



Elloughton Village

Where old world
charm meets new



Welcome to Elloughton Village



Thank you for taking the time to enquire at our Radius Elloughton Village in Timaru. The village at Elloughton is part of a caring social community, and each home is beautifully presented for easy living, in a tranquil and welcoming environment.

The village has 54 modern villas built to the highest specifications with expansive views; some over farmland, or out to the ranges, or the sea. Radius Care has operated the care home since 2005 and it has always been our vision to offer continuity of care, and the village was opened to its first residents in June 2015.

Thank you again for enquiring about Elloughton Village, and we look forward to supporting you on this journey.

A handwritten signature in black ink, appearing to read 'Brien Cree'.

Brien Cree

Founder & Executive Chairman
Radius Care



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A grand way to enjoy your retirement



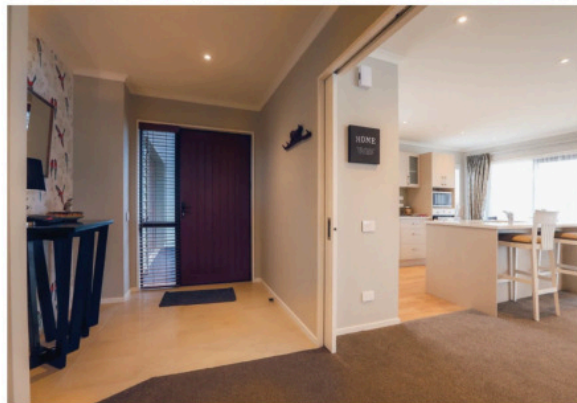
Serene, safe and social

An idyllic setting to enjoy retirement living at its best.

Set in a close-knit community where we all know one another's names, Elloughton Village offers tranquil, low maintenance retirement living.

Set in attentively manicured gardens tended by our staff, and convenient to nearby shops and cafés, the village provides the perfect balance of convenience, companionship, and privacy.

Each villa is finished to a high standard to provide comfort and ease, with conveniences including contemporary kitchens, modern appliances and heat pumps.



Your independent lifestyle, with companionship and support when you want it

Independent living means you can come and go as you're used to, have friends and family visit or stay, and style your home to suit your tastes.

The community and on site management means there's always someone around to check in, or to help out.

Village living also removes the worry of home and garden maintenance and repairs, so you can get on with living.

Community features

Community centre

Residents lounge

Weekly van shuttle

Library

BBQ and recreation area

24 hour emergency support



Location & Attractions



Radius
Elloughton Village

- 1 Local Shops
- 2 Highfield Mall
Distance: 2.4km
- 3 C-Bay Pool, Gym and Cafe
Distance: 2.4km
- 4 Northtown Mall
Distance: 2.8km
- 5 Caroline Bay
Distance: 2.8
- 6 Timaru Township
Distance: 3.1km



Village Site Map



Villa Amenities

Style of home

- Architecturally designed to modern standards and fully insulated
- Maintained to a high quality throughout
- Colour steel roof, and Linea, Hebel and Classic stone exterior
- Level entry access
- Deck outside lounge with beautifully landscaped grounds

General features

- Single level with 2 double bedrooms
- Ensuite: designed for the mobility-impaired with level shower access, non-slip flooring and safety bars
- Separate guest toilet
- Open plan kitchen dining and living with flow out to the deck
- Separate internal laundry with tub
- Attached single garage with automatic door opener and internal access

Safety

- St John alarm in each villa
- Outdoor security lighting
- Double-tongue window latches
- Smoke alarms hard-wired

Kitchen features

- Borelli acrylic bench top
- Island breakfast bar
- Dish draw dishwasher
- Electric hob
- Oven and range hood
- Glass splash back
- Ample convenient storage

Energy amenities and features

- Floor to ceiling windows, oriented to maximise sunlight
- Double glazed aluminium window joinery
- Heat pump heating and cooling
- LED lighting

Location amenities

- 217m² multi-purpose Community Centre
- Close to bus and shops

Villa Plan 1

109.36 m²

(88.64 m² excluding garage)

1. Master Bedroom
2. Guest Bedroom
3. Ensuite
4. 2nd Toilet
5. Living Area
6. Open Plan Kitchen
7. Laundry
8. Driveway

Villas

1, 3, 4, 6, 12, 14, 17, 18, 22, 23, 28,
30, 31, 33, 52, 54



Villa Plan 2

108.29 m²

(87.57 m² excluding garage)

1. Master Bedroom
2. Guest Bedroom
3. Ensuite
4. 2nd Toilet
5. Living Area
6. Open Plan Kitchen
7. Laundry
8. Driveway

Villas

2, 5, 13, 29, 32, 53



Villa Plan 3

109.09 m²

(88.37 m² excluding garage)

1. Master Bedroom
2. Guest Bedroom
3. Ensuite
4. 2nd Toilet
5. Living Area
6. Open Plan Kitchen
7. Laundry
8. Driveway

Villas

7, 9, 10, 11, 15, 16, 19, 21, 24, 25, 26,
27, 34, 36, 37, 39, 40, 42, 43, 45,
46, 48, 49, 51



Villa Plan 4

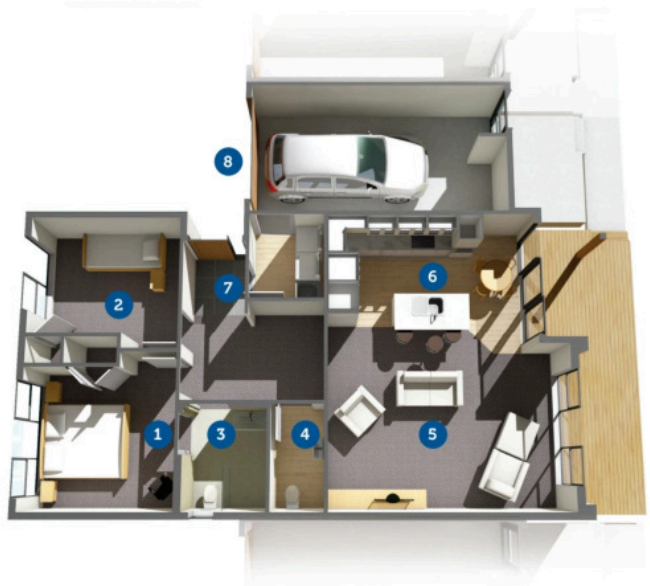
107.98 m²

(87.26 m² excluding garage)

1. Master Bedroom
2. Guest Bedroom
3. Ensuite
4. 2nd Toilet
5. Living Area
6. Open Plan Kitchen
7. Laundry
8. Driveway

Villas

8, 20, 35, 38, 41, 44, 47, 50





The Community Centre

A beautiful and spacious multi-purpose Community Centre is located centrally within Elloughton Village. All village residents are welcome to use its facilities.

It can accommodate large groups but can be portioned-off for smaller, more intimate functions. A fully equipped kitchen in the Centre allows residents to make a cup of tea or coffee right through to hosting catered events.

The lounge areas provide a comfortable place to meet and converse with friends around the warm and inviting gas fireplace. The uses are as limitless as your imagination: birthday and anniversary celebrations, family get-togethers, bowls, dancing, parties, exercise, lectures, movie nights, dinners, tea times, classes, social groups and craft groups.



What is an Integrated Retirement Village?

A retirement village with an on site care home is called an 'integrated village'. Elloughton Village is located right next door to the Elloughton Gardens care home which provides rest home, hospital, respite and palliative levels of care.

The benefits of living in an integrated village can be significant to a retirement village resident. It provides continuity of care if needs change, and you can still be close to one another if your partner or friend requires more support.



Residents of Elloughton Village are eligible for priority entry to Elloughton Gardens care home and three days free¹ respite care stay each year in Elloughton Gardens.²

¹ Non-accruable

² Dependent on bed availability and needs assessment.

Respect, Honour, Dignity

Radius Care bases all its services on respecting New Zealand seniors and treating them always with dignity.

Everyone living at Elloughton Village is given the respect and honour they deserve as long-time contributing citizens of New Zealand. In our everyday business dealings we follow the Code of Residents' Rights as set forth in the Retirement Villages Act 2003.



History of Elloughton Grange

Thomas Hall (1818 – 95), older brother of Sir John Hall, former Premier of New Zealand, farmed at the Terrace Station from their arrival in Canterbury in 1853. He eventually purchased land just north of Timaru where he lived with his family until 1883. He called this farm Elloughton Grange after the place of his birth in Yorkshire, England.

William Grant (1843 – 1910) migrated from Scotland in 1865, arriving in Lyttelton and then moving to work as a shepherd in Orari Gorge. He ran some cattle of his own and expanded his first small enterprise into a major stock dealing business. In 1881 he purchased the 1,010 acre farm block Elloughton Grange and lived there for the rest of his life, first in the house which Thomas Hall had built and then in the grand 17 room mansion which French-born Maurice Duval designed for the property in 1893. The house which Mr Duval planned for him is a significant example of this

architect's designing skills, its scale and imposing appearance reflecting its owner's wealth and status. Its turret and many gables are reminiscent of Scottish baronial forms, while the Scottish connections are further emphasised by thistle motifs in the plaster work and on the iron finials.

When Mr Grant died in 1910 his wife remained in the house until her death in 1945. Their son Donald continued to farm the property until he died in 1952. It was when his wife died two years later that the house was first put on the market and was purchased by the South Canterbury Hospital Board for use as a home for the elderly. In 1959 and in 1972 additions were made to provide two wings of further accommodation units. In 1990 the property was sold to a private owner and a new rest home wing was built. Radius Residential Care purchased the property in 2005 and in 2007 added a new hospital wing.



Retirement Village Toolkit

The following few pages cover your rights and obligations as a resident, important information regarding Occupation Right Agreements and fees, frequently asked questions and the purchase process. The information in this brochure may be subject to change.

Basic rights of residents

Services and benefits

You have the right to services and other benefits promised to you in your occupation right agreement.

Information

You have the right to information relating to any matters affecting, or likely to affect, the terms or conditions of your residency.

Consultation

You have the right to be consulted by the operator about any proposed changes in the services and benefits provided or the charges that you pay that will or might have a material impact on your occupancy, or ability to pay for the services and benefits provided.

Right to complain

You have the right to complain to the operator and to receive a response within a reasonable time.

Disputes

You have the right to a speedy and efficient process for resolving disputes between you and the operator or between you and the other residents in the village.

Use of support person or representative

You have the right, in your dealings with the operator or other residents of the village, to involve a support person or a person to represent you. The cost of involving a support person or person to represent you must be met by you.

Right to be treated with courtesy and have rights respected

You have the right to be treated with courtesy and have your rights respected by the operator, the people who work at the village, and the people who provide services at the village.

Right not to be exploited

You have the right not to be exploited by the operator, the people who work at the village, and the people who provide services at the village.

Your obligation to others

Your rights exist alongside the rights of other residents and the rights of the operator, the people who work at the village, and the people who provide services at the village. In the same way that these people are expected to respect your rights, it is expected that you in return will respect their rights and treat them with courtesy.

Important Information

Occupation Right Agreement (ORA)

The ORA used by Radius Care is called an Occupation Licence. The Occupation Licence is the agreement between you and Radius Care which gives you the right to occupy your residential unit within Elloughton Village. This is a very common form of ORA used by retirement villages in New Zealand. Under the Occupation License you have the right to occupy your residential unit and use the village facilities. This right to occupy is extended to you for as long as your Occupation Licence (referred henceforth as ORA) remains in place.

Entry payment

This is the money paid to enter into an Occupation Right Agreement (ORA). The amount is determined by the price of the villa you wish to occupy.

Exit payment

This is paid to you after you vacate your villa or unit and terminate your ORA, usually within five working days of settlement with a new occupant. The amount of this payment is an amount equal to the Entry Payment less the Village Contribution Fee, any outstanding money owed and any costs of repairing damage beyond fair wear and tear.

Village Contribution Fee

A Village Contribution Fee (VCF) is the amount a village operator charges when you exit the village.

The VCF is based on a percentage of your Entry Payment. It is calculated on the basis of 10% of the Entry Payment on day one of the ORA, 10% on the first anniversary and 10% on the second anniversary. The total is capped at 30% after 2 years. This fee is not paid by you in cash but is deducted from your entry payment. The amount of the fee is calculated on the day your ORA is terminated.

Exit payment after Village Contribution Fee

		ENTRY PRICE				
		\$580,000	\$590,000	\$600,000	\$610,000	\$620,000
EXIT PAYMENT ON	Day 1	\$522,000	\$531,000	\$540,000	\$549,000	\$558,000
	1st Anniversary	\$464,000	\$472,000	\$480,000	\$488,000	\$496,000
	2nd Anniversary	\$406,000	\$413,000	\$420,000	\$427,000	\$434,000

Capital gains/losses

When a new ORA has been issued, the Exit Payment will be made to you usually within five working days of settlement. You are not entitled to any capital gain even if the ORA for the residential unit has increased in value since you purchased it. However, should the ORA for the unit decrease in value and be re-licensed for less than you paid for it you are not liable for any capital loss. From the day you move into your residential unit you will know the amount you will receive on leaving.

Re-licensing procedure

When your ORA ends, Radius Care will take on the responsibility to find a new resident. All costs and efforts which includes all marketing, open homes and contracts will be done by Radius Care at no additional cost to you. No sales commissions are charged. All the refurbishment costs related to normal wear and tear will be met by Radius Care.

Village outgoings payment

This fee is a monthly contribution towards the operating costs of the village.

All residents receive the following services covered by the village monthly payment:

- Land rates, water rates and building insurance;
- Gardening and grounds maintenance;
- Maintenance and operation of the community facilities;
- Exterior maintenance and repairs of the villas;
- St John alarm programme equipment and monitoring;
- Village management and administration;
- Exterior window cleaning;
- Utilities charges for the communal areas;
- Maintenance of the roadways, footpaths and communal areas;
- Cost for the replacement of minor capital items.

Additional information and explanations can be found in the Disclosure Statement and in the Occupation Right Agreement.

Frequently Asked Questions

When is the right time to make a move into a retirement village?

Each person's situation and desires are different. However, most people who live in a retirement village wish they'd moved in sooner as a retirement village is specifically designed for retirees, making it the perfect place to enjoy your life.

What is a retirement village?

A retirement village offers you the independence and freedom of living with the knowledge that support is available if you need it. You can share village life with other residents who are at a similar age and stage in life. Your life is made easier because so many details are taken care of for you (such as home maintenance, rates, garden maintenance) which allows you to have a more relaxed, secure and worry-free lifestyle.

What is the minimum age for entry into Elloughton Village?

Elloughton Village is reserved for those who are over 75 years of age and are in an appropriate state of health to live independently. However, we acknowledge everyone's situation is different, so please chat to us first.

Can family and friends stay with me?

Guests are always welcome! Visitors can stay up to three weeks at a time. If they intend to stay for longer then prior consent must be obtained from the Village Manager.

Are pets allowed?

We know how important an existing pet can be in a person's life and so most small pets are welcome to live in the village. It is the resident's responsibility to look after them so they don't become a nuisance. Advance written permission from the Village Manager is required for any pet to live in the village. We will want to reach agreement up-front over the responsibilities of pet ownership, who will care for the pet when you cannot and what might happen if your neighbours subsequently complain about your pet. We will agree to all this in writing.

Who manages the village?

Elloughton Village has a manager who oversees the daily operations of the village; supporting the philosophy of Radius Care is a large part of the manager's job. He or she is available to the residents. The manager is the primary contact point for the residents to share information, discuss matters of interest and to assist to facilitate any concerns or needs the residents may have.

To whom do I address any concerns I might have while living in the village?

The Village Manager's door is always open, and we encourage you to discuss any ideas or concerns you may have with the manager. We also have a formal complaints process which you can access. In addition to speaking to the manager and our complaints process, you are also able to contact the statutory supervisor.

Does the village have rules other than in the Disclosure Statement and the Occupation Right Agreement?

Each village has a set of Village Rules and Code of Conduct which are intended to promote harmony within the village, to protect your health and safety, and to record what you as a resident community consider reasonable and acceptable. This set of rules can be amended as needed to facilitate a pleasant living environment.

Who is the statutory supervisor and what is its role?

Covenant Trustee Services Ltd is the statutory supervisor for Elloughton Village. It is their role to represent the collective best interests of the residents. The supervisor monitors the village's financial position, holds deposits and progress payments made for an ORA and secures the residents' interests through a first registered encumbrance over the village land. Radius Care consults with Covenant Trustee Services on matters which may affect the village.

As a resident, how will my financial interests be protected?

The ORA offers you the right to live in your dwelling for your lifetime (health permitting) and to enjoy the services and facilities provided within the village. Your interests as a resident are secured through an encumbrance over the village land held by the Statutory Supervisor for the benefit of all ORA holders.

Where do I park my car?

Each villa has an attached garage and a driveway, either of which can be used for car parking. RVs and similar vehicles cannot be parked or stored on the village grounds. Visitors must park in designated areas only.

What emergency assistance is provided?

Each villa is equipped with a 24/7 St John Ambulance emergency call system. Each resident has the option of wearing either a pendant or wrist alarm which will work in the villa, garage, and the garden. In addition there are call buttons installed at the community centre, in the bathrooms as well as common rooms. The St John staff answer your call and ensure the appropriate assistance is rendered promptly.

Frequently Asked Questions

In the unlikely event I need care or support, what assistance is available to me?

For villa residents, a number of community services including short term residential care are available through Te Whatu Ora Canterbury. Your GP can help you access additional support from community service providers.

Meals can be purchased from the care centre and delivered to your door at a cost.

If your health deteriorates significantly, then the manager will work with you, your family and doctor to facilitate the required care within your home or in an alternative care facility. Respite care is available at the care centre for village residents, subject to availability.

If you think you might need more assistance to remain in your home, please contact the Village Manager who can advise you on the process to take.

Are my living expenses included in the monthly outgoings payment?

In a villa, you will be responsible for your own normal living expenses including food, utilities, landline, contents insurance, internet, care expenses and the like.

Can I rent my residential unit to someone else?

No. The residential unit is solely for the use of the persons named in the ORA.

Can I bequeath my Occupation Right Agreement to a family member?

No. The ORA is not transferable and automatically terminates when you pass away.

Can a family trust purchase an Occupation Right Agreement?

No. An ORA can only be issued in the name(s) of the resident(s) listed on the ORA. Funds to purchase a residential unit may be made from a family trust.

What is the Disclosure Statement?

A disclosure statement is required by law and sets out the information about the ownership, management, and the supervision of the village. It includes information about entering and leaving the village (occupancy tenure), the state of the village, the services and facilities offered and the arrangements for maintenance and refurbishment. The costs of entering, living in, and what you can expect to get back after you leave are explained in the Disclosure Statement.

It includes important information about the cooling off period after you sign the ORA, during which you can cancel the agreement and get a full refund of any deposit paid. You must receive a copy of our Disclosure Statement before you sign your ORA.

What is the cooling-off period?

You have a 15 working day "cooling off period" after you sign the ORA. At any time during that period you may cancel the agreement by giving us written notice. There is no penalty for cancelling during that time and you will receive your deposit back with interest. Note however that your lawyer may still charge you a fee for their services. Radius Care will generally not allow you to move into your residential unit until the cooling off period has expired. If your residential unit is under construction when you sign your ORA, you also have the right to cancel if the residential unit is not completed within six months of the date for completion specified in the agreement.

How do I get the relevant information before 'buying in' to a village?

We want you to be comfortable with the knowledge that you have made the right decision. You will receive a copy of the village's Disclosure Statement, ORA, Code of Residents' Rights and Code of Practice with your application documents or anytime prior upon request.

Should we seek advice and, if so, from whom?

Under the Retirement Villages Act 2003 any intending resident must receive independent legal advice before signing the ORA. The same lawyer who witnesses your signature on the ORA must also certify that they have explained to you the general effect of the ORA and its implications. It is always useful to discuss your options and decision with your immediate family, other relatives and friends.

How do I apply for residence?

First, you will need to spend some time with the manager to get to know Elloughton Village and what it offers to you. When you have made the decision to buy into the village, you will need to complete an application form. On completing an application form, you will be asked to pay a holding deposit. The deposit will be held by the Statutory Supervisor. You will be sent an ORA for review with your solicitor before you commit yourself, or sign any documents.



The Purchase Process

1

Select the residential unit you would like.

2

You will be given an application pack to complete which includes:

- Retirement Village Confidential Questionnaire - complete and return to the Village Manager.
- Retirement Village Confidential Medical Questionnaire. Take this to your GP for completion and return it to the Village Manager.
- Agreement for Occupation Licence - You and the manager will complete this form together.

3

Lodge the completed Agreement for Occupation Licence with the Village Manager. Thereafter, you will be required to pay a deposit. **The deposit is paid to Covenant Trustee Services Ltd which is the statutory supervisor for the village.** The deposit funds will be held in trust until the sale is completed. In the event that the sale is not completed the deposit will be refunded to you.

4

After receipt and approval of your application, it will be forwarded to Radius Care's solicitors who will prepare the full Occupational Rights Agreement (ORA). This documentation will be sent directly to your solicitor.

5

You will meet with your solicitor who will explain the village's Disclosure Statement, ORA, Code of Residents' Rights and Code of Practice documents to you. Once both you and your solicitor are happy, you will both sign them. All the signed documents will then be sent back to our solicitors for signing by Radius Care.

6

After the agreement is signed, a 15 day cooling-off period begins during which you may change your mind and cancel the agreement. If you cancel you are entitled to a full refund of any deposit you have paid.

7

Your solicitor will pay the final settlement amount to Covenant Trustee Services Ltd who will hold these funds (in addition to the original deposit they already are holding) until settlement, or if applicable, for 15 working days from the date you signed the ORA.



You'll get more insight, once you're on site.

We believe that you need to experience the Village in person to find out what makes it so special, and why our residents love the effortless lifestyle here.

Book an appointment with Anne-Kathrin, our Village Manager, and she will set aside plenty of time to chat about your situation, what you are looking for, and the options and benefits of being a resident here.

0800 155 155

Contact Anne-Kathrin for more information

elloughtonvillage@radiuscare.co.nz

1 Pages Road, Marchwiell, Timaru

radius
care 
Caring is our calling