



LIFE AT
**BROADVIEW
RETIREMENT VILLAGE**

Broadview Retirement Village is a brand new, modern village offering you independence, yet a sense of belonging. Our village offers 25 stylish, two bedroom villas and excellent community facilities.

We are Bupa

Broadview Retirement Village is the place to get the most out of life, providing a strong sense of community. You will enjoy peace of mind knowing there are future care options at the care home next door should you need it.

Retirement village living

Our residents buy into a Bupa village by means of an occupation right agreement, which gives them the right to occupy their new home and to use the services and communal areas in the village.

A stylish, modern home

At Broadview Retirement Village you can enjoy an attractive two bedroom villa, which is warm, light and spacious. All villas contain:

- **Well designed modern kitchen**
- **Open-plan lounge and dining area**
- **Ensuite bathroom**
- **Dishdrawer**
- **Quality light fittings, drapes and floor coverings**
- **24-hour emergency call system**
- **Heat pump/air conditioning unit**

All villas are built with high-quality materials so you will enjoy a home that looks good and is a pleasure to live in. At Broadview Retirement Village it is easy to enjoy life, because our affordable homes free you from the ties of the usual home maintenance, saving you time and money.



Village weekly fee

Residents pay a village weekly fee, monthly in advance, which is calculated as a proportion of the cost of the village outgoings. This includes:

- **Land rates**
- **Insurance (excluding your own personal belongings)**
- **Administration and management of the village**
- **Provision of all utilities, cleaning, and servicing of communal areas**
- **Provision of domestic rubbish removal service**
- **Exterior maintenance of villas**
- **Maintenance of village facilities, lawns, gardens, roadways, paths and all common areas**
- **Provision for long term maintenance**
- **Exterior window cleaning at least twice a year**
- **Security patrols**

Please refer to the Occupation Right Agreement for full details.

Additional services

Additional services may be available for an extra cost, please discuss this with your village manager.

Alternatively, you may choose to access government funded community services, if you qualify for these.

Community facilities

At Broadview Retirement Village, you can enjoy a range of community facilities.

Community lounge

The community lounge is yours to use whenever you choose. It is equipped with comfortable seating, large flat screen TV, and DVD player. The area is large enough for residents to run meetings, invite guest speakers and enjoy a variety of organised functions.

Library

The library is well stocked with books, games and puzzles.

Communal kitchen

A fully equipped kitchen is located in the community lounge.

Wellness clinic

Bupa offers health monitoring and appropriate professional advice by a Registered Nurse on a regular basis at the Wellness Clinic. This helps residents maintain their health, quality of life and independence.

Outings

There are periodic outings available that may incur a small cost, i.e. trips to other centres for shopping and lunch, museum visits etc.

Activities programme

The village has a busy social calendar for you to enjoy, if you choose.



Frequently asked questions

Can my friends and family stay with me?

It is your home so you are welcome to have visitors to stay for up to three weeks at a time. If your guests intend on staying longer, you will be required to get consent from the village manager.

Am I allowed to have pets?

Most small pets are welcome, however you will need to check with the village manager before you move in.

Who will look after the lawn and gardens?

Bupa will take care of the general grounds within the village, and you are welcome to look after the garden surrounding your home if you wish. We can also take care of these gardens if you would prefer.

What if I want to go on holiday?

One of the benefits of living in a village is being able to lock up and go on holiday, safe in the knowledge that your home is being looked after.

How are my rights protected?

Broadview Retirement Village has an independent statutory supervisor whose role it is to ensure Bupa always meets its obligations to you.

What happens when I leave the village?

Bupa will market your villa and on resale refund the money you paid minus the Amenities Fee, which is accrued over the first three years of your occupation, and any other monies owing. The Amenities Fee represents a contribution towards the provision of accommodation and communal village facilities and buildings. We are happy to provide more information about this and answer any questions you have.

If your unit has not been sold within six months of your licence termination, Bupa will pay what you are owed. If it sells sooner, Bupa will repay you upon settlement.

Village manager

Karen Noyes is the village manager for Broadview Retirement Village, and is responsible for sales and the day-to-day operation of the village.

Karen's contact details are:

Phone: **(06) 344 2341**

Mobile: **027 703 5820**

Email: **karen.noyes@bupa.co.nz**





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