

# Welcome to The Masonic Villages Trust's Family



# Some background

Just over 60 years ago in Lower Hutt a group of community-minded Freemasons helped establish The Wellington Masonic Association, the aim of which was to provide care and accommodation to elderly and disabled persons, regardless of religion, nationality or Masonic affiliation.

Their efforts led to the construction and opening in 1967 of the first Woburn Masonic Village.



First Retirement Flats Under Construction, Woburn, 1966

Fast forward to 2025 and The Masonic Villages Trust still has the same charitable mission – we provide Great Care and Great Communities, and in doing so we are the largest charitable provider of retirement villages in New Zealand and a sizeable provider of aged care facilities, across the lower North Island.

**Welcome to our family.**

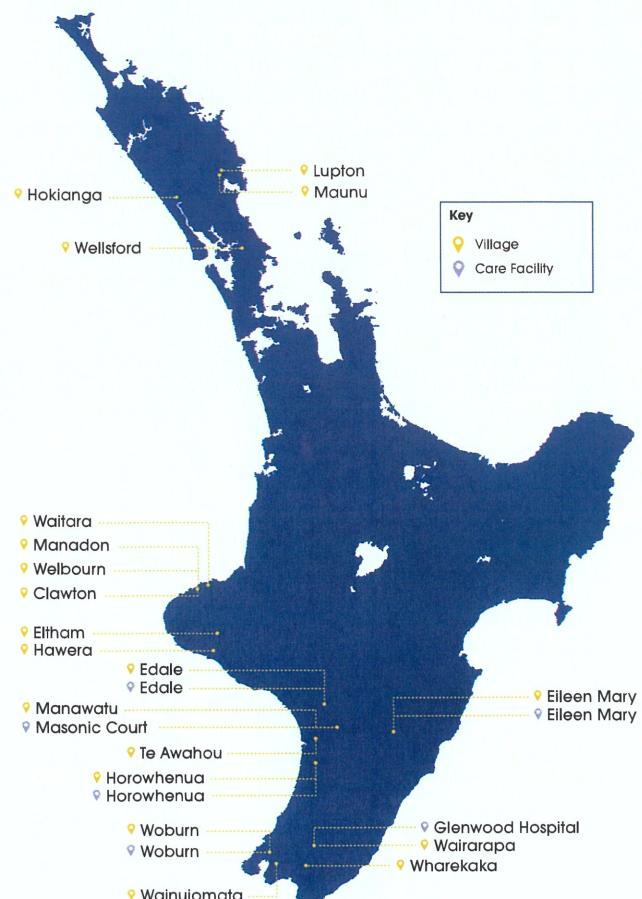


Woburn Masonic Care Today

## By the numbers

The Masonic Villages Trust established Masonic Villages Limited, a registered charitable company, which has grown to operate 19 retirement villages around the North Island, providing homes for 900 residents with another 100 retirement villas under development. Totara Park is our 20th retirement village and we are excited to have you join us.

Sister company, Masonic Care Limited, is also a registered charity, operates six care homes with 265 beds and over 400 residents.



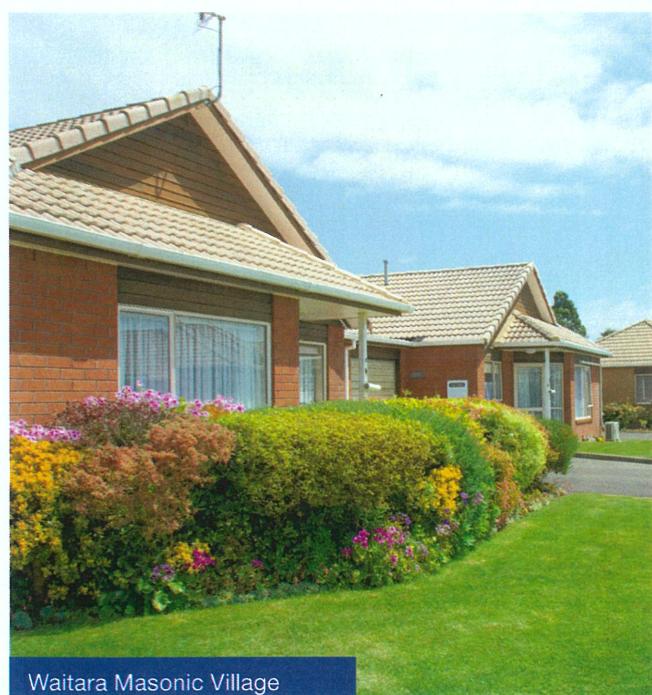
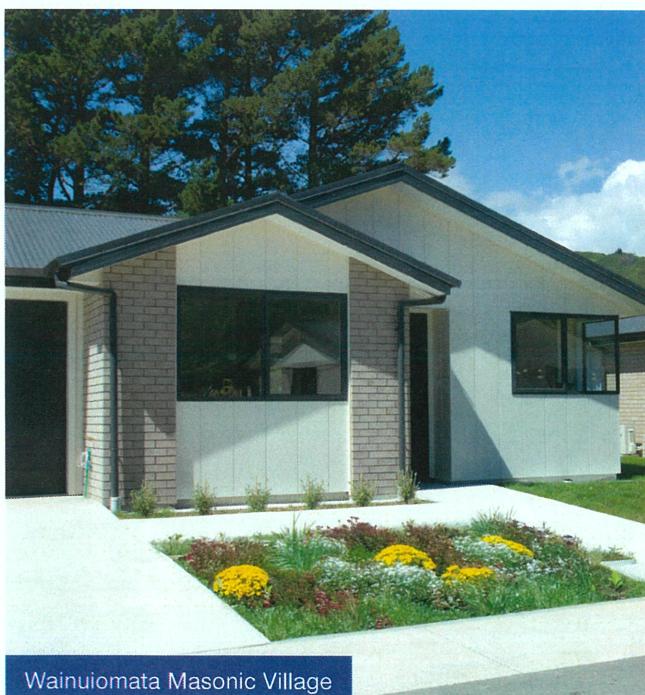
# A growing demand for retirement living and aged care



The journey that started The Masonic Villages Trust over 60 years ago was born of a simple philosophy – to care for the elderly.

The Masons of the time had great foresight, but even they wouldn't have known that by 2035 more than one in five New Zealanders will be aged 65 years and over – that's about 1.2 million Kiwis at, or over, retirement age.

That's why The Masonic Villages Trust has an active growth strategy; we see it as part of our ongoing mission to provide affordable, comfortable and quality accommodation to New Zealand's rapidly ageing population.



# Our philosophy

The elderly don't just live in our main centres and in high population areas. Nor are all older people well off. We understand those factors and have geared our 'business model' to reflect that.

Hence, our commitment to operate villages and care facilities in sometimes smaller local communities, so older New Zealanders can retire and get the support they need in comfort, close to friends and families, and in the very communities they have made their home for many years. Keeping it local is important to us.

So, too, is catering to the many older New Zealanders who might struggle financially. After all we are a charitable trust with the stated aim of 'Putting Our People First. Always.'

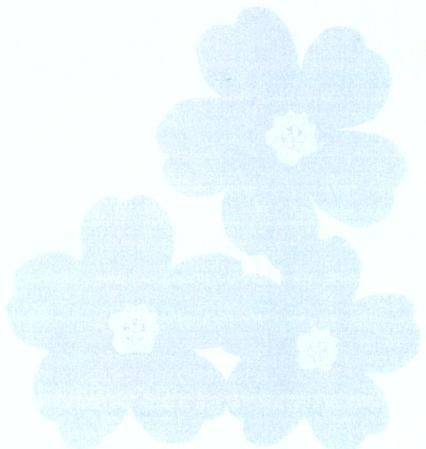
We started life over 60 years ago wanting to contribute to our communities and that's still our focus today. We hope you will share our vision.

**Thank you.**



Looking forward to you  
joining our community.  
*-Warick Dunn*

Warick Dunn | Chief Executive





## Putting our people first. Always.

'Our community. Our family. Our compassion'. Those are the three tenets driving Freemasonry in New Zealand today. And they are the three areas driving everything we do for our residents.

We are not a major corporate or a large multinational brand. At heart we are a charitable organisation and we're here to provide support to those who need it.

We started life over 60 years ago wanting to contribute to our communities and that's still our focus today.

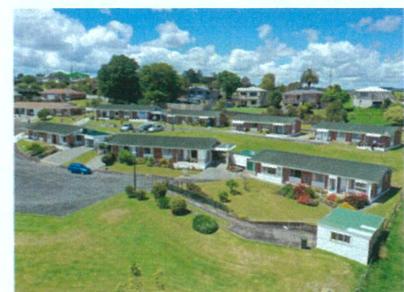
## About Retirement Living with Masonic Villages Ltd

Each of our retirement villages is unique to its community.

Occupancy is based on two formulae – an Occupation Right Agreement (ORA), which requires a capital payment, and rental accommodation at prices usually below median market rates.

Masonic Villages are not just less expensive than their commercial counterparts, they are usually smaller and more intimate than commercial villages. Also, the residents tend to know each other, which creates a more vibrant and supportive community.

Residents hardly ever have to pay for repairs around their accommodation, and the service they get from village staff reflects our charitable ethos. Any surpluses made are reinvested in our villages – there are no outgoings to profit-driven shareholders, just a great deal of care and consideration for village residents.



# The Units

Masonic Villages Limited – Northland branch, have 111 pensioner units at five separate village locations. Two villages in Whangarei, one in Dargaville, one in Wellsford and one in Warkworth. These units offer independent living for the sole purpose of providing safe, affordable housing for pension aged citizens.

## Units for Sale

Two bedroom units are refurbished, as required, between occupancies and offered for sale under an Occupational Right Agreement (formerly known as a Licence to Occupy agreement). This is the most common form of ownership in New Zealand retirement communities.

An ORA gives the resident the right to occupy and to use the village community facilities (where provided) for as long as personal circumstances allow them to reside there.

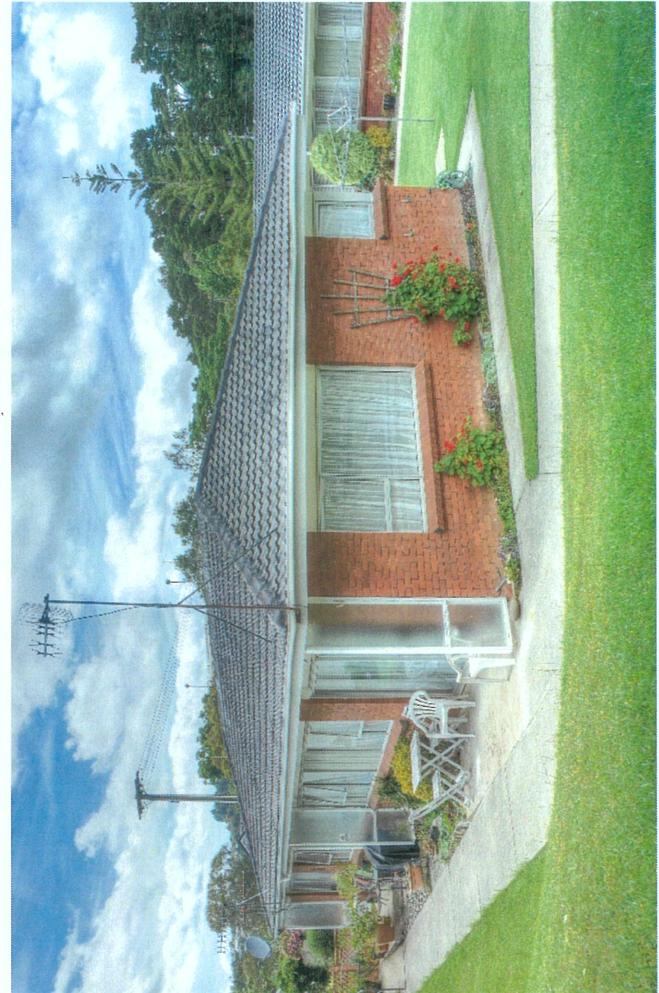
In addition to the purchase price of a Unit, a weekly levy is payable. Costs covered by the levy include: Local body rates, external building maintenance and building insurance, grounds maintenance, and use and maintenance of communal areas and any facilities.

## Interested?

If you are interested in purchasing a unit, please complete the attached application form and return it to our Village Management office:

Whangarei Agricultural & Pastoral Society  
127 Bank Street  
Whangarei  
09 438 3109  
[northland@masonicvillages.co.nz](mailto:northland@masonicvillages.co.nz)









*Photos are representations only.*



**MASONIC  
VILLAGES LIMITED**

**Northland Masonic Villages**  
127 Bank Street (upstairs)  
P.O. Box 3, Whangarei, 0140  
[northland@masonicvillages.co.nz](mailto:northland@masonicvillages.co.nz)  
(09) 438 3109 (Extn 1)

## **EXPRESSION OF INTEREST ORA UNIT**

Completing this form registers your interest in purchasing a Unit. When a unit becomes available in your desired location, we will contact you to discuss the opportunity. Please note there will be additional applications forms and documentation to complete at that stage.

<b>Full Name(s):</b>	<i>You</i>
	<i>Your spouse or partner (if applicable)</i>
<b>Address:</b>	
<b>Contact details:</b>	<i>phone</i>
	<i>email</i>
<b>Date(s) of Birth:</b>	<i>You</i>
	<i>Your spouse or partner (if applicable)</i>
<b>What area are you interested in</b>	<input type="radio"/> <b>Dargaville</b> <input type="radio"/> <b>Whangarei</b> <input type="radio"/> <b>Wellsford</b>
<b>Fees and General Information</b> The current levy is \$189.00 for life.  In addition to the purchase price of a unit, the following fees apply. Site contribution fee \$10,000.00 Occupational Right Agreement Fee \$1,000.00  All fees are as of 1 July 2025 and are subject to change. Final costs will be determined at the time of purchase.	

## APPLICANT'S FINANCIAL INFORMATION

*(this information is strictly confidential to Masonic Villages Ltd)*

Do you have the necessary capital to pay the purchase price?  Yes  No

Do you have a home to sell before you are able to purchase?  Yes  No

Do you have a Will?  Yes  No

Do you have an enduring power of attorney for property?  Yes  No

Do you have an enduring power of attorney for personal care and welfare?  Yes  No

Is there any other information relevant to your application?

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**Please note: powers of attorney must be organised prior to moving into a Villa**

**SIGNED** by the Applicant

\_\_\_\_\_  
Signature of 1st Applicant

\_\_\_\_\_  
Signature of 2nd Applicant