



LIFE AT  
**TASMAN  
SERVICED APARTMENTS**

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Tasman Serviced Apartments offers you independence, yet a sense of belonging. We have 10 stylish, one-bedroom serviced apartments with a great outlook

*We are Bupa*

**Tasman Serviced Apartments** is a 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.

### **Serviced apartment living**

Tasman will be registered as a retirement village. Our residents buy into a Bupa serviced apartment by means of an occupation right agreement. This gives them the right to occupy their new home and to use the services and communal areas.

### **A stylish, modern home**

At Tasman you can enjoy an attractive one bedroom apartment, which is warm, light and spacious. All apartments will contain:

- **Well designed modern kitchen**
- **Open-plan lounge and dining area**
- **Ensuite bathroom**
- **Modern appliances including a dishdrawer, ceramic cooktop, rangehood and fridge/freezer**
- **Quality light fittings, drapes and floor coverings**
- **24-hour emergency call system**
- **Heat pump/air conditioning unit**
- **Double glazed windows**

All apartments are built with high-quality materials so you will enjoy a home that looks good and is a pleasure to live in. At Tasman 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.



### **Weekly fee**

Residents pay a weekly fee, monthly in advance, which is calculated as a proportion of the cost of the outgoings and some services including:

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

### **Service charge:**

- **Provision of a midday meal**
- **Laundry services for sheets and towels**
- **Apartment cleaning**

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 care home manager.

- **Laundry services for personal items**
- **Hairdressing**

Please refer to the disclosure Statement for full details.

## 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.

### Communal laundry

A communal laundry is located centrally providing washing machines, dryers, iron and ironing board, and a space to fold your washing afterwards.

### 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.

### Van outings

Bupa provides a van for weekly outings or supermarket shopping trips. Other outings may attract a small charge.

### Activities programme

There will be 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 care home manager.

### Am I allowed to have pets?

Most small pets are welcome, however you will need to check with the care home 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 serviced apartment 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?

There will be an independent statutory supervisor whose role it is to ensure Bupa always meets its obligations to you.

### What happens when I leave the serviced apartment?

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.

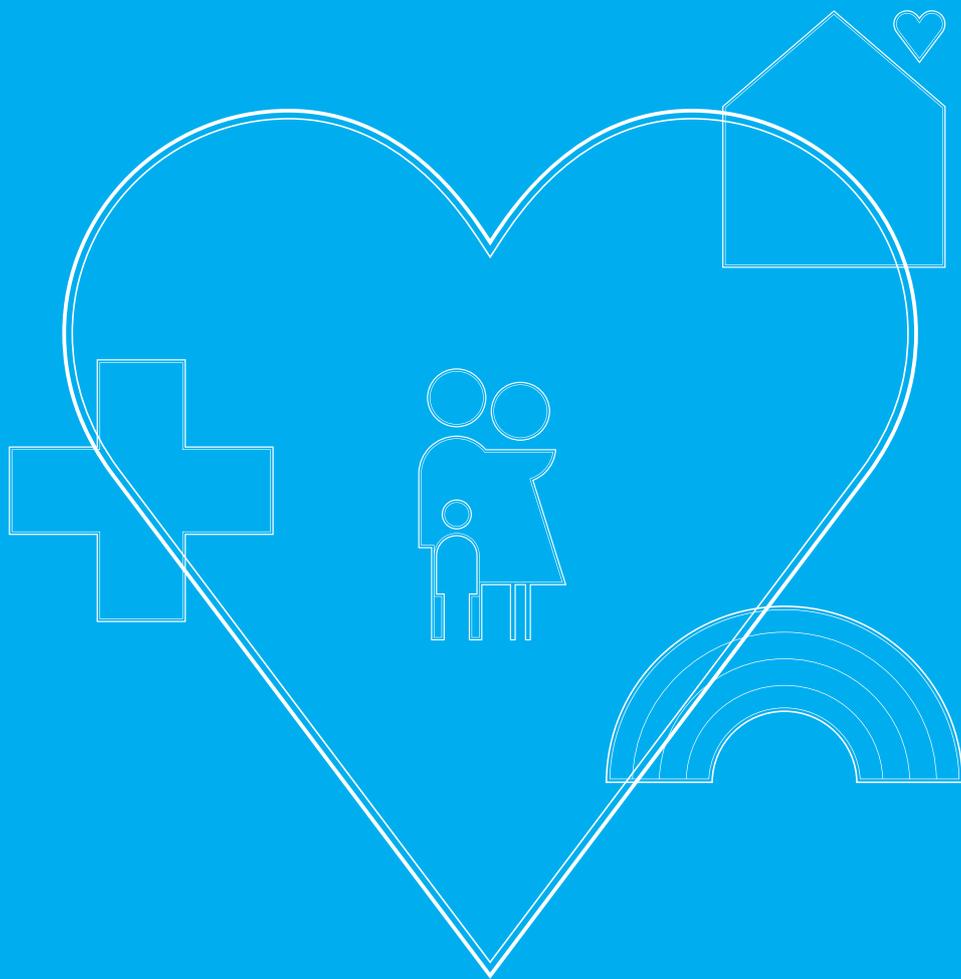
### Village sales

Richard and Susan, Independent Contractors-Village Sales, are responsible for sales enquiries for Tasman Serviced Apartments.

Contact details are:

Richard mobile: **021 972 758**

Susan mobile: **022 497 2758**



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