



WANAKA
RETIREMENT VILLAGE



A place to call home...



7 Meadowstone Drive,
Wanaka, New Zealand

www.wanaka-retirement-village.co.nz

Presbyterian Support Otago





A place to call home...

Combine a near perfect climate with a location that's the envy of many.

Add the convenience of a short flat walk to the lakeside, bowling club, parks, and to many fine restaurants and shops. Top it off by living in the boutique village that is Wanaka Retirement Village. Then call it 'home'.

Just back from Lake Wanaka, in sought-after Meadowstone Drive, this charming life-care village offers a relaxed lifestyle and a choice of living options. The independent living villas and apartments provide just the right amount of space and modern convenience for your needs.

Living independently in Wanaka Retirement Village, you can forget about mowing the lawn, weeding the garden, or worrying about maintenance problems – it will all be done for you, even when you are away on holiday.

The beautifully landscaped grounds and intimate village ambience let you unwind and live life at your own pace. The homes are designed for privacy but neighbours are next door when you want to touch base with them. It's good to know help is nearby if you need it, too. When you feel it's time to seek support with day to day living, there's peace of mind that comes from knowing a comprehensive range of support services is available if needed.

DESIGNED JUST FOR YOU

The 14 villas and 8 apartments are architecturally designed and thoughtfully developed with your comfort and lifestyle in mind. The attention to detail ensures practical yet fashionable, high quality, long lasting interior finishes, while the exteriors are modern, stylish and practical. It's "Wanaka quality" through and through!

Designed to comply with the New Zealand Green Building Council Green Star rating scheme criteria, your home will be warmer in winter and cooler in summer because of window double-glazing, and the roof, wall and floor insulation being of higher performance levels than is usual. That all adds up to great comfort yet low energy costs.

The Common Room in the ground floor of the apartment block is where you can meet for a game of cards, watch a movie on the large screen, or just catch up with people over a tea or coffee.

www.wanaka-retirement-village.co.nz



THE VILLAS

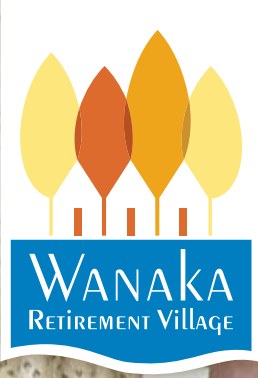
Each two-bedroom villa makes the most of natural ventilation in summer, and designed to capture maximum sunlight during crisp winters. Features include:

- Oamaru stone, plaster, cedar & coloursteel
- Internal access garage
- Solar water heating
- Easy indoor-outdoor flow
- “Green” paint, floor coverings & appliances
- Heatpump, cooktop, oven, dishwasher, fridge/freezer, washing machine & drier
- Two toilets & a flush-floor tiled shower
- Heated bathroom floor & heated towel rail
- Weekly Village Outgoing fee of just \$107.33

THE APARTMENTS

The two-storey apartment block has four one-bedroom and four two-bedroom apartments as well as a well-featured Common Room. Features include:

- A lift, covered walkways & sheltered seating areas
- Common room & parking space
- Solar water heating
- “Green” paint, floor coverings & appliances
- Heatpump, cooktop, oven, dishwasher, fridge/freezer, washing machine & drier
- Two toilets in the larger apartments & flush-floor tiled showers in all
- Heated bathroom floor & heated towel rail
- Weekly Village Outgoing fee of just \$92 for one-bedroom & \$102.22 for two-bedroom apartments



LOOK NO FURTHER

Freedom and security are major benefits of living in Wanaka Retirement Village:

- Freedom to be as independent as you wish
- Freedom to holiday knowing your home is being looked after
- Freedom from worry about property maintenance
- Freedom from worrying about future moves
- Security in knowing help is a call-button away
- Security in knowing your living expenses are known from year to year
- Security in knowing like-minded people are your neighbours
- Security in the knowledge your home has been built to high standards

IT'S ALL ABOUT QUALITY



Wanaka Retirement Village is a member of the New Zealand Retirement Villages Association. The RVA represents villages with a shared vision of providing quality services. It has a Code of Practice requiring RVA members to operate their villages in a professional manner and with the highest level of commercial integrity. This provides assurance to residents that village management is meeting the required standards.



Presbyterian Support Otago

Presbyterian Support Otago, owner and operator of Wanaka Retirement Village, has been providing quality accommodation homes for older people for nearly 100 years, so well understands the needs of the senior community.

In locating Wanaka Retirement Village adjacent to Elmslie House Rest Home & Hospital, and having both facilities operate with the same management, it understands the importance older people place on staying within the one complex when personal needs change and support is needed.

www.wanaka-retirement-village.co.nz



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THE COST OF YOUR NEW HOME

Sold under the Occupation Right Agreement (ORA) process, prices are:

APARTMENT: One-bedroom ORA	\$300,000
APARTMENT: Two-bedroom ORA	\$345,000 - \$349,000
VILLA: Two-bedroom ORA	\$450,000

Prices and information correct as at 1/11/2011

Floor plans, photographs, documentation and a full explanation of an Occupation Right Agreement are available from:

- www.wanaka-retirement-village.co.nz
- **Professionals Wanaka Wide Realty**
(details on back cover)



www.wanaka-retirement-village.co.nz

Frequently Asked Questions

Wanaka Retirement Village offers independent living for older people who want to retain a significant level of independence. Here are some typical questions and answers to help you decide whether the village will be your new home:

HOW OLD MUST I BE TO LIVE IN WANAKA RETIREMENT VILLAGE?

One of the occupants must be 65 years or over.

DO I OWN THE VILLA OR APARTMENT?

Under the Occupation Right Agreement (ORA) you do not get to own your villa or apartment, or the land on which it is located. Title to the land and buildings remains with Presbyterian Support Otago. You purchase a right to live in your villa or apartment and to enjoy the use of the village facilities according to the terms and conditions recorded in the ORA.

WHAT IS AN OCCUPATION RIGHT AGREEMENT?

The Occupation Right Agreement (ORA) is the name of the agreement between you and PSO Retirement Villages Ltd. It gives you the right to occupy a villa or apartment in the Wanaka Retirement Village. This "right" is the most common form of agreement used by retirement villages in New Zealand.

CAN A FAMILY TRUST OWN AN ORA?

No. An ORA can only be issued in the names of the residents occupying the villa or apartment, although the funds used to acquire an ORA may be paid from a Family Trust. You can also request that any termination proceeds be paid to a Family Trust when you leave. You should talk with your solicitor if you wish to use funds from a Family Trust.

CAN I BEQUEATH MY OCCUPATION RIGHT TO A FAMILY MEMBER?

No. The ORA is not transferable and automatically terminates when you leave the village or pass away.

CAN I RENT OUT MY HOME?

No. The villa or apartment is solely for use of the persons named in the ORA.

WHAT HAPPENS WHEN I LEAVE?

When you terminate your ORA, a new ORA for your home is then sold by us, in consultation with you, to a new resident.

You will receive the sale price less the Village Contribution which is based on the time you have lived at Wanaka Retirement Village, any money due, and any costs incurred in finding a new resident.

This contribution is 5% of the sale price of the new ORA (accrued on entry when you became a resident) plus 5% for up to four years (adjusted proportionately for a part year) that you have lived in Wanaka Retirement Village, to a maximum of 25%.

You might find it helpful to think of the contribution like depreciation. It helps finance our ability to provide community amenities, and to help with any future upgrades and major maintenance costs. A portion of this contribution covers the return on investment for PSO.

Please refer to the ORA for full details about exiting Wanaka Retirement Village.

WHAT IF I CHANGE MY MIND ONCE I'VE SIGNED THE AGREEMENT?

The Retirement Villages Act 2003 gives you 15 working days as a 'cooling off' period from the time you sign the ORA. This means that at any time within the 15 working day period after you have signed you may cancel the agreement without penalty or the need to give a reason. The deposit you paid will then be returned to you with interest. Note, however, that your solicitor may still charge you a fee for the services they provided.

WHO PAYS THE INSURANCE AND RATES?

Wanaka Retirement Village pays for your apartment or villa insurances and rates. The cost of these outgoings is proportionally included in Village Outgoings. You are responsible for insuring your household contents and your personal effects.

WHAT IS THE WEEKLY FEE?

The Village Outgoings is your contribution towards the recovery of costs incurred in the operation of the village, including, but not limited to, gardening, building maintenance, rates, insurance and the cost of routine services provided by the Statutory Supervisor. This weekly fee, charged monthly in advance, is explained in the ORA.

WHAT EXTRA SERVICES DOES WANAKA RETIREMENT VILLAGE OFFER?

You can arrange for cleaning, housekeeping and some daily meals. This is on a user-pays basis additional to the monthly Village Outgoings. Personal services including hairdressing, podiatry, arts and crafts and similar activities are provided on the same basis. Details of services are in the ORA.

WHO MANAGES THE VILLAGE?

The Manager of Elmslie House is also the Manager of Wanaka Retirement Village.

ARE THERE RULES ABOUT LIVING AT WANAKA RETIREMENT VILLAGE?

Yes. These are found in the ORA.

WHAT ARE MY RIGHTS?

As with any friendly, neighbourly community, you can expect to be treated with courtesy and respect. You should complain if you are not. Both PSO Retirement Villages Ltd and residents have obligations under the Code of Residents' Rights in this respect. Regular satisfaction surveys are conducted by PSO across its services.

IF I HAVE A CONCERN OR A COMPLAINT, WHO DO I RAISE ISSUES WITH?

It is recognised that from time to time residents have concerns and/or complaints which they wish to raise. While we prefer to deal with these informally, there is a formal complaints procedure in place and residents are entitled to use it. If satisfaction cannot be achieved through that complaints process within 20 working days, the matter can be escalated by lodging a Disputes Notice under the Retirement Villages Act 2003.

WILL MY INDEPENDENCE AND PRIVACY BE RESPECTED?

Yes. We encourage your independence. The village has been designed to provide you with as much privacy as possible. Your neighbours will be like-minded people of similar ages but may have different personalities, personal circumstances, and varying levels of wellness. If you prefer privacy and/or to pursue interests outside the village, you are free to do so.

WHAT HAPPENS IF I WANT TO GO ON HOLIDAY?

If you will be away more than 24 hours, you must inform the Village Manager. Written notice is required when your home will be vacant for more than seven days.

WHAT HAPPENS IF I NEED URGENT ASSISTANCE?

An emergency call service will be monitored 24 hours a day seven days a week.

CAN I MOVE INTO ELMSLIE HOUSE IF MY HEALTH DETERIORATES?

Yes, subject to accommodation being available and you meeting the Southern District Health Board Needs Assessment Service's requirements.

CAN I BRING MY PET WITH ME?

We recognise the important role a pet may play in your life so will endeavour to accommodate your request. However, you will need prior approval, given at our sole discretion, before introducing a pet into your home. That approval may be withdrawn if the pet disturbs other residents or causes damage to your home or the village.

CAN I HAVE FAMILY AND FRIENDS TO STAY?

Yes, this is your home. Your family and friends are very welcome to stay with you for periods of up to three weeks at any one time, provided you tell us before they arrive. If you would like to invite someone to stay for longer than that you must obtain the written permission of the Manager first. We reserve the right to curtail such arrangements when we consider it is interfering with the quiet enjoyment of other village residents.

CAN I CHANGE THE DECOR IN MY APARTMENT - FOR EXAMPLE FLOOR AND WALL COVERINGS?

Yes. However, you must seek approval in writing first. When you vacate your villa or apartment you may be required to re-instate the villa or apartment to how it was originally.

WHAT IS A STATUTORY SUPERVISOR?

A Statutory Supervisor is an independent professional organisation (or person) approved by the Registrar of Retirement Villages which provides Occupation Right owners significant protection of their investment in Wanaka Retirement Village.

Principal duties of a Statutory Supervisor include providing a stakeholder facility for intending residents for deposits and progress payments, monitoring the financial position of the village, monitoring the security of interests of residents and the village's management.

Statutory Supervisors are often a contact point and voice for residents and conduct village annual general meetings and other relevant meetings. Their role, as described in the Retirement Villages Act 2003, is to monitor the village's financial position, report annually to the registrar and residents, and receive and may investigate, any complaints.

PSO Retirement Villages Limited's Statutory Supervisor Service is provided by: Covenant Trustee Services Limited, PO Box 4243, Shortland Street, Auckland



Professionals

wanaka wide realty ltd MREINZ



For more information, please call

Helen Henshall

Phone **03 443 7524**

Mobile **027 201 3805**

Professionals Real Estate

38 Ardmore Street, Wanaka



Presbyterian Support Otago

Support Centre

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Village Location

7 Meadowstone Drive
Wanaka 9305
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Elmslie House
Ph (03) 443 7899
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