

A retirement village that cares



 **ULTIMATE CARE
ROSEDALE**
VILLAGE

WHAT TO EXPECT WHEN YOU JOIN OUR VILLAGE

Companionship, security and lots of choices

Rosedale Village offers you the best of both worlds, the freedom of independent living with exceptional care on hand when you need it. To set your mind at ease our staff are available at a touch of a button, your security and safety are top of mind for our staff.

Every week our team organises activities for residents such as outings to concerts, shopping centres and markets. There are crafts, games, music and physical movement classes. You decide how much you want to be involved.

You can make the most of all our amenities from browsing the books in the library, enjoying some pampering in the hair salon, or relaxing with friends in landscaped gardens, a sunny central courtyard or our large lounge area.



MEALS TO SUIT EVERY TASTE

Fresh food daily and prepared with care

We have our very own qualified kitchen team on-site, including our very own baker. Their mission is ensuring all residents enjoy appetising and nutritionally balanced meals, prepared fresh everyday.

Our menus change with the seasons and if you have a yearning for a particular style of cuisine, just let us know and we will do our best to accommodate your tastes.



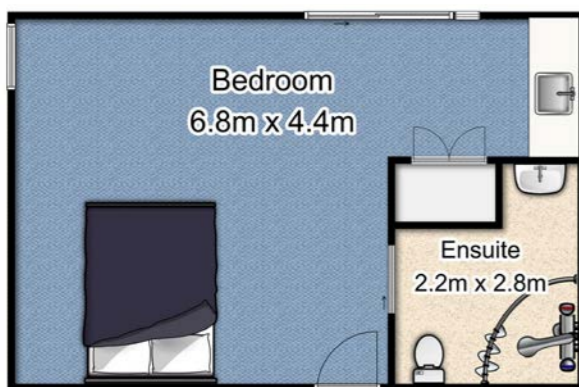
Good food is essential for health.
It's also one of life's greatest pleasures.

An affordable home with a little support when you need it

Rosedale Village offers you the best of both worlds, the freedom of independent living with exceptional care on hand when you need it.

We can offer a range of apartments to choose from, such as one bedroom, studios and personal suites all including ensuites and kitchenettes. All upstairs apartments include their own balcony and downstairs apartments open onto a courtyard with landscaped gardens.

Studio apartment



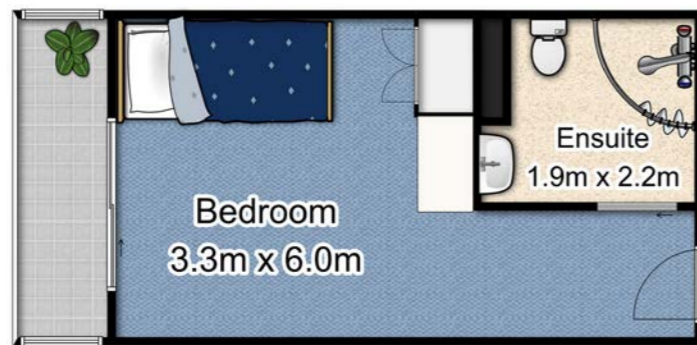
Total floor area approx. 31m²

1 bedroom apartment



Total floor area approx. 32m²

Personal suite



Total floor area approx. 24m² including balcony

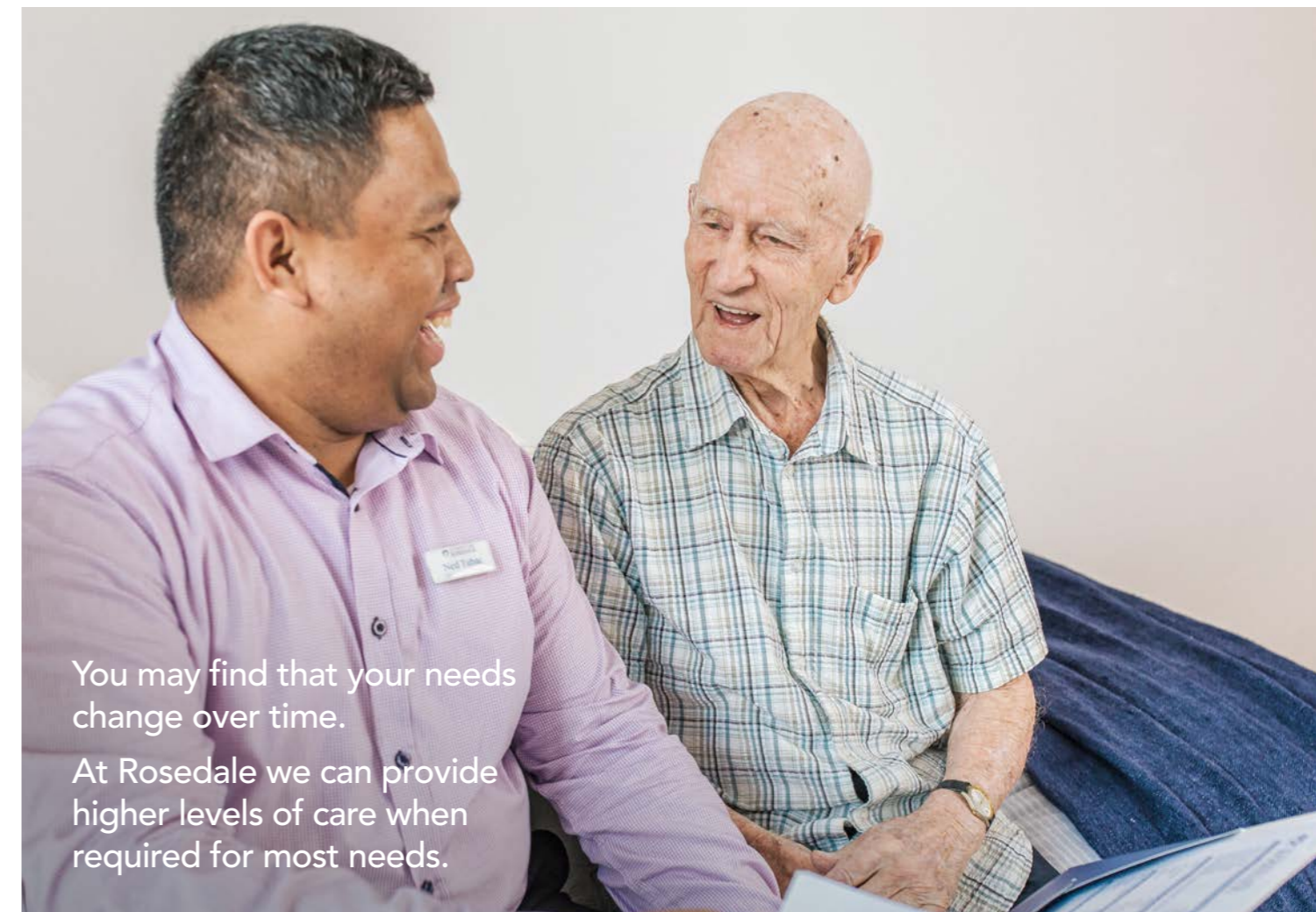
Choose the level of support that's right for you

One of the benefits of living at Rosedale Village is the ability to choose the level of support you require.

When you purchase your unit, you'll be invited to sign up to a care package that provides the level of services you think you'll need.

Residents can includes services such as:

- Meals
- Housekeeping
- Laundry
- Bedmaking
- General staff support
- Personal care



You may find that your needs change over time.

At Rosedale we can provide higher levels of care when required for most needs.

WHAT IS THE PROCESS FROM HERE?

Taking the next steps

The following is a chart showing you the process from your initial viewing through to joining us at Rosedale Village:



RIGHT TO OCCUPY AGREEMENT (ORA)

This is a binding legal document between you and the village owners

WHAT YOU RECEIVE

The right to live in your apartment, studio or suite for your lifetime, plus the right to use the buildings and facilities provided for common use by all residents. e.g. a library or lounge areas.

You also enjoy the other benefits of living in the Village, such as security and organised activities.

WHAT YOU PAY

In addition to the initial purchase price, you will need to pay a weekly contribution fee towards the cost of running the village. These costs are shared by all owners. See the schedule of expenses included in your ORA. You will need to pay your

solicitor's legal fees when purchasing a unit. Additionally, when moving in you will be offered a care package, which may be tailored to your requirements. This includes a range of services from laundry and meals up to assistance with showering and other support.

Weekly costs will vary depending on the level of support you choose.

You can change your care package at any time. If you are purchasing an apartment, personal suite or studio, these costs may be included in your care package.

Please discuss this with your Village Manager.





DEFERRED MANAGEMENT FEE (DMF)

When you leave, a Village Contribution or Deferred Management Fee (DMF) is deducted from the amount you or your estate receives. This is a contribution to our general costs incurred in the supply of accommodation, community facilities and related services at the village.

The Village Contribution fee is calculated as a percentage of your purchase price over a number of years of occupancy but is limited to a specified percentage of the purchase price. This amount is specified in your ORA and your solicitor is required to explain this to you before you sign the ORA.

WHO TAKES CARE OF MAINTENANCE?

The exterior of your unit, any lawns, gardens, infrastructure and common facilities are the responsibility of Rosedale Village. You are responsible for maintaining the interior of your home to the same standard as it was when you moved in, after allowing for fair wear and tear.

YOUR PROTECTION AND RIGHTS

The Statutory Supervisor for Ultimate Care Group is Covenant Trustee Services and holds a Memorandum of Encumbrance over the land on which the apartments are built. This secures your investment against any other liabilities the owners of the Village may have. The Statutory Supervisor and Village owners have an agreement between them called the Deed of Supervision. You may request a copy of this agreement.

All Ultimate Care Villages are accredited members of the Retirement Villages Association which protects the interests of residents.

For further details please see the Occupation License and Disclosure Statement.

FREQUENTLY ASKED QUESTIONS

The information to make an informed decision

Who owns the unit?

The unit is owned by the Village. Residents do not have title to the land or unit, but they do have the right to occupy their unit for life.

What financial security do I have for my investment?

The Village land is secured by a first mortgage in favour of the Statutory Supervisor. Your home cannot be provided as security for any debt of the Village operator.

What happens when I leave?

The Village will refurbish, market and sell the unit at its expense. Once the unit is sold, you or your estate will be paid back your original investment minus the Village contribution.

What financial reporting is provided?

Annual financial reports are available to residents. The accounts are reviewed by the Company Auditor and the Statutory Supervisor.

What happens if I change my mind after I initially sign up to purchase an ORA?

You have 15 working days to be sure of your decision before you move into our Village.

What is a Statutory Supervisor? And what do they do?

The Statutory Supervisor is an independent professional organisation approved by the Registrar of Retirement Villages who provide

residents' protection and guidance. Ultimate Care Rosedale Village Statutory Supervisor Service is provided by Covenant Trustee Services Ltd, PO Box 4243, Shortland Street, Auckland 1015.

Are there any other expenses?

Every resident can select a care package to cover the level of services required. Each care package provides a suite of services for an all-inclusive, weekly fee.

In addition, you may be responsible for any weekly outgoings such as telephone, TV, contents insurance and minor maintenance such as light bulbs.

Can I rent or lease out my unit?

No. The dwelling is for the sole use of the person or people named in the Occupation License.

Can my friends and family visit and stay?

We enjoy having your friends and family in the Village. They are welcome to stay with you for up to three weeks, and up to a total of three months annually. All you need to do is let your Village Manager know ahead of time and discuss any details.

Can I bring my pet?

Please talk to your Village Manager as not all apartments are suitable, so it is on a case-by-case basis. There is a no-replacement policy.

Who pays for Insurance and Rates?

These costs are included in the Monthly Fees. We remind residents that you are responsible for insuring your contents.

Is there parking available for residents?

Yes, parking spaces are available for residents in a secure area.

If I have a complaint, whom do I raise the issue with?

The Village Manager is the person to talk to. They will try to resolve the issue for you. If you are still not satisfied, the issue can be referred to the Statutory Supervisor. The Retirement Villages Association can

also assist with any problems that cannot be resolved by the Village management.

What if my needs change?

Rosedale Care Village can provide you with rest home and hospital level care in your own home. We will aim to tailor a package to suit your individual needs. If you are assessed by the Needs Assessment and Service Coordinator as needing rest home care, you may be entitled to a subsidy to help pay for this care. Subsidised care is means tested by WINZ.

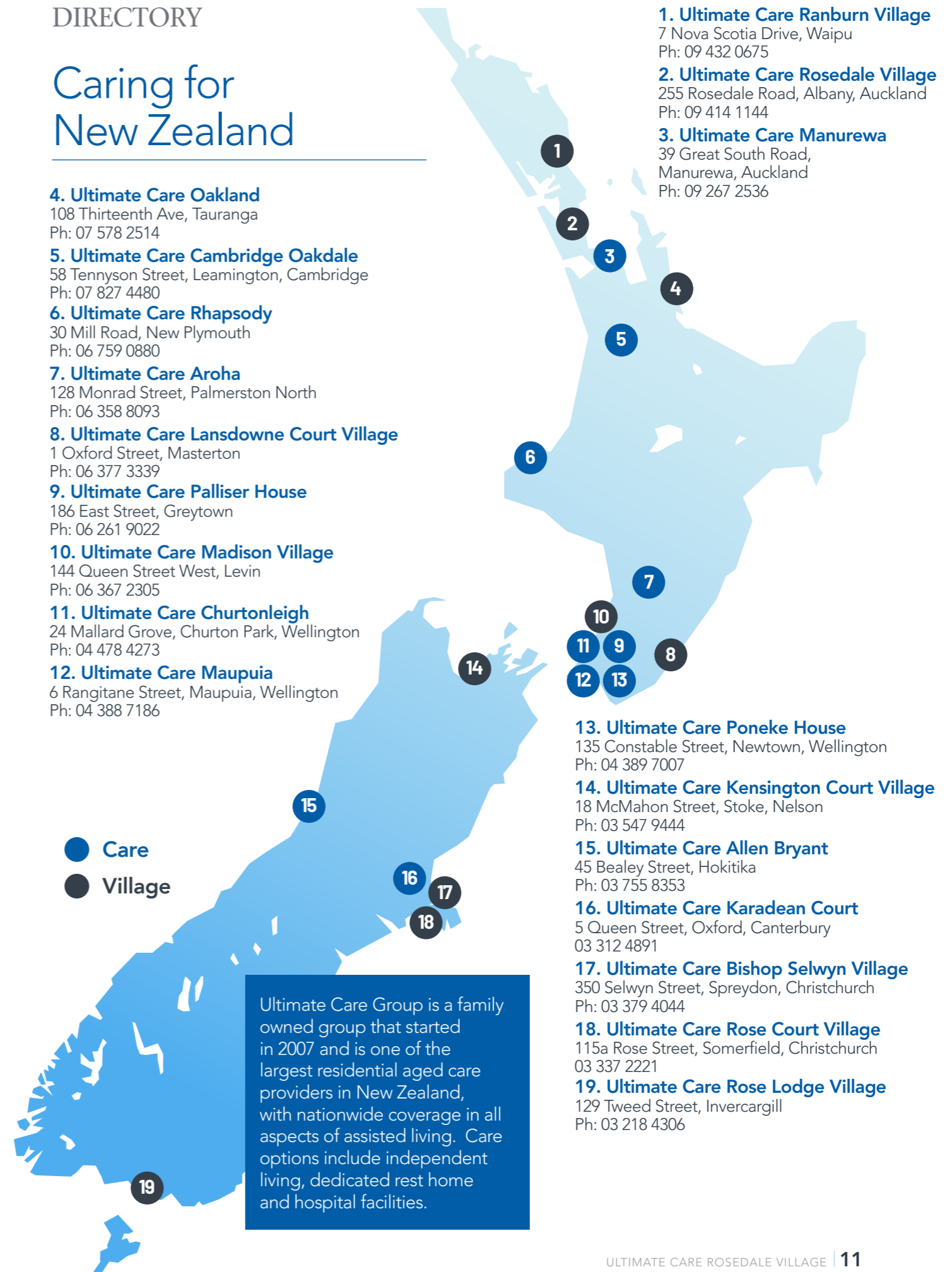


DIRECTORY

Caring for New Zealand

- 4. Ultimate Care Oakland**
108 Thirteenth Ave, Tauranga
Ph: 07 578 2514
- 5. Ultimate Care Cambridge Oakdale**
58 Tennyson Street, Leamington, Cambridge
Ph: 07 827 4480
- 6. Ultimate Care Rhapsody**
30 Mill Road, New Plymouth
Ph: 06 759 0880
- 7. Ultimate Care Aroha**
128 Monrad Street, Palmerston North
Ph: 06 358 8093
- 8. Ultimate Care Lansdowne Court Village**
1 Oxford Street, Masterton
Ph: 06 377 3339
- 9. Ultimate Care Palliser House**
186 East Street, Greytown
Ph: 06 261 9022
- 10. Ultimate Care Madison Village**
144 Queen Street West, Levin
Ph: 06 367 2305
- 11. Ultimate Care Churtonleigh**
24 Mallard Grove, Churton Park, Wellington
Ph: 04 478 4273
- 12. Ultimate Care Maupuia**
6 Rangitane Street, Maupuia, Wellington
Ph: 04 388 7186

- Care
- Village



- 1. Ultimate Care Ranburn Village**
7 Nova Scotia Drive, Waipu
Ph: 09 432 0675
- 2. Ultimate Care Rosedale Village**
255 Rosedale Road, Albany, Auckland
Ph: 09 414 1144
- 3. Ultimate Care Manurewa**
39 Great South Road, Manurewa, Auckland
Ph: 09 267 2536

- 13. Ultimate Care Poneke House**
135 Constable Street, Newtown, Wellington
Ph: 04 389 7007
- 14. Ultimate Care Kensington Court Village**
18 McMahon Street, Stoke, Nelson
Ph: 03 547 9444
- 15. Ultimate Care Allen Bryant**
45 Bealey Street, Hokitika
Ph: 03 755 8353
- 16. Ultimate Care Karadean Court**
5 Queen Street, Oxford, Canterbury
03 312 4891
- 17. Ultimate Care Bishop Selwyn Village**
350 Selwyn Street, Spreydon, Christchurch
Ph: 03 379 4044
- 18. Ultimate Care Rose Court Village**
115a Rose Street, Somerfield, Christchurch
03 337 2221
- 19. Ultimate Care Rose Lodge Village**
129 Tweed Street, Invercargill
Ph: 03 218 4306

Ultimate Care Group is a family owned group that started in 2007 and is one of the largest residential aged care providers in New Zealand, with nationwide coverage in all aspects of assisted living. Care options include independent living, dedicated rest home and hospital facilities.



Ultimate Care Rosedale Village

255 Rosedale Road, Albany, Auckland

09 414 1144

www.rosedale.co.nz

rosedale@ultimatecare.co.nz



ULTIMATE CARE
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VILLAGE



ULTIMATE
CARE GROUP



New Zealand
Aged Care Association
MEMBER

