

Independent Lifestyle Village Whitianga



CONTENTS

SOUTH AUCKLAND MASONIC PROPERTIES LTD	3
INDEPENDENT LIFESTYLE VILLAGE WHITIANGA	4
KEY SPECIFICATIONS, CHATTELS & PRICING	5
FLOOR PLAN	6
PHOTOGRAPHS	7
OUR TOWN	8
FREQUENTLY ASKED QUESTIONS	9 &10
NEXT STEPS TO BECOME A RESIDENT	11

South Auckland Masonic Properties Ltd

in proud partnership with Richardsons

South Auckland Masonic Charitable Trust (SAMCT) is the sole owner of South Auckland Masonic Properties Limited (SAMPL).

SAMCT was established by the Lodges in the South Auckland Province in October 1978, during this time it has run a number of initiatives for fundraising and distribution to worthy causes.

With Legislative changes in the early 2000's SAMCT set up the operational arm which is known as SAMPL and operates the Residential Lifestyle Villages in Whitianga, Ngatea and Papakura. All villages are independent of each other.

The Whitianga Village features completely independent living in your own freestanding home, yet offers the security of knowing that lawn mowing, council rates, water rates, building insurance and most of the maintenance is covered in the very affordable monthly service fee. The units are purchased under an Occupation Right Agreement.

Each unit is finished to the highest standard and designed with many features to assist you in your retirement while keeping you fully independent, making this a seamless transition from the traditional family home.

Richardsons Real Estate Ltd, as the selected real estate partner for South Auckland Masonic Properties Ltd, embrace the opportunity to guide you through the process. We also offer to engage the marketing of your existing property should you have one, to make the process as streamlined and simple as possible, assisting you throughout your move from start to finish.

Wishing you all the very best for your new property venture.



Emma Ashworth
Principal Officer
Richardsons Real Estate Limited / Licensed REA2008

Independent Lifestyle Village

Seascape Avenue, Whitianga

There are 27 standalone units within the Seascape Avenue Village, each with two double bedrooms, spacious bathroom, separate laundry and internal access garage. The construction is a solid brick and tile build, each with your own garden to enjoy.

Your unit has been newly refurbished throughout to the highest standard, with new flooring, freshly painted walls & ceiling, modern kitchen with soft close units and drawers, dishwasher, oven and hob, bathroom/wet room with heated towel rail, LED flush ceiling lighting and a brand new, wall mounted heat pump to keep your home as cosy or cool as you wish, including newly fitted double glazing throughout.

The open plan kitchen/dining/living area is well laid out, offering a spacious and bright social living space. Both bedrooms are doubles and each have fitted wardrobes, with the main bedroom slightly larger in size. The newly fitted, modern bathroom is a generous size and for extra convenience there's a completely separate laundry room with a large built-in laundry cupboard. Your spacious, single garage is internal access with new remote controlled door. A large built-in utility room to the rear of the garage provides for additional walk-in storage or hobby room.

For ultimate convenience and peace of mind that the Independent Lifestyle Village has you covered, one affordable monthly fee covers your council rates, water usage, insurance for the building, your lawn mowing and other regular property expenses.



Key specifications, chattels & pricing

Solid brick & tile build, standalone villa at 105sqm (approx.)

Established street in sought after residential area, close to town, supermarkets, all local amenities, waterways, estuary and beach.

Two double bedrooms, both fitted with built in wardrobes.

Spacious and open plan kitchen/dining/living area.

Modern, newly fitted kitchen with soft close drawers, Fisher & Paykel single drawer dishwasher and an electric hob and oven.

Spacious, newly fitted bathroom/wet room, level access shower, grab rails, heated towel rail, extractor fan and vinyl flooring.

Separate laundry room with built in storage.

Single, internal access garage with built in utility/hobby room to rear.

Newly installed, wall mounted heat pump, new hot water cylinder and smoke detectors.

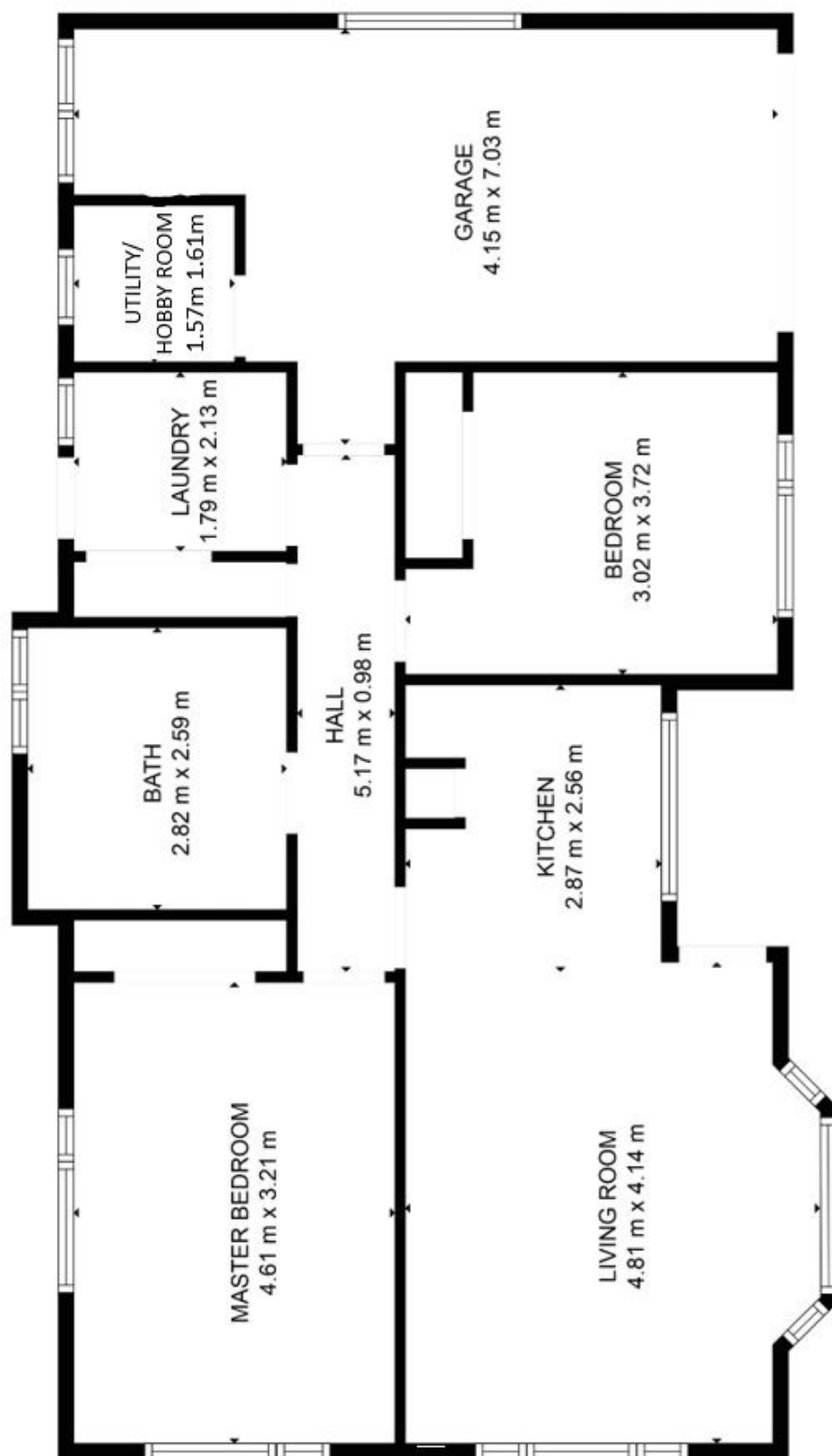
Newly fitted double glazing throughout.

Affordable monthly fee that covers council rates, water usage, building insurance, lawn mowing & other property expenses.



Seascape Avenue

Unit Floor Plan



LIVING ROOM: 20 m², KITCHEN: 8 m², BEDROOM: 11 m²,
 GARAGE: 29 m², MASTER BEDROOM: 15 m², HALL 5 m²,
 LAUNDRY: 4 m², BATH: 7 m²

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FULL FLOOR AREA: 105 m² approx. (taken from the Council Consent Tracker Website)

Seascape Avenue Photographs



Note: Interior photographs to follow shortly. Renovation almost complete.

Whitianga, our town

Seascape Avenue is an established and sought-after residential street in a convenient central location, with the picturesque Whitianga Waterways only a street away.

The Village is in the heart of Whitianga town, which means you are in very close proximity to the fantastic amenities our town has to offer. As Whitianga has grown in population over the years, so have the facilities which attracts new settlers and makes living here very comfortable and convenient.

Some of the main amenities include two supermarkets, a new medical centre opened in 2023, two pharmacies, 3 gas stations, a cinema, fantastic gym, plus several CBD streets of retail shopping to enjoy, with an array of bustling restaurants, cafes and takeaways. The RSA club and fishing club are always a popular hit with the locals too.

With multiple garden centres in and around Whitianga, feel free to indulge your passion for gardening around your unit, or maybe you prefer just a few pots of colour by the front door, the choice is yours!

You will find groups and clubs for most hobbies and interests, including golfing, quilting, chess, pub quiz, tai-chi, yoga, line dancing, lawn bowls, a bike park, walking groups and an extensive choice of gym classes, including a community swimming pool. Fishing and boating options are everywhere, with regular competitions and events in town.

The Lost Spring is a stunning attraction for visitors and locals alike, offering fabulous tropical surroundings as you bathe in the geo-thermal pools, sip cocktails, dine in the restaurant for breakfast/lunch/dinner, or indulge in a rejuvenating treatment in their day spa, surrounded by native bush and bird song, with many special offers open to Whitianga residents.

Whitianga offers beautiful walks and an outdoor lifestyle on or off the water second to none. You can elope on the five minute ferry ride for more walks and beautiful beaches to explore from Ferry Landing too.

Let's not forget the airport - flying to multiple destinations, including convenient daily flights to Auckland main airport, a popular service for a quick exit from town to visit family, for weekend escapes or perhaps connect with your ongoing flights (please check timetables for the latest flight schedules).

Whether you are already a Whitianga local seeking a hassle free retirement option, or perhaps relocating to our shores for the first time - the Independent Lifestyle Village in Whitianga is an experience enjoyed and treasured by many. We look forward to welcoming you!

Frequently asked questions

What is an Occupation Right Agreement?

An Occupation Right Agreement, also known as an ORA, is the document that outlines the terms and conditions of living within the Village. This is the legal document that provides the right to reside in the Village.

Can my application to be part of the Masonic Village be conditional on the sale of my existing property?

Yes, this an option and will form part of your application.

Can I alter my unit in any way?

Structural changes or additions to the unit, such as an outdoor covered area like Archgolas or shade sales are allowed with prior written consent from the Village Manager. In terms of when you leave the unit, normally these are left in place and there is no reimbursement.

Can I fix items to walls such as pictures, bookshelves with L-brackets etc?

Yes, you are able to install these.

Are we allowed an animal?

Potentially, this is possible however this will form part of your application. Any decision to allow pets in the village is made by the Village Manager, with the enjoyment of all residents at the forefront of any decision made. There is no individual fencing around the units to make it easy for the lawn mower contractors, so there is not the facility for dogs to roam off lead.

Can I plant trees or gardens?

Yes, you are able to plant small/dwarf trees with shallow root systems around the section, but this must be done mindfully, not to hinder or block other units view or sunlight, or limit the lawn mowing contractors. They must also be planted well clear of concrete and any septic systems, therefore tree planting is by permission of the Village Manager.

Frequently asked questions cont'd

Are we allowed to have a camper-van or boat?

Unfortunately, you are unable to park these at the unit or within the Village, this is to keep a uniform and open feel to the Village. There are some fantastic storage facilities within our town.

Can I have a garden shed?

Yes, you are able to have a garden shed, however this will require written approval from the Village Manager, prior to any installation. The Village do try to keep a universal or similar design of any garden sheds installed.

Is the Village on the local rubbish collection route?

Yes, for general waste, recycling and food bins. We can provide you with the collection schedule.

We welcome any further questions you may have and our team look forward to providing you with assistance and support at each stage.



Take the next step to become part of the Whitianga Independent Lifestyle Village

Having now received the initial information pack for the Whitianga Independent Lifestyle Village and feel this may an option you would like to explore further, please contact one of the Richardsons Real Estate Whitianga Team to:

- Arrange a viewing of an available unit.
- Further discuss any specific requirements you may have to ensure this aligns with the Village, and to ensure you understand the ORA and that the Village is right for you.
- Obtain an application pack with further information and the Village application form.

Once complete, your application form will be submitted to the Village Manager, along with any conditions. When an application is approved and a unit is available, it is at this stage moving dates are arranged and confirmed.

Contact us

Call into our office at 49 Albert Street where we are waiting to help you, or contact us by phone or by email, as below. We look forward to hearing from you.



Abby Lawrence

Licensed Agent

021 179 5906

abbyl@richardsons.co.nz



Caroline Brown

Personal Assistant to Abby & Licensed Salesperson

07 866 2373

carolineb@richardsons.co.nz

49 Albert Street
Whitianga 3510

www.richardsons.co.nz
whitianga@richardsons.co.nz

07 866 2373