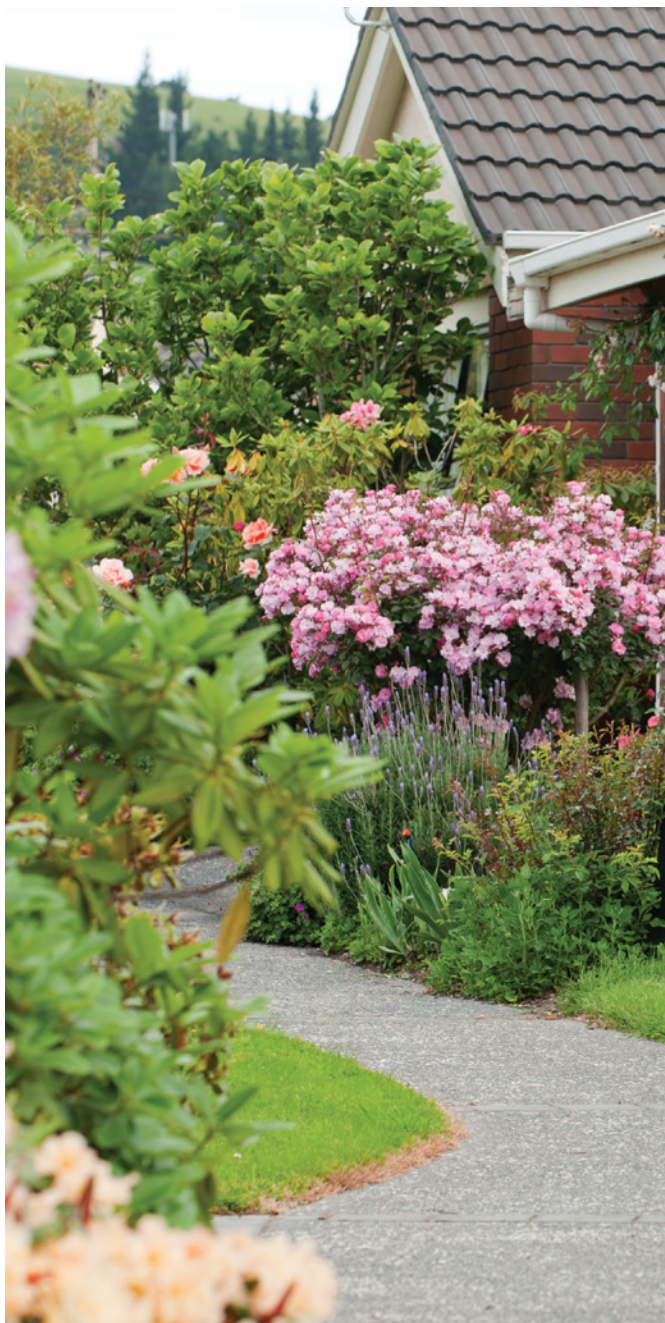


## Henley Cottage

★ 1 Bedroom

★ Approx 65m<sup>2</sup>





## Cottage Features

Options of one or two bedroom cottages with sunrooms and garages 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.

*\*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) 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 in the Village.
- ★ By agreement with the Village owners or by sale of the property.

Full details are contained in the 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 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" for outgoings.

(Personal telephone and electricity charges are metered individually to you).

Residential rent increases annually with inflation.





# Frequently Asked Questions

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.
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 contents insurance. There is also the "Residential Rent" 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. 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 assist with family members 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. Pro rata balance is refundable should your occupancy be less than four years. Full details are in the Occupational Right Agreement documentation.

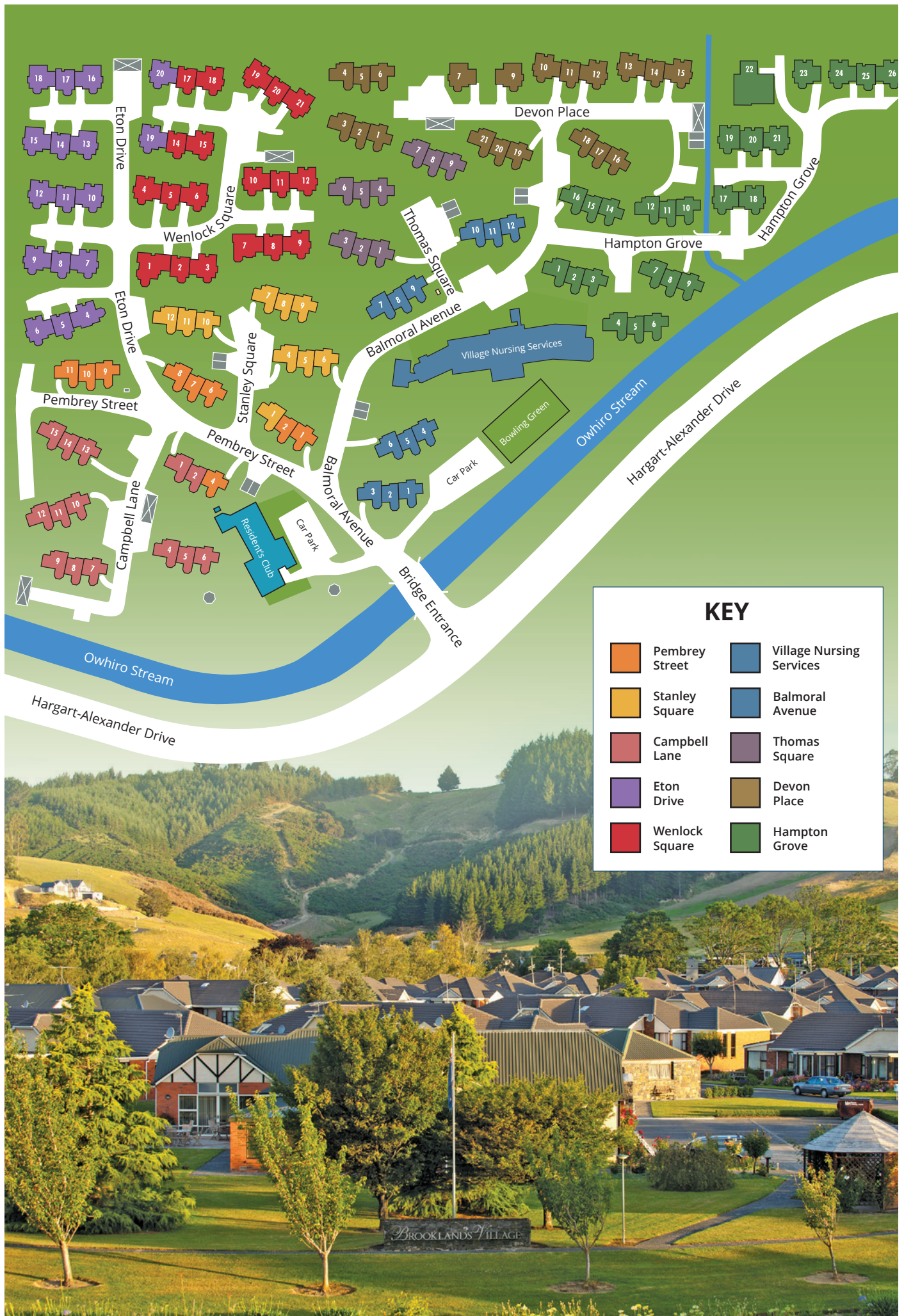
9. What happens with the refurbishment of the cottage after I leave?

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.





## KEY

	Pembrey Street		Village Nursing Services
	Stanley Square		Balmoral Avenue
	Campbell Lane		Thomas Square
	Eton Drive		Devon Place
	Wenlock Square		Hampton Grove



## Contact Us

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Mr Tony Evans



Mrs Shona Innes

