



Affordable Independent Village Living



ULTIMATE CARE
KENSINGTON COURT
VILLAGE

About Kensington Court Village

Ultimate Care Kensington Court has been well established in the Nelson community for over 20 years. Our village offers a range of affordable one and two bedroom villas, one bedroom apartments, studios and care suites that are well-appointed and tastefully designed all set in our beautiful landscaped gardens.

One of the benefits of living at Kensington Court Village is the ability to be able to choose a support service if and when you require further assistance.

Our residents enjoy a well managed and ever changing activities programme which provides companionship and lots of fun. Residents also have access to a hairdresser, podiatrist and physiotherapist who visit regularly.

Also on site is our resthome and hospital, giving residents and their families peace of mind knowing they have continuum of care should it be required.



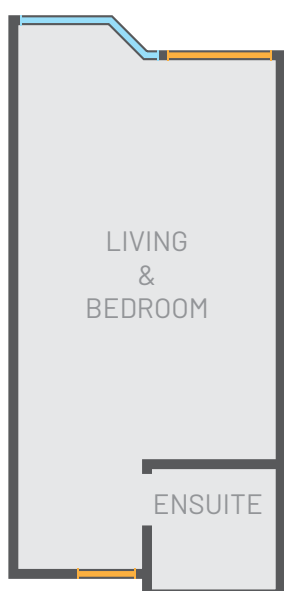
Easy living with a choice of different layouts

Kensington Court Village offers a mixture of independent one and two bedroom villas, one bedroom apartments, studios and care suites.

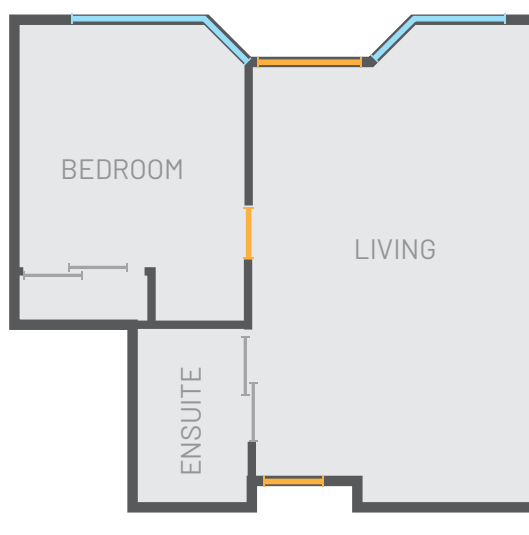
Our villas enjoy bright open plan living, dining area, spacious bedrooms with a modern bathroom and kitchen. Studios and care suites feature a combined bedroom, kitchenette with a fridge, ensuite bathroom and living area. Our one bedroom apartments feature a separate bedroom, ensuite bathroom, kitchenette with fridge and a separate living area.

All our villas, apartments, studios and care suites have access to our beautiful landscaped gardens.

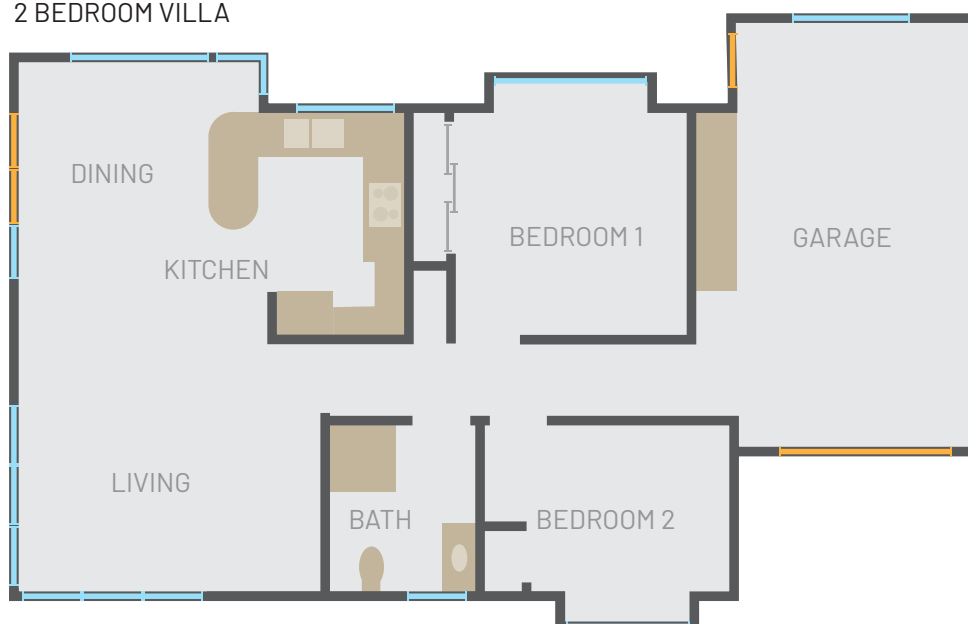
STUDIO



ONE BEDROOM APARTMENT



2 BEDROOM VILLA



MAKING LIFE EASIER

Keeping your independence, enjoying more security and companionship

We respect your lifestyle and the way you want to live. All residents are encouraged to make themselves at home at Kensington Court Village. You can decorate with your own furniture, decor and treasured keepsakes.

Our residents receive the benefits of privacy and security with call bells in villas, apartments, studios and care suites should the need arise.

As well as enjoying our welcoming and homely feel, Kensington Court Village offers you companionship, support services and the opportunity to get involved in group activities.

- Hairdresser
- Podiatrist
- Physiotherapist
- Weekly group outings
- Resident library
- Happy hour
- Weekly entertainment and in-house activities programme
- Weekly exercise programme



OUR RANGE OF SUPPORT SERVICES

Added peace of mind knowing that extra support is available if needed

One of the benefits of living in our care studios at Kensington Court Village is the ability to be able to choose a support service if and when you require further assistance. Services available for residents are:

- Meals
- Housekeeping
- Laundry
- Bedmaking
- General staff support
- Personal care



Personal laundry



Evening check



Morning check

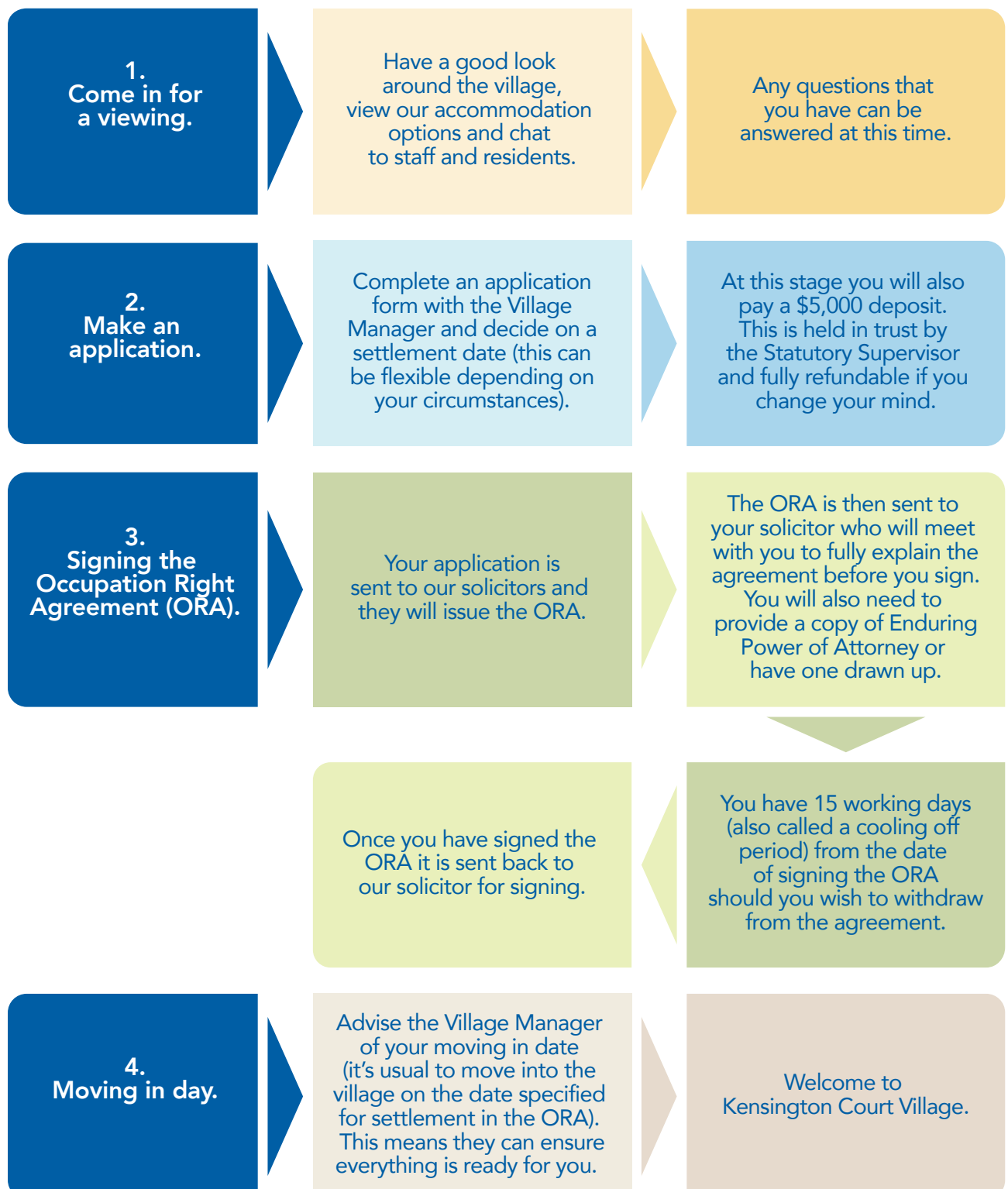
If at some stage you may require more assistance in day to day living, we have an adjoining rest home and hospital complex to assist you.



WHAT IS THE PROCESS FROM HERE?

Taking the next steps

The following is a chart showing you the process from your initial viewing through to joining us at Kensington Court Village:



RIGHT TO OCCUPY AGREEMENT (ORA)

This is a binding legal document between you and the village owners

WHAT YOU RECEIVE

The right to live in your villa, apartment, studio or care suite for your lifetime, plus the right to use the buildings and facilities provided for common use by all residents. e.g. a library or lounge areas.

You also enjoy the other benefits of living in the village, such as security and organised activities.

WHAT YOU PAY

In addition to the initial purchase price, you will need to pay a weekly contribution fee towards the cost of running the village. These costs are shared by all owners.

See the schedule of expenses included in your ORA. You will need to pay your solicitor's legal fees when purchasing a unit.





DEFERRED MANAGEMENT FEE (DMF)

When you leave, a Village Contribution or Deferred Management Fee (DMF) is deducted from the amount you or your estate receives. This is a contribution to our general costs incurred in the supply of accommodation, community facilities and related services at the village.

The Village Contribution fee is calculated as a percentage of your purchase price over a number of years of occupancy but is limited to a specified percentage of the purchase price. This amount is specified in your ORA and your solicitor is required to explain this to you before you sign the ORA.

WHO TAKES CARE OF MAINTENANCE?

The exterior of your unit, any lawns, gardens, infrastructure and common facilities are the responsibility of Kensington Court Village. You are responsible for maintaining the interior of your home to the same standard as it was when you moved in, after allowing for fair wear and tear.

YOUR PROTECTION AND RIGHTS

The Statutory Supervisor for Ultimate Care Group is Covenant Trustee Services and holds a Memorandum of Encumbrance over the land on which the units are built. This secures your investment against any other liabilities the owners of the Village may have. The Statutory Supervisor and Village owners have an agreement between them called the Deed of Supervision. You may request a copy of this agreement.

All Ultimate Care Villages are accredited members of the Retirement Villages Association which protects the interests of residents.

For further details please see the Occupation License and Disclosure Statement.

FREQUENTLY ASKED QUESTIONS

The information to make an informed decision

Who owns the villa, apartment, studio or care suite?

These are owned by the Village. Residents do not have title to the land or unit, but they do have the right to occupy their unit for life.

What financial security do I have for my investment?

The Village land is secured by a first mortgage in favour of the Statutory Supervisor. Your home cannot be provided as security for any debt of the Village operator.

What happens when I leave?

The Village will refurbish, market and sell the unit at its expense. Once the unit is sold, you or your estate will be paid back your original investment minus the Village contribution.

What financial reporting is provided?

Annual financial reports are available to residents. The accounts are reviewed by the Company Auditor and the Statutory Supervisor.

What happens if I change my mind after I initially sign up to purchase an ORA?

You have 15 working days to be sure of your decision before you move into our Village.

What is a Statutory Supervisor? And what do they do?

The Statutory Supervisor is an independent professional organisation approved by the Registrar of Retirement Villages who provide

residents' protection and guidance. Ultimate Care Kensington Court's Village Statutory Supervisor Service is provided by Covenant Trustee Services Ltd, PO Box 4243, Shortland Street, Auckland 1015.

Are there any other expenses?

Care Suite residents have a care package to cover the level of services they require. Each care package provides a suite of services for an all-inclusive, weekly fee.

In addition, you may be responsible for any weekly outgoings such as telephone, TV, contents insurance and minor maintenance such as light bulbs.

Can I rent or lease out my unit?

No. The dwelling is for the sole use of the person or people named in the Occupation License.

Can my friends and family visit and stay?

We enjoy having your friends and family in the Village. They are welcome to stay with you for up to three weeks, and up to a total of three months annually. All you need to do is let your Village Manager know ahead of time and discuss any details.

Can I bring my pet?

Please talk to your Village Manager as not all villas, apartments, studios or care suites are suitable, so it is on a case-by-case basis. There is a no-replacement policy.

Who pays for Insurance and Rates?

These costs are included in the Monthly Fees. We remind residents that you are responsible for insuring your contents.

Is there car parking available for residents?

Yes, some parking spaces are available for apartments/studios. Check with the Village Manager in the first instance.

All villas have internal access garage.

If I have a complaint, whom do I raise the issue with?

The Village Manager is the person to talk to. They will try to resolve the issue for you. If you are still not satisfied, the issue can be

referred to the Statutory Supervisor. The Retirement Villages Association can also assist with any problems that cannot be resolved by the Village management.

What if my needs change?

Kensington Court Village has an adjoining care facility where residential rest home and hospital level care is provided. If your needs change please speak to your Village Manager to discuss the care options that are available to you.



Caring for New Zealand

4. Ultimate Care Oakland

108 Thirteenth Ave, Tauranga
Ph: 07 578 2514

5. Ultimate Care Cambridge Oakdale

58 Tennyson Street, Leamington, Cambridge
Ph: 07 827 4480

6. Ultimate Care Rhapsody

30 Mill Road, New Plymouth
Ph: 06 759 0080

7. Ultimate Care Aroha

128 Monrad Street, Palmerston North
Ph: 06 358 8093

8. Ultimate Care Lansdowne Court Village

1 Oxford Street, Masterton
Ph: 06 377 3339

9. Ultimate Care Palliser House

186 East Street, Greytown
Ph: 06 261 9020

10. Ultimate Care Madison Village

144 Queen Street West, Levin
Ph: 06 367 2305

11. Ultimate Care Churtonleigh

24 Mallard Grove, Churton Park, Wellington
Ph: 04 478 4273

12. Ultimate Care Maupuia

6 Rangitane Street, Maupuia, Wellington
Ph: 04 388 7186

1. Ultimate Care Ranburn Village

7 Nova Scotia Drive, Waipu
Ph: 09 432 0675

2. Ultimate Care Rosedale Village

255 Rosedale Road, Albany, Auckland
Ph: 09 414 1144

3. Ultimate Care Manurewa

39 Great South Road, Manurewa, Auckland
Ph: 09 267 2536

13. Ultimate Care Poneke House

135 Constable Street, Newtown, Wellington
Ph: 04 389 7007

14. Ultimate Care Kensington Court Village

18 McMahon Street, Stoke, Nelson
Ph: 03 547 9444

15. Ultimate Care Allen Bryant

45 Bealey Street, Hokitika
Ph: 03 755 8353

16. Ultimate Care Karadean Court

5 Queen Street, Oxford, Canterbury
03 312 4891

17. Ultimate Care Bishop Selwyn Village

350 Selwyn Street, Spreydon, Christchurch
Ph: 03 379 4044

18. Ultimate Care Rose Court Village

115a Rose Street, Somerfield, Christchurch
03 337 2221

19. Ultimate Care Rose Lodge Village

129 Tweed Street, Invercargill
Ph: 03 218 4306

Ultimate Care Group is a family owned group that started in 2007 and is one of the largest residential aged care providers in New Zealand, with nationwide coverage in all aspects of assisted living. Care options include independent living, dedicated rest home and hospital facilities.



**Ultimate Care
Kensington Court Village**

18 McMahon Street, Stoke, Nelson
03 547 9444

www.ultimatecare.co.nz

kensingtoncourt@ultimatecare.co.nz

