



THE
ORCHARDS

RETIREMENT LIVING
- INDEPENDENT APARTMENTS -
- CARE HOME -

EASY RETIREMENT LIVING
FOR ALL SEASONS



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- INDEPENDENT APARTMENTS -
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At a **GLANCE**

Boutique retirement living in North Shore's greenbelt

A highly personable community in a secure and low maintenance setting

Minutes away from Glenfield Mall, with Kaipatiki Scenic Reserve on the village's doorstep

6 Homestar™ Built rating - double the efficiency and sustainability of the standard New Zealand home

The Orchards – part of the Metlifecare family of villages – is everything a laidback, boutique retirement lifestyle should be. Rising gracefully up Glenfield's Stanley Rd on a well-known site that was once a peach orchard, it commands views of lush Kaipatiki Scenic Reserve, as well as the surrounding neighbourhood.





FACILITIES *include*

Cox House Café

Bar, dining and outdoor barbeque areas

Communal vegetable plots

Gymnasium

Hair salon

Library, lounge and activities room

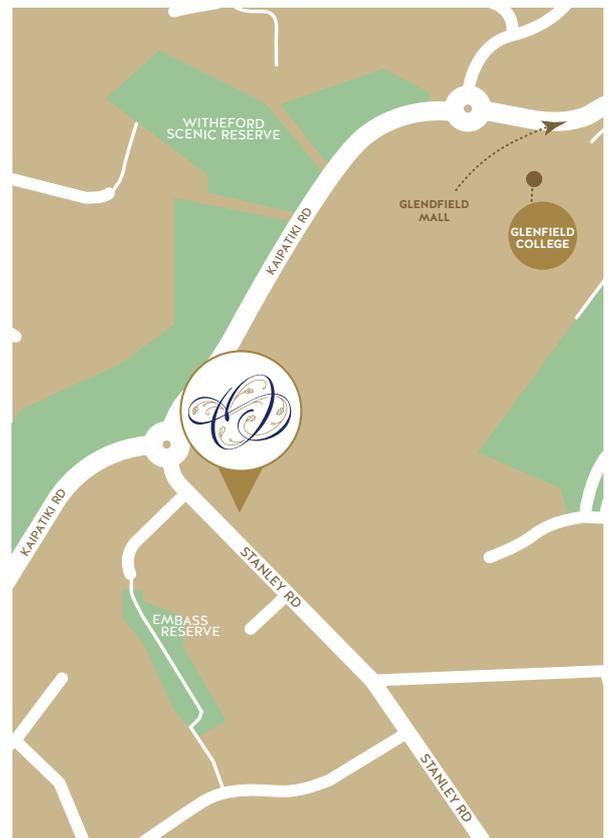
Resident workshop

Swimming pool complete with spa

Theatre

The Orchards is a new retirement village in the heart of Glenfield. The quality of our friendly resident community is second to none and you'll find there is no end to the amount of social gatherings and activities on the village calendar that will soon have you at the heart of it.

Modern and spacious independent apartments come with the best in fixtures and fittings, and life is easy, secure and low maintenance. What's more, you have the run of some wonderful facilities while amenities like Glenfield Mall, banks, supermarkets and cafes are a moment's walk or drive away.





Independent **APARTMENTS**

There is no shortage of intelligent design features in The Orchards' new and modern independent apartments

Open plan living and dining areas are light, bright and warming environments, with high quality purpose-built kitchens and attractive bathrooms, all in a style of décor that is easily adaptable to your personal taste.

Every apartment comes with a balcony, and some have access to the village's beautifully landscaped gardens. All that is required to lead an easy, stylish lifestyle has been carefully considered, including your personal security, with all apartments linked to a 24-hour emergency call system.

All this and
**A HOMESTAR™
BUILT RATING**



The Orchards is one of only two retirement villages in the country to achieve a 6 Homestar Built rating. This means our apartments and care suites provide double the efficiency and sustainability of the standard New Zealand home, and as such are significantly warmer and cheaper to run.



Available SERVICES

24-hour emergency call system

Cleaning and laundry services

Daily meals

Household chores assistance

Medication management and administration

Professional nursing services with care provided to independent living unit if needed

Wellness checks

Care HOME

The Orchards' Care Home provides rest home and hospital level care to residents who need extra help

As a Metlifecare village, we believe our resident-directed approach to care is one of our key points of difference. You retain a higher level of independence and decision-making, and prolong your wider community connections and relationships. Our approach also means that the care provided to every resident may be different. To achieve this successfully, we employ people who genuinely connect with and support residents to provide what is needed.

Key sustainability FEATURES INCLUDE

Double glazing on all windows for insulation and noise reduction

Power saving LED lighting and energy efficient heat pumps in apartments

Rainwater harvesting and solar hot water heating

Increased insulation to keep you warm and prevent heat loss

Water efficient fittings in showers, taps and toilets

FREQUENTLY ASKED Questions

Can my friends and family stay with me?

Yes of course, this is your home. When you move into The Orchards we understand it is important to maintain your family and social ties. Any family members or friends are able to stay for a combined total of 90 days per year. Longer stays require the agreement of the Village Manager.

What if I want to redecorate my home – for example, change the wall or floor coverings?

Your home can be redecorated to your tastes in consultation with and at the discretion of the Village Manager, at your own cost.

What if I want to go on holiday?

You have the freedom to come and go as you please. We will maintain the grounds, clear your letterbox and manage security, giving you peace of mind while you are away.

Can I still apply for government-funded financial help?

Yes, if your 'support needs assessment' confirms that you may be eligible for Government financial assistance. Many of our villages have arrangements with local health authorities to ensure you receive the benefits you are entitled to. Simply chat with our Nurse Manager who will assist you further.

What happens if I have an accident or get sick?

If you have an accident and need immediate attention, simply press any one of the strategically placed emergency call buttons in your home and a staff member will respond to your call. Where an illness is of a temporary nature, meals and other services can be arranged to assist – depending on the help you need. We aim to help you recover quickly and comfortably which can be an enormous relief to you and your family. This service is provided on a "user pays" basis.

Who is responsible for the cost of council rates, water rates etc?

When you live at The Orchards you pay a village fee to cover costs, such as council rates, water rates, building insurance, external maintenance, the upkeep of the community facilities, gardening, salaries of the staff and operations. This simplifies your expenses into one easy to manage fee leaving you with your own personal choice of phone, personal contents insurance and electricity.

Can I transfer to another Metlifecare village?

Yes you can. We will discuss the transfer costs involved and agree these with you.

What happens if I decide to leave the village?

If you do choose to leave, simply write to the Village Manager expressing your wish to terminate your Occupation Right Agreement (ORA). One month after receiving the letter, your ORA will be terminated and Metlifecare will endeavour to re-license your apartment. Following the re-licensing you will be refunded the original purchase price less the accrued membership fee.

Who pays for the refurbishment of the apartment when I leave?

On termination of your ORA, Metlifecare is responsible for all refurbishment costs of your apartment. You may be responsible for any damage beyond fair wear and tear and any agreed reinstatement costs.

What happens if my apartment doesn't re-license straight away?

All village fees will cease if a re-license is not reached within six months of providing Metlifecare with vacant possession of your apartment. If it takes longer than nine months to re-license, we will pay you interest on the outstanding capital.

There's more to come
AT METLIFECARE



At Metlifecare we are constantly improving the way we operate - from the design of our villages to the way we empower our residents to make the most of their lives. Since 1984 we have been providing vibrant social communities throughout the North Island and an outstanding level of care for our residents.

Over 5,000 residents currently call a Metlifecare village home, and every day we set out to make a difference in their lives. We continue to adapt and evolve in a changing and competitive market, meeting needs and expectations through a progressive and customer-focused approach that at its heart ensures there'll always be **more to come** for our residents.

ASSURANCES

with Metlifecare

1. CERTAINTY WITH FIXED VILLAGE FEE, FOR LIFE

At Metlifecare, your village fee is fixed for life. The fee will cease a maximum of six months after you leave, or earlier if your home is resold.

2. YOUR HOME, FOR LIFE

Your Metlifecare Occupation Right Agreement (ORA) means that you have the right to live in your home for the rest of your life.

3. SERVICES IN YOUR HOME, YOUR WAY

You're free to choose personal services in your home whenever you want or need them, delivered by a provider of your choice. You also have priority access to our care homes if required.

4. A NO-SURPRISES DEFERRED MEMBERSHIP FEE (DMF)

Your Metlifecare DMF stops accruing when you leave your home and is capped at 30%.

5. NO LOSSES, NO HIDDEN FEES

Metlifecare's fees are transparent - your DMF includes refurbishment and cost of sale. You won't lose capital on your home if we sell it for a lower price. That means no surprises when you vacate your home.

6. YOU WON'T BE OUT OF POCKET

Metlifecare will endeavour to repay the capital owing promptly by selling your home as quickly as possible. If we don't sell your home within nine months, we'll pay interest on the outstanding capital.

7. 90-DAY MONEY BACK GUARANTEE

We're so confident you'll love your new home, we're offering a 90-day money back guarantee.

THANK YOU FOR TAKING THE NEXT STEP TOWARDS A BETTER RETIREMENT

Phone: 09 444 4370
Address: 123 Stanley Road, Glenfield
Auckland
Website: metlifecare.co.nz

THERE'S MORE
TO COME AT
Metlifecare 