

Independent Dwellings & Studio units 🌻



APARANGI VILLAGE



Welcome

A warm welcome to Aparangi Village and thank you for choosing our village as a life style choice. The village is set on 14.5 hectares and offers the opportunity for a healthy, active lifestyle with a wide range of accommodation and care options to suit everyone. We are a registered charitable trust under the auspice of the Te Kauwhata Retirement Trust Board and have been part of the community since 1972.

OUR VALUES

- ☐ Respect
- ☐ Honesty
- ☐ Trust
- ☐ Responsibility
- ☐ Empathy
- ☐ Integrity

OUR MISSION

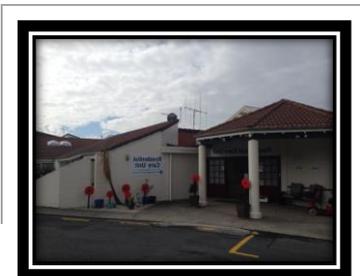
To maintain the village as an exciting and vibrant place to live a comfortable rural lifestyle, where our priorities are the health and welfare of residents and the safety and security of their environment.

Houses



 You might notice that much of Aparangi Village looks like any other suburb due to the variety of styles of dwellings. This is because most of the houses were built to the design of the original residents. The homes are on Aparangi Village land but we encourage residents to treat them as their own applying the personal touches that make them home.

Residential Care Unit



The Residential Care Unit offers a range of care options including day-care, long term, respite, palliative, hospital or short term.





What you need to know

-  The asking price consists of the dwelling payment (payment for the supply of accommodation and the right to receive the relicensing payment) and site payment (payment for the right to occupy the site and use community facilities such as the common areas).
-  The site payment is 20%
-  Prices vary depending on size, position and condition just like in the open property market though the sales process is a little different since it reflects government regulation.
-  The seller determines the asking price and enjoys capital gains.
-  Dwellings shown as “under offer” are still available for you to view and pursue, should you wish to do so.

“Aparangi, a gathering of distinguished people”



Staff & Board of Trustees

The Aparangi team are only too pleased to be of assistance. We are Nick (Manager) Eloise (Executive Administrator), and Michelle (Financial Administrator) and are located at the administration building.

Our Board of Trustees give their time and provide governance as their contribution to the community. Our Board members are listed on our website www.aparangi.co.nz



APARANGI

Village





Independent Dwellings



The Te Kauwhata Retirement Trust Board offers options for independent living in the Village. Independent Dwellings provide independence and security in housing for retired people who are financially able to house themselves.



The Trust Board's General Manager holds a list of those persons interested in purchasing a license for a previously occupied dwelling. When a dwelling becomes available for relicensing the interested parties are invited to inspect the dwelling without obligation.



We offer you an Occupation License for the site and dwelling but allow you the freedom to maintain and upgrade your dwelling as you choose. On termination of your occupation license you get to set the selling price and agree the amount to be paid by an approved purchaser and enjoy the benefit of any increase in value of your dwelling.



Most importantly, residents are treated as though they own their dwelling as far as possible as detailed in the occupation license. Residents are responsible for maintenance, power and telephone charges, and maintaining the garden around their dwelling. A weekly fee is charged by the Trust Board to contribute to the village's outgoings, including a share of Waikato District Council and Environment Waikato general rates, maintenance of the common areas, green waste and rubbish collection, water supply, street lighting, administration and Retirement Village Act compliance costs.

 A weekly fee (village outgoings) is charged by the Trust Board to the resident to cover a share of Waikato District Council and Environment Waikato general rates, lawn cutting, grounds maintenance and green waste collection, rubbish collection, water supply and street lighting, administration and Retirement Village Act compliance costs. The current village outgoings payment as at 1 October 2018 is \$101 per week, payable four-weekly in advance. This charge is reviewed each year by the Trust Board and is held to the minimum possible level.

 The Trust Board arranges insurance for the whole village including all dwellings and recovers the cost of dwelling insurance from each resident. If the resident wants a higher amount of replacement insurance for their dwelling, this can be requested at each annual renewal.

 On relicensing of an independent dwelling the Trust Board is responsible for all marketing of the dwelling unless the resident and Trust Board agree to the resident marketing. The Occupation License provides that the Trust Board retains an administration fee of 5% of the dwelling payment paid by the new resident. The balance of the dwelling payment paid by the new resident is paid to the resident or their personal representatives within five days of a new occupation license being settled

 Simple Trust Board conditions of residency are in place, which are designed to preserve 'open' character to the grounds and to engender an atmosphere of tranquility.



Who we are

Aparangi Village is a unique lifestyle retirement village in the rural township of Te Kauwhata, North Waikato, some 80 kilometers south of Auckland and 48 kilometers north of Hamilton.

Located on a picturesque 14.5 hectare location, Aparangi provides residents with an outstanding opportunity for a healthy, active lifestyle and provides a wide range of accommodation and residential care options in a rural environment, with something to suit everyone. As a registered Charitable Trust under the auspices of the Te Kauwhata Retirement Trust Board, it has been an asset to the community since its inception in 1972.

Aparangi Village and township meet in our Community Centre, Simmons Hall, for a variety of activities including housie, patchwork and quilting, mahjong, cards 500, fellowship, celebrations - the list goes on! The Te Kauwhata Bowling Club is situated adjacent to the village, and both a Fitness Centre and swimming pool are only short distances away, as well as the renowned Waikere Golf Club.

Contact Us

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