

Embrace your independence,
embrace our community.



ULTIMATE CARE
OAKLAND LODGE
— VILLAGE

About Oakland Lodge

Oakland Lodge is located in the sought after Avenues in central Tauranga and was once known as Copper Beech Village - we have been part of this community for decades.

Our affordable and secure apartments free you from the concerns that a large home can bring in later years. You have a choice of one bedroom apartments at Oakland Lodge, many have either lovely balcony views or have garden access.

If you're keen to be involved, our resident activities are organised with you in mind and we regularly ask for your input. With crafts, games, music and movies there are a wide range of options. There are also regular visits to shopping centres, cafes and events. You decide how much you want to be involved.

As well as enjoying your independence there is also our communal lounge for getting together with other residents, along with our well stocked library which is available for your use.



Easy living with a choice of layouts

At Oakland Lodge you have the choice of modern one bedroom apartments with a separate bedroom, ensuite bathroom, open plan lounge/dining room, kitchen and laundry facility. Our apartments are suitable for singles as well as couples.

Most of our apartments have either private decks, garden access or balcony's to choose from. Examples of some of our apartment layouts can be seen below.

44m² with balcony



42m² with balcony



44m² with patio garden access



Living independently with the comforts of home.

We respect your independence and the way you want to live. You are free to make yourself at home at Oakland Lodge with your own furniture and decor.

At some stage in our lives we may require more assistance in our day to day living. Our wealth of experience in other stages of care means our team can advise you on your options and how it all works.

We are here to help and assure you through the stages.



OUR RANGE OF SUPPORT SERVICES

Choose the support service that is right for you

One of the benefits of living at Oakland Lodge is the ability to be able to choose a support service if and when you may require further assistance. Services available for residents are:

Meals



Housekeeping



Laundry



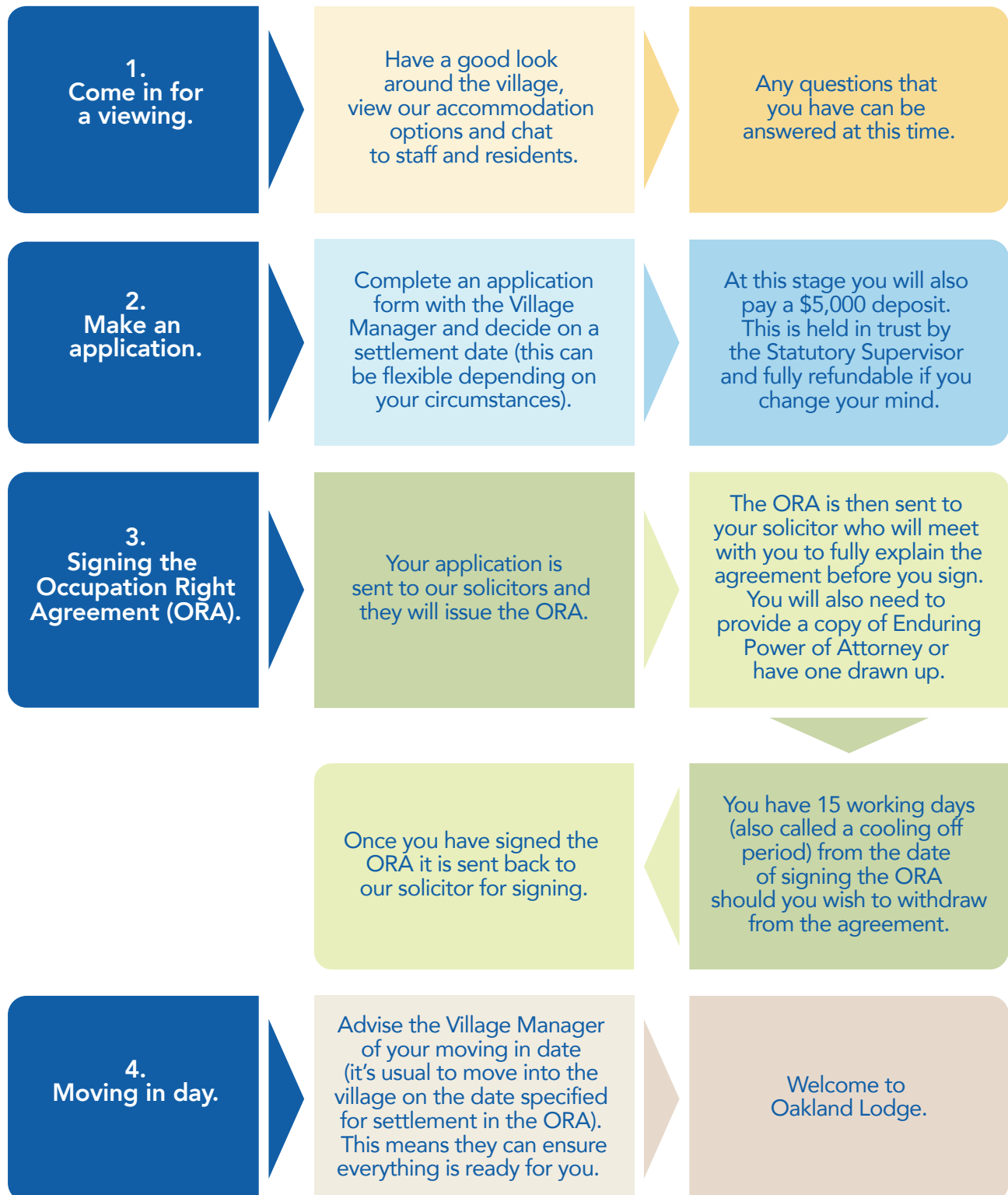
General staff support



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 Oakland Lodge :



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 apartment 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. Additionally, when moving in you will be offered a suite of services which may be tailored to your requirements.

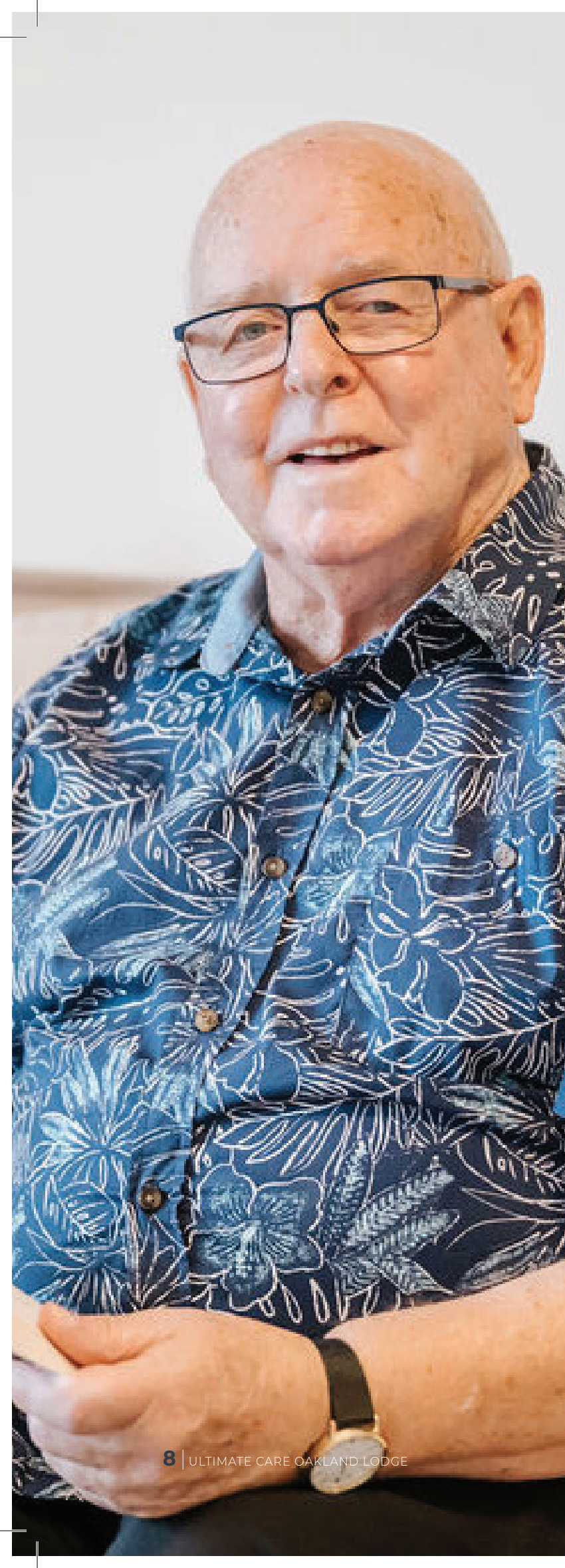
This includes a range of services from laundry, meals and other general staff support.

Weekly costs will vary depending on the level of support you choose.

You can change your service package at any time. When purchasing your apartment, these costs may be included in your service package.

Please discuss this with your Facility Manager or Village Coordinator.





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 Oakland Lodge. 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 unit?

The unit is 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 Oakland Lodge Statutory Supervisor Service is provided by Covenant Trustee Services Ltd, PO Box 4243, Shortland Street, Auckland 1010.

Are there any other expenses?

Every resident can select a service or a suite of services for an all inclusive weekly fee as their needs change.

In addition, you may be responsible for any weekly outgoings such as telephone, TV, power, 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 Facility Manager or Village Coordinator know ahead of time and discuss any details.

Can I bring my pet?

Please talk to your Facility Manager or Village Coordinator as not all apartments 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 parking available for residents?

Yes, parking spaces are available in a secure area for residents.

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

The Facility Manager or Village Coordinator 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?

You can discuss any changes that you may require with your Facility Manager or the Village Coordinator, they are happy to assist with your understanding of the options available to you.



DIRECTORY

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Ultimate Care Oakland Lodge

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9. Ultimate Care Palliser House

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10. Ultimate Care Madison

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11. Ultimate Care Churtonleigh

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1. Ultimate Care Ranburn

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2. Ultimate Care Rosedale

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Ph: 09 414 1144

3. Ultimate Care Manurewa

39 Great South Road, Manurewa, Auckland
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12. Ultimate Care Ponake House

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13. Ultimate Care Kensington Court

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14. Ultimate Care Allen Bryant

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15. Ultimate Care Karadean Court

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16. Ultimate Care Lakewood

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Ph: 03 385 9364

17. Ultimate Care Bishop Selwyn

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

18. Ultimate Care Rose Court

115a Rose Street, Somerfield, Christchurch
Ph: 03 337 2221

19. Ultimate Care Rose Lodge

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.



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Oakland Lodge**

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