



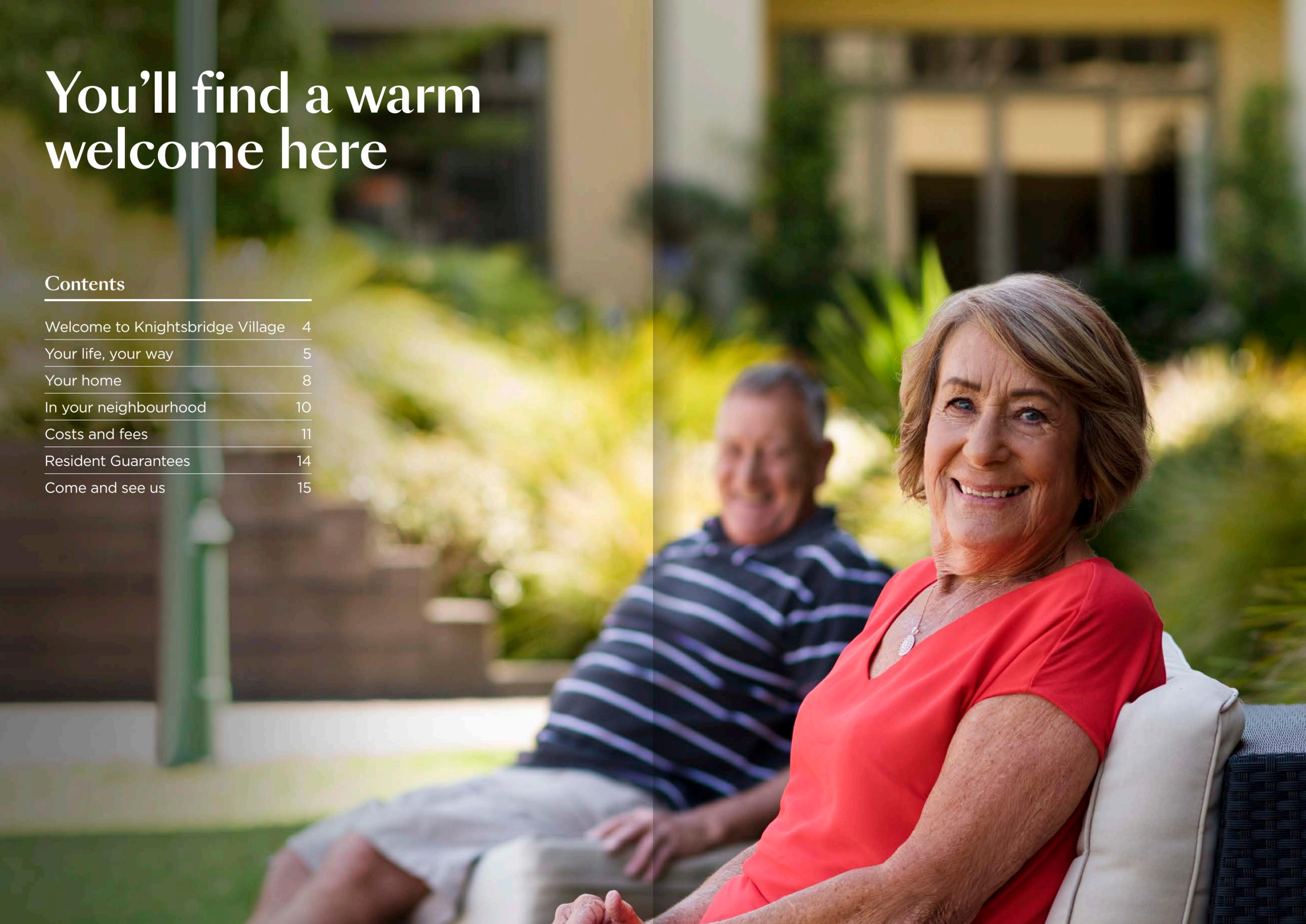
KNIGHTSBRIDGE
— VILLAGE —

ARENA
LIVING

You'll find a warm welcome here

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“There’s a big community spirit here. People look out for each other.”

Hugh Nettleton, Knightsbridge Village resident



“If we won lotto tomorrow, we wouldn’t move out of this village, because we couldn’t see how we could better this.”

Bob Hines, Knightsbridge Village resident

Welcome to Knightsbridge Village

A caring community

Welcome to Knightsbridge, where everything is designed to help you enjoy the things that matter most in life.

Here you will discover a village where residents enjoy both independence and security, and there is always a friendly neighbour to talk to.

If you believe in making the most of your retirement years, Knightsbridge is the place for you. Village life is full of opportunities to enjoy your favourite activities and socialise with friends, old and new. There’s a real sense of community spirit here – the way neighbourhoods used to be.

Caring staff members are on hand to help and all the laborious jobs like external maintenance are taken care of, leaving you more time for the things you really enjoy.

It’s like living in a resort, all year round.

Knightsbridge is owned and managed by Arena Living. We aim to provide world-class retirement living in New Zealand, which is why we put our residents at the heart of everything we do. Your well-being and security are our highest priorities. We have a manager onsite during the day and 24-hour emergency response for your peace of mind.



Your life, your way

Live the life you choose

There's always something going on at Knightsbridge. You can be as sociable as you like, when you like. Everything here has been designed to ensure you enjoy your ideal retirement lifestyle – whether you want to spend time with friends enjoying dinner together in our restaurant, relax in the garden, or learn a new skill. Our staff look after all of the external maintenance and can also provide a maintenance service in your home, leaving you free to do the things you enjoy.

The village has been thoughtfully designed to create a sense of spaciousness, with beautifully landscaped grounds, established gardens and plenty of room to enjoy an afternoon stroll.

We cater for many popular hobbies and pastimes – and we will hopefully inspire you to try some new ones too! Our resort-style leisure facilities include a restaurant, bar, heated swimming pool, bowling green, putting green, croquet lawn, pétanque court, billiards room, movie room, library, craft room and hairdressing salon. For those that enjoy the benefits of an active lifestyle, we also offer classes such as tai chi, yoga and line dancing. You can fill your calendar with as many activities as you like.



**“You can be as social
as you like or you can
be totally private. It’s
completely up to you.”**

Jan Jennings, Knightsbridge Village resident



Your home

Enjoy the freedom of your own home without all the maintenance

At Knightsbridge you can choose the home that suits your needs.

Having your own private garden might be important to you. If so, you will love our one, two or even three bedroom villas.

Or perhaps you would prefer an apartment, with internal access, a balcony, and elevated views. You will be surprised by the spaciousness of our one and two bedroom apartments.

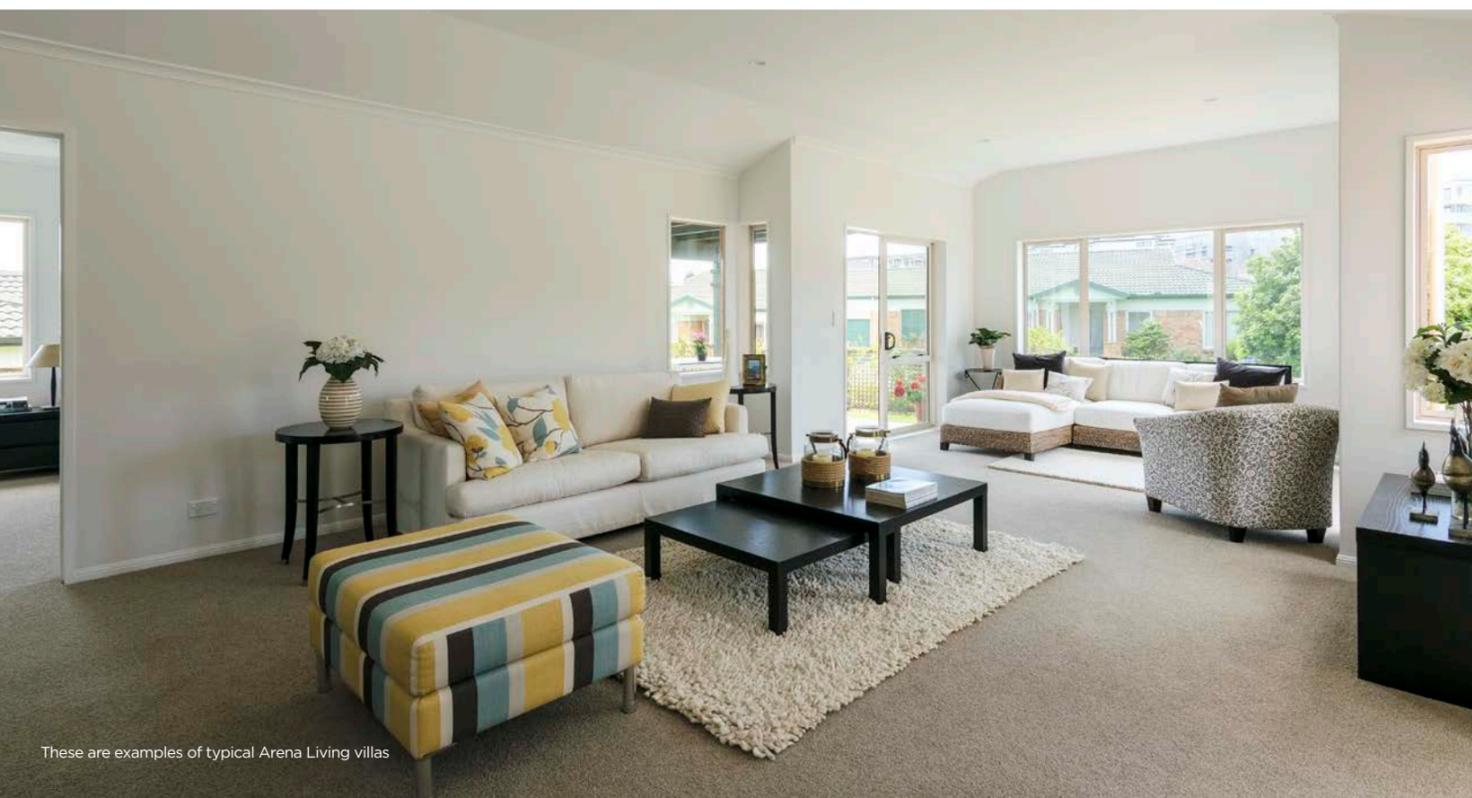
All our homes are refurbished to an excellent standard, with beautiful, modern kitchens and bathrooms, lots of storage and generous built-in wardrobes.

Your family and friends are also welcome to visit. It's your home, after all. And when it's your turn to visit them, it's reassuring to know you can travel for as long as you like, with the peace of mind that we'll keep an eye on your home while you're away.



“You’ve got all the benefits of living in a private house, with half the responsibilities.”

Hugh Nettleton, Knightsbridge Village resident





In your neighbourhood

Come home to the heart of your community

Set among more than 12 acres of established landscaped gardens on the North Shore, Knightsbridge Village ticks off the most important consideration: location. Close to this peaceful setting are some of Auckland's most beautiful beaches including Mairangi Bay and Murrays Bay, as well as cafés, leafy green parks, two fabulous golf clubs and several local shopping centres.

We have a comfortable minibus to chauffeur residents on village outings and shopping trips. If you prefer to use your own car, you will find Westfield Albany and the Albany Transport Hub are just 4km away, and there is easy access to the motorway.

Many of our residents here at Knightsbridge have long-standing ties with the community – because once you have lived in The Bays, you will never want to leave.



Costs and fees

How does it work financially?

Because buying a license for a home in one of our retirement communities is an important decision, we want you to understand fully both the costs and benefits involved, right from the outset.

All costs and our formal obligations are clearly set out in your Occupation Right Agreement. We recommend you discuss your options with us face-to-face so you will feel confident that you are making the right decision. While you may wish to discuss your options with close family members, you must also seek independent legal advice.

There are three key financial terms that will apply when you buy at Knightsbridge Village:

- > The Entry Payment you pay for your Right to Occupy the home
- > The fixed Weekly Fee
- > The Deferred Management Fee

Entry into Occupation Right Agreement

You will enter into an Occupation Right Agreement (ORA) for your home, at the market value, at the time of purchase. The ORA gives you the right to occupy the home for your lifetime (health and other terms permitting), or until you choose to leave. Occupation rights will be secured by the statutory supervisor's first-ranking mortgage over the village land.

Weekly Fee

We have a fixed weekly fee which covers rates, building insurance, gardening, exterior maintenance, a 24/7 onsite emergency response service, staff and use of all the village communal facilities and amenities. Your weekly fee will be fixed for the entire period of your occupancy, giving you certainty over your future outgoings.

Deferred Management Fee

When your home is sold, we retain a Deferred Management Fee (DMF) of 30% of the original purchase price. There are no additional fees for you to pay on exit, unless you have caused damage beyond fair wear and tear. The DMF is accrued over 3 years. If you leave within this time, your DMF will be reduced accordingly. This contributes to the capital costs of the village and facilities and the costs of operating the Arena Living business. The DMF also covers marketing costs and refurbishment of your home, ready for the incoming resident.

Additional services

Any services you use, such as meals in the restaurant, maintenance services within your home or housekeeping in your home, are charged in addition. The way we operate our villages enables us to offer additional services on a flexible basis, and only when you wish or need to have them.

Leaving the village

We have our own internal specialist sales and marketing team. We are in the best position to handle the sale of your license of home due to our experience and in-depth understanding of the benefits and facilities of the village. Under the terms of the Occupation Right Agreement, we will market your home license, at no extra cost to you. To make the sales process successful, we continually promote the villages and maintain a list of prospective purchasers.

We encourage you to take the time to review these core financial terms and we recommend you consult your solicitor and family members so you can make the decision that is most appropriate for you.





Resident Guarantees

1. Fixed weekly fee

We know it's important to have certainty over your living costs. Our weekly fee is guaranteed for the entire period of your Occupation Right Agreement, so you'll never have to worry about rising costs.

2. Fees stop immediately

When your agreement terminates and your home has been vacated, your weekly fee payment will stop immediately. The Retirement Villages Code of Practice only requires your weekly fee to reduce by 50% after six months.

3. No capital loss

We will absorb any capital loss on relicensing your home, so you have absolute certainty over how much you will receive when you leave.

4. No hidden costs

There are no hidden costs when you leave the village - you will not be charged any cleaning fees, selling fees or marketing costs when we relicense your home and you will not be liable for costs to refurbish your home (unless you have caused damage beyond reasonable fair wear and tear). The only cost is your Deferred Management Fee (DMF).

5. Peace of mind

Our buying process affords you peace of mind knowing you are protected throughout the process. If you change your mind before signing the agreement, you may cancel your reservation and we will refund your deposit, in full, along with any net interest earned. The purchase is always conditional upon your solicitor approving the agreement and all associated documentation. We can even make the purchase of your agreement conditional upon you selling your existing home. Once you sign the agreement with your solicitor, there is a 'cooling off period', where you have another 15 working days to change your mind for any reason. Should you cancel within that period, your deposit will be fully refunded along with any net interest it has earned.



“We’re in a wonderful position where we have a fixed outgoing for the rest of our lives.”

Bob Hines, Knightsbridge Village resident



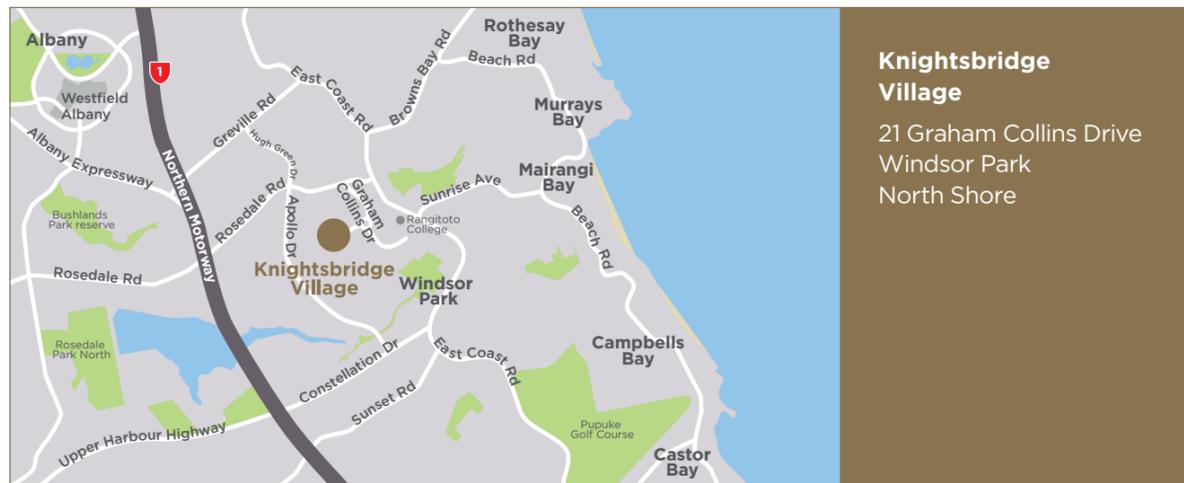
Come and see us

The best way to find out more is to visit us for a chat

We would love to meet you and take you on a tour of our wonderful village.

Please contact our sales team on **0800 774 635** or email: info@arenaliving.nz

Visit us at www.ArenaLiving.nz



“I came and had a look and it just felt fantastic.”

Jan Jennings, Knightsbridge Village resident



Arena Living owns and manages quality lifestyle retirement villages in New Zealand, with four in Auckland and one in Mt Maunganui.

Our established villages are all spacious and well-known in their local communities. We take pride in our reputation for enabling residents to do the things they want to do during their retirement, while we take care of the rest.

Across the villages we have 1,000 units, which are home to 1,300 residents. Arena Living is owned by Blackstone, one of the leading asset management firms in the world, established in 1985.



