

Welcome.
Make yourself
at *home*.



ARROWTOWN
LIFESTYLE VILLAGE



Welcome. Make yourself at home.

The Arrowtown Lifestyle Village offers beautifully designed homes and resort style facilities in a peaceful, rural setting. Surrounded by mountains, walking and cycling trails, and with the cafes and restaurants of Arrowtown close by, the village is simply a beautiful, relaxing place to live.

Our location on McDonnell Road, neighbored by golf courses and vineyards, is the perfect inspiration for a stylish lifestyle village. From the beginning, the local directors of the Arrowtown Lifestyle Village had a clear vision that we should pay tribute to the environment and community. As an independent family-owned village, we take pride in creating a vibrant and welcoming community.

The area is delightfully quiet and peaceful. The village looks and feels like a real rural village, *with colour and charm* in the gardens making it a special place for us.

— Liz





Lifestyle—Your Way

Arrowtown Lifestyle Village provides you the opportunity to focus on what you enjoy doing the most. Living a resort lifestyle in beautifully manicured surroundings, you can leave things like maintenance to us.

The village opens connections with the surrounding environment, but also with people, by facilitating social events, interest groups and activities.

At the heart of the village, the Residents' Lodge is the definition of luxury resort facilities. With dedicated spaces for events, dining, socialising, movies, swimming, wellness and exercise, the Lodge brings our community together.

Architecturally designed to complement our location and celebrate the Arrowtown aesthetic, there are a range of spaces for residents to enjoy at their leisure.

Our dedicated team support residents, creating a fun and welcoming culture at the village. We coordinate a schedule of bespoke trips to local restaurants, attractions and events around the country. We also organise in-house events and activities. Your involvement in the activities is entirely up to you.



Arrowtown is the most stunning village in the South Island. We can walk to the golf course, access bike and hiking trails, and enjoy the superb local restaurants and vineyards. Arrowtown people are *incredibly friendly*. Our home gives us *complete independence*, but also the immediate company of like-minded neighbours who are great fun. We are thrilled with our decision.

— Robin

Your Home

Arrowtown Lifestyle Village homes have been thoughtfully designed to meet your needs, while maintaining the charm and distinctiveness of our location. The streets curve to compliment the landscape and are named after Macetown gold mines and local landmarks.

Our villas and apartments have been carefully designed to maximise sun and views. They incorporate schist, timber and weatherboard materials provide individuality to each home. Each villa colour scheme is unique, while also being harmonious with its neighbours and the environment.



Villas

We have a range of two and three-bedroom villas ranging from 104m² to 250+m² with single and double garage options.

Our villas come with beautiful and thoughtfully considered fittings, high grade insulation, ample storage, heat pumps, gas fires and lovely patio areas.

Our Sales Manager can provide you with a plan to suit your needs.

Apartments

The upcoming apartment precinct will boast one, two and three bedroom independent living apartments with stunning views to the mountains surrounding Arrowtown.

Continuum of Care

We will work with you to provide continuum of care options as your needs change. We can assist you with accessing in-home care, and have consent to develop assisted living and care suites in the future.

I love my new home, which
I was able to decorate and
furnish to my own taste and
needs. It provides society
and companionship when
I want it. For my family it
provides security.

— *Kathryn*



Our Commitment



Fixed fee guarantee

The weekly fee is **FIXED** for the duration of your time in your villa or apartment. We will also decrease your weekly fee to the single resident rate should you or your partner no longer permanently reside in your villa or apartment.



Changing your mind

If you change your mind within 15 working days of signing your occupation licence for any reason, we will cancel your licence and refund your deposit in full. This gives you the opportunity to change your mind if your circumstances change and you decide not to proceed.



Contribution capped at 25%

Our village contribution is capped at 25% of the entry price you pay for your villa or apartment. This is calculated on a monthly basis at 5% per year for each of the first 5 years of your residency, to a maximum of 25%. We only charge the village contribution once. This means that if you transfer to another unit, you won't pay a second village contribution fee - just a transfer fee to cover the costs associated with your move.



No capital loss or hidden costs

We guarantee that the amount we repay you will not be affected by capital loss or any decline in the value of your home. When you no longer need your villa, marketing and refurbishment is arranged by the village. This gives you the financial security of knowing what the exit amount will be at the outset with no hidden fees or charges.



No maintenance costs

We will take care of all maintenance to the villa and chattels for normal wear and tear, so you don't have to worry about it. If you have "handyperson" jobs at any time, e.g. hanging pictures, putting together flatpack furniture, building a shelf, we can arrange an approved provider.



Insurance guarantee

Our building insurance will cover your home. If there is a catastrophic event, the Village's infrastructure and homes will be covered. If a major event occurs and we are unable to rebuild your villa here or in a nearby location, we will pay you the full sum you paid for your unit, without any deductions.



Future care

While you are able to stay in your own home, we will help you receive the care you need - either through government subsidised or private care. We are consented to develop assisted living and care suites in the future.

Please refer to the Disclosure Statement for full details.



The Village Model Explained

Independent Living

Arrowtown Lifestyle Village offers independent living villas and apartments. This means incoming residents need to be of a reasonable level of physical and cognitive health to allow them to live independently, based on their General Practitioner's assessment. Should a resident's health change, village management will work with the resident and their family to access the relevant services and if requested will discuss resident's needs and options with them.

Protecting Residents' Interests

The retirement village industry is a very well-regulated one, with many different aspects designed to protect residents' needs. This includes compliance with the Retirement Villages Act and oversight by an independent Statutory Supervisor who represents the interests of the residents. In addition, our residents elect a Residents' Committee that works with our village team to ensure we meet their needs. Arrowtown Lifestyle Village is also a member of the Retirement Villages Association which has a Code of Practice designed to protect the needs/rights of residents.

Guests

Family, grandchildren and friends are very welcome to stay for short periods of time. However, they may not move in on a permanent basis. The village resident must be at home when their guests stay. Sub-letting, house or pet sitting is not possible.

Occupation Right Agreement

Villas at the Arrowtown Lifestyle Village are purchased via an Occupation Right Agreement (or Occupation Licence) for an agreed price. This is the most common form of title in retirement villages in New Zealand. The Occupation Right Agreement, along with the Disclosure Statement and Code of Practice, outlines all the terms and conditions expected of both the village operator and the resident.

When purchasing a villa or apartment, by law the incoming resident must sign the legal documents in the presence of their solicitor, who will confirm that the terms of the Licence are understood. The ORA gives the resident the right to live in the villa and enjoy the use of all the village facilities. The title to the land and building, including ownership risk, remains with the Arrowtown Lifestyle Village.

Gardens

Our landscape architect plans each villa's garden from an extensive range of hardy plants that thrive in the Arrowtown climate. We take care of all garden and lawn maintenance, however if you are a keen gardener, you are welcome to plant and manage your own garden in consultation with us.

Pets

We understand the integral part pets can play in your family, so a small domestic animal is welcome to join you in your new villa, providing it is an adult suitable for village life with close neighbours. Ask us about our pet policy if you would like to know more.

Financial Arrangements*

A key benefit of an Occupation Right Agreement is the financial security it provides. Financial arrangements relating to the licence are set at the time of purchase and agreed in the legal documents. These include:

Item	Description	When applied
The Entry Payment	This is the amount paid to enter into an Occupation Right Agreement for a villa at the village.	The entry payment is paid on the settlement date. This is usually the Occupation Date.
Weekly Fee	This is an on-going charge covering the day to day running costs of the village, including maintenance, gardening, lawn mowing, building insurance, an emergency response system, rates and village management. This fee is set at the time of purchase and will not increase over time (unless the resident elects to pay for additional services).	On-going charge (paid monthly in advance) which stops when the villa is permanently vacated.
The Village Contribution	This covers the provision of all village community and leisure facilities. The village contribution is a percentage of your original entry payment calculated on a monthly basis at 5% per year for each of the first five years of your residency, to a maximum of 25%.	Accrual stops when the villa is permanently vacated. The contribution is deducted from the exit payment.
Capital Gains/Loss	The village guarantees the amount repaid in the exit payment will not be affected by capital loss or any decline in the value of the home. The ORA does not carry any entitlement to capital gain when you move out and the villa is resold.	N/A

*Please refer to the Disclosure Statement for full details.

We love the contact
with other residents
while still *appreciating*
our independence.
Most people were
strangers but now
are friends.

— *Faye*





The Sales Process

1

Place an Option

When you have made the decision to move ahead, you advise us to place an option on a particular villa, and we hold it for you for ten days. We will send you and your solicitor a full set of documents for your reference. We encourage you speak with your solicitor to get advice on legal arrangements. The document pack will include an Agreement for Occupation Licence which formalises your intention to move forward with a particular villa at the entry price. It also contains conditions of the purchase.

2

Agreement for Occupation Licence

In order to proceed, you will need to return the signed Agreement for Occupation Licence to us before the expiry of the ten-day option period. The deposit of \$2,500 is due at this time and is held in trust at Covenant Trustee Services. The deposit is refundable if the agreement is cancelled at a later date.

3

Pre-Settlement

We will provide you with a copy of the floor and landscape plan for your reference so you can start planning life in your new home.

We recommend listing your house with an agent at least three months prior to the completion date for your villa. Our Sales Manager can suggest local real estate agents, organisers and staging companies if you are unsure of who to use.

4

Occupation Right Agreement

Our solicitors will prepare the final Occupation Right Agreement. This will contain the final settlement amount (the entry price + any additional customisation you have requested and approved, minus the deposit). The Occupation Right Agreement will be sent to your solicitor, who will contact you when it is time to review and sign.

Once the licence is signed, there is a 15-day cooling off period. If you change your mind at any time prior to the end of the 15 working days, we will cancel your licence and refund your deposit in full.

5

Making the Move Easier

Approximately six weeks before you move in we will send you some information, including a suggested 'To Do' list, contacts for changing your utilities and arrangements for move in day.

We can also provide support to install appliances when your furniture arrives.

Once you move in, we will provide a full induction to your home and explain how everything works.





ARROWTOWN

LIFESTYLE VILLAGE



Become part of a
vibrant community

Arrowtown Lifestyle Village
224 McDonnell Road, Arrowtown, 9371, New Zealand

Open weekdays between 11am & 3pm
Phone 03 442 1050 or 0800 442 446. Email info@arrowtownretirement.co.nz

www.arrowtownlifestyle.co.nz