



## LIFE AT **TELFORD RETIREMENT VILLAGE**

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Telford Retirement Village is a welcoming, boutique village offering you independence yet a sense of belonging, with 16 two bedroom villas and a community centre in a tranquil setting.

*We are Bupa*



**Telford 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 Telford Retirement Village you can enjoy an attractive two bedroom home, which is warm, light and spacious. All villas contain:

- Well designed modern kitchen
- Open-plan lounge and dining area
- Ensuite bathroom
- 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 Telford 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

The following additional services are available to you at an extra cost, if required. We recommend you discuss your personal needs with the village manager.

- Provision of meals
- Household cleaning
- Hairdressing

Please refer to the Village Disclosure Statement for full details.

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

### Community facilities

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

### Community centre

The community centre 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.

### Communal kitchen

A fully equipped kitchen is located in the community lounge.

### Library

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

### Wellness clinic

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

### 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?

Telford Retirement Village will have 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 apartment and on resale refund the money you paid minus the amenities fee, 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 sales

Chantelle Distin, the Village Manager is responsible for the sales and day to day operation of the village and will usually be at the village from 10am to 3.30pm Monday to Friday.

Chantelle's contact details are:  
Phone: (06) 769 6180  
Mobile: 027 212 2301  
Email: [chantelle.distin@bupa.co.nz](mailto:chantelle.distin@bupa.co.nz)



Care Homes ◦ Retirement Villages  
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