

# Affordable Independent Village Living ULTIMATE CARE BISHOP SELWYN

# About Bishop Selwyn Village

Bishop Selwyn Village has been part of the Spreydon neighbourhood for over 25 years. We offer residents the best of both worlds, the freedom of independent living, with an adjoining rest home and hospital complex on site for added peace of mind.

As well as being close to Hagley Park, cafes, shopping centres, hospital, library and the bowling club we also have a comprehensive activities programme which caters for residents with weekly outings and shopping trips. Additionally, a 10 minute drive from us is our sister village Rose Court, which we enjoy a close connection with.

Residents, family and friends are encouraged to enjoy our tranquil garden setting with many restful areas to use. Our bird aviary attracts a lot of attention and is enjoyed by all.







# Easy living with a choice of different layouts

Bishop Selwyn Village offers a mixture of independent one and two bedroom villas and studios. Our villas enjoy bright open plan living, dining area, spacious bedrooms with a modern bathroom and kitchen.

Our care studios feature a combined bedroom, kitchenette with microwave and fridge, ensuite bathroom and living area.

All our villas and studios have their garden views most with courtyards leading outside.

#### 1BEDROOM VILLA



CARE STUDIO



#### 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 Bishop Selwyn 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 and studios should the need arise.

As well as enjoying our welcoming and homely feel, Bishop Selwyn 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 Bishop Selwyn 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













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



# Taking the next steps

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

Come in for a viewing.

Have a good look around the village, view our accommodation options and chat to staff and residents.

Any questions that you have can be answered at this time.

Make an application.

Complete an application form with the Village Manager and decide on a settlement date (this can be flexible depending on your circumstances).

At this stage you will also pay a \$5,000 deposit. This is held in trust by the Statutory Supervisor and fully refundable if you change your mind.

Signing the Occupation Right Agreement (ORA).

Your application is sent to our solicitors and they will issue the ORA.

The ORA is then sent to your solicitor who will meet with you to fully explain the agreement before you sign. You will also need to provide a copy of Enduring Power of Attorney or have one drawn up.

Once you have signed the ORA it is sent back to our solicitor for signing.

You have 15 working days (also called a cooling off period) from the date of signing the ORA should you wish to withdraw from the agreement.

4. Moving in day.

Advise the Village Manager of your moving in date (it's usual to move into the village on the date specified for settlement in the ORA). This means they can ensure everything is ready for you.

Welcome to Bishop Selwyn 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/studio 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

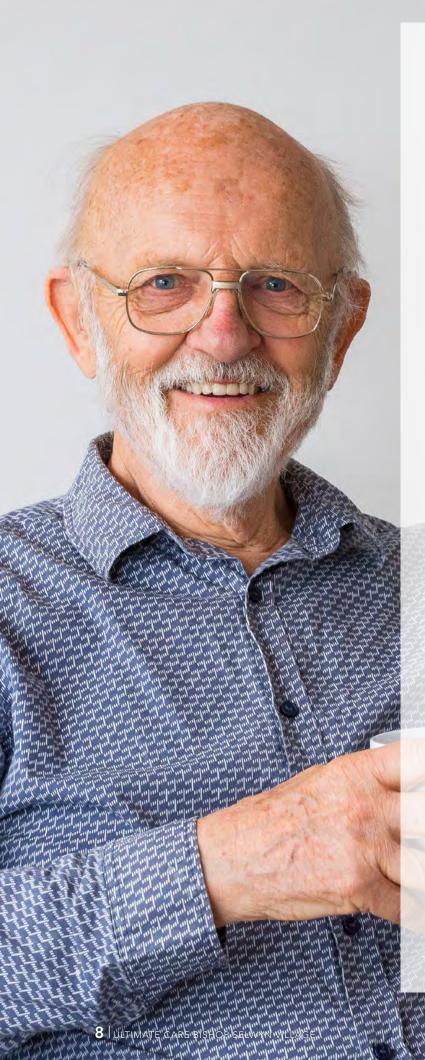
In addition to the initial purchase price, you will need to pay a weekly contribution fee towards the cost of running the village. These costs are shared by all owners.

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









# 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 Bishop Selwyn 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 apartments 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 or studio?

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 Bishop Selwyn'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 Studio 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 or studios are suitable, so it is on a case-by- case basis. There is a noreplacement 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, parking spaces are available in a secure area. Some of our villas have internal access garage or a separate garage available.

## 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?

Bishop Selwyn 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.



DIRECTORY

# 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

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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.

#### 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

#### 19. Ultimate Care Rose Lodge Village

129 Tweed Street, Invercargill Ph: 03 218 4306



# Ultimate Care Bishop Selwyn Village

350 Selwyn Street, Spreydon, Christchurch 03 379 4044

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