



*B*ROOKLANDS  
VILLAGE

# Contents

## Our Five Star Lifestyle

- 3 About Brooklands Village
- 4 Lifestyle and Benefits
- 5 Features in Brooklands Village
- 6 Activities and Services
- 7 Rest Home Care

## Brooklands Village Cottages

- 8 Cottage Plans
- 10 Cottage Features and Residential Rent
- 12 Frequently Asked Questions
- 14 Village Map
- 15 Contact Us



## 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 residents enjoy all the facilities and activities today. There is only one entry to the Village via a bridge over the Owhiro stream, which provides security to all residents.

Brooklands 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 shops, supermarkets, golf clubs, bowling clubs, parks and churches on the Taieri. This is enhanced by the Village courtesy coach service for outings and shopping trips.

Residences consist of one and two bedroom cottages grouped around the Residents Club and Rest Home. 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 its quality cottages and extensive services. See it now and judge for yourself.





## Lifestyle and Benefits

Brooklands Village is a wonderful environment, 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.

The Village is designed to afford you a lifestyle with abundant 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.
- ★ Accommodation that is 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.
- ★ Low age eligibility – from 65
- ★ Professional (yet personal and caring) administration and private consultations always available.
- ★ Friendly and efficient staff are ready to assist.
- ★ 24-hour emergency call surveillance – 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 which are there for your appreciation and use.

- ★ Activities Area
- ★ Bar Facilities
- ★ Barbecue Areas
- ★ Board Games
- ★ Cards, Housie
- ★ Church Services
- ★ Clinic for Podiatry
- ★ Computer Facilities
- ★ Courtesy Coaches
- ★ Craft & Friendship Group
- ★ Darts Board
- ★ Entertainment and Outings
- ★ Exercise Classes
- ★ Full Kitchen Facilities
- ★ Garden Club
- ★ Gardener & Handyman
- ★ Gymnasium
- ★ Hairdressing Salon
- ★ Happy Hour
- ★ Indoor & Outdoor Bowls
- ★ Movie Nights/Afternoons
- ★ Pool Table
- ★ Potting Shed/Glasshouse
- ★ Residents Club
- ★ Residents Library
- ★ Residents Meeting Room
- ★ Sky TV
- ★ Walking Group

## Rest Home at the Village

A distinctive advantage enjoyed by Brooklands Village residents is the priority access to the Rest Home.

Where a person enters the rest home on a permanent basis a weekly charge is payable.

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



## Rest Home Care Features

Spacious individual bedrooms, Ensuite options, Living Area, Outside Terrace, Carpets, 24-hour Emergency Call Button, Handrails, Toilet, Shower, Drapes and Television.

This includes:

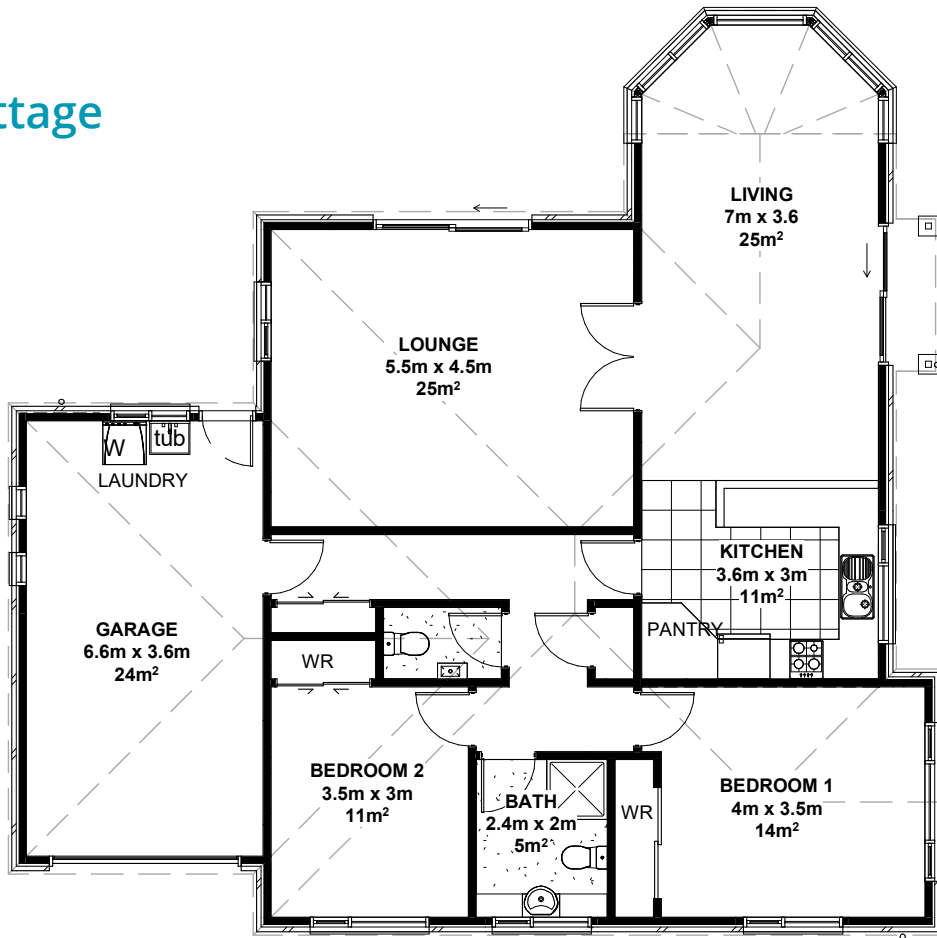
- ★ Fully Staffed Kitchen on site
- ★ Buffet Breakfast
- ★ Lunch & Dinner in Dining Room
- ★ 24-hour use of tea and coffee facilities
- ★ Staff assistance on site 24-hours
- ★ Staff assistance for medical issues and emergencies
- ★ Staff assistance for daily care
- ★ Regular cleaning of room & facilities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



# Brooklands Village Cottages

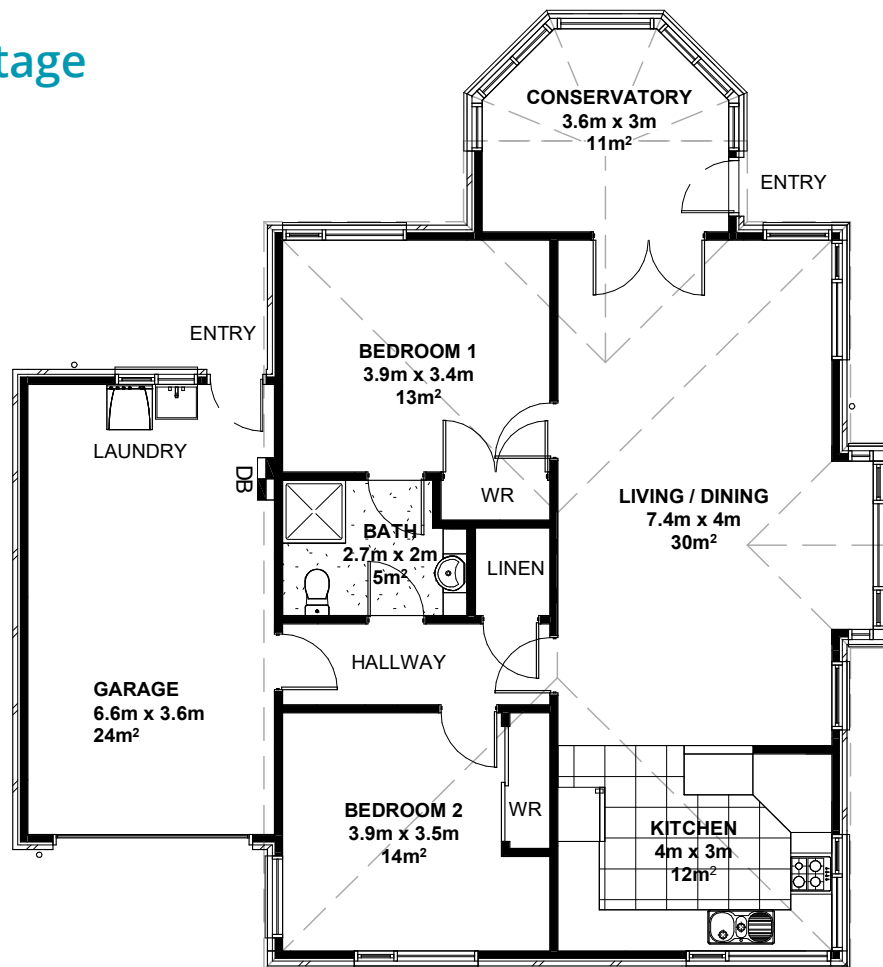
## East Taieri Cottage

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



## Silver Peaks Cottage

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

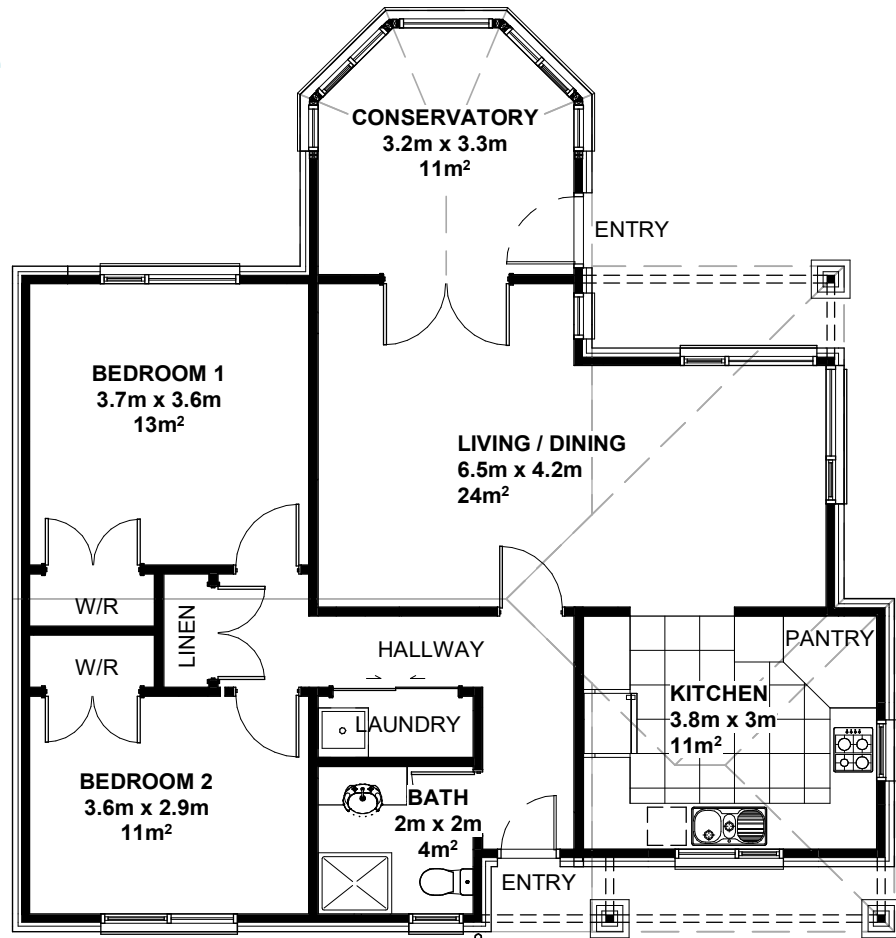




## Mt Allan Cottage

★ 2 Bedroom

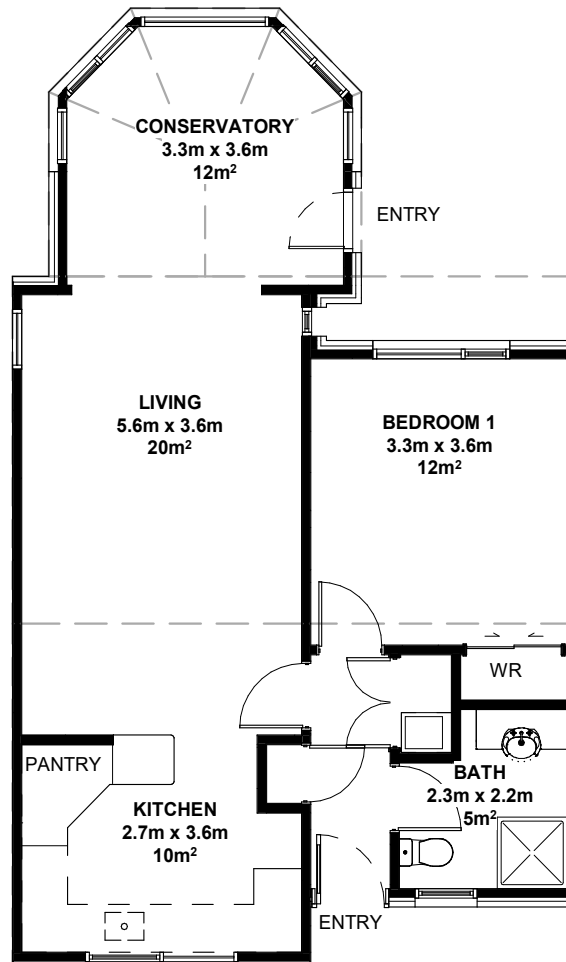
★ Approx 90m<sup>2</sup>



## Henley Cottage

★ 1 Bedroom

★ Approx 65m<sup>2</sup>





## Cottage Features

Options of one or two bedroom cottages with conservatories and garages situated on the Taieri surrounded by beautiful 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.

## 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.

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.

Residential rent increases annually with inflation.

Personal telephone, broadband and electricity charges are metered individually to you.



# Frequently Asked Questions

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

At the time of entry applicants need to be over 65 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 held in Trust. The deposit is fully refundable to the resident if they are unable to proceed for any reason.

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 Village residents are responsible for their own cottage: electricity, telephone

and broadband 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?

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

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 care. If you meet the appropriate financial means assessment for this care, you will be eligible for a Residential Care Subsidy to cover the costs.



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 help to guide family members to a hospital care facility.

7. Are pets permitted?

Small dogs, cats and caged birds are permitted.

8. What happens if we leave Brooklands Village?

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 Lifecare deduction of 27.5% of the purchase price. The Lifecare portion is

amortised over a 4 year period. Full details are in the Occupational Right Agreement documentation.

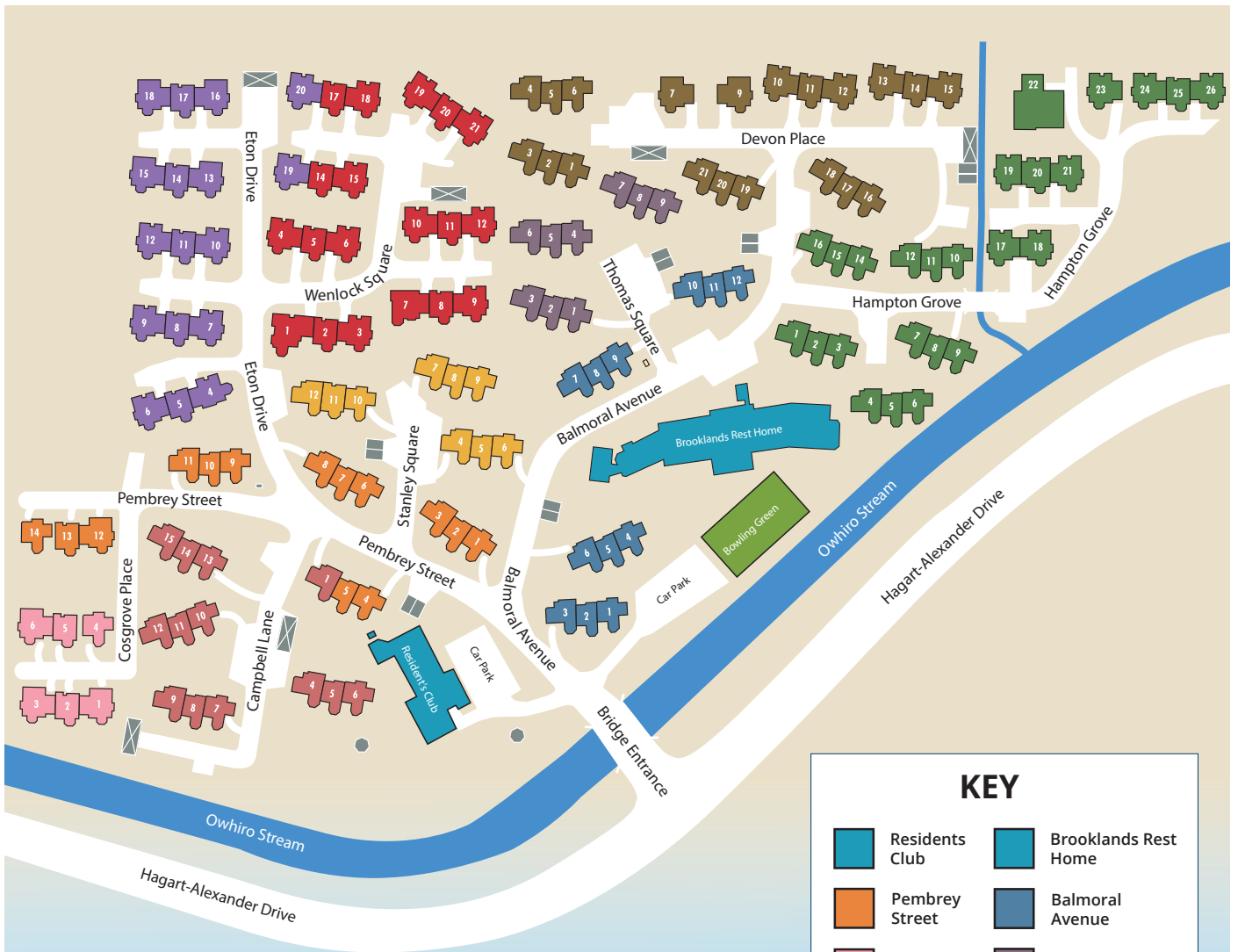
9. What happens with the refurbishment of the cottage after I leave?

The refurbishment of the cottage is the responsibility of Brooklands Village for all Occupational Right Agreements.

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.







## Contact Us

Managing Director Tony Evans  
Mobile 0274 477 019  
Office Administrator Julie Struthers  
Telephone 03 489 3596  
Email [tony@brooklandsvillage.co.nz](mailto:tony@brooklandsvillage.co.nz)  
Website [www.brooklandsvillage.co.nz](http://www.brooklandsvillage.co.nz)  
Address 17 Balmoral Avenue  
Mosgiel 9024



Tony Evans



Julie Struthers



*B*BROOKLANDS  
*V*VILLAGE