



# Our Village, Your Lifestyle





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## Why choose a Sanderson Group village?

Sanderson Group is a family-owned business and has over 30 years' experience building and running luxury retirement villages.

Their expertise and passion for building outstanding homes and first-class communal facilities has completely changed the standard of retirement living in New Zealand.

A meticulous eye for detail and a knack for picking the very best locations mean Sanderson Group villages are widely regarded as market-leaders and innovators. Their staff are also genuinely nice people who are looking forward to welcoming you to your new home.

## What will my home be like?

Each village has multiple floor plans offering a mix of two or three bedroom homes that have been architecturally designed to maximise sun and natural light.

Spacious open-plan living, a designer kitchen, double-track curtains, deluxe carpet, beautifully tiled bathrooms, gas fireplaces, garaging and ample storage are all common features.

Each home is designed for easy living with extra wide doorways and level entry access throughout your home. Only high quality fittings and fixtures are used, and the external cladding is chosen to suit the unique character of each village.

## What activities are on offer?

A daily schedule of activities is displayed inside our Club Houses and offers resident a great mix of social and exercise options. You can choose to join our mahjong sessions, aqua aerobics classes, table tennis, hobby groups, and much more. This is a great way to meet new friends and get the most out of village life.

Social outings outside of the village are also organised from time to time.

## What communal facilities are available?

Our villages are true communities in every sense of the word. Our Club House is a key focal point where you'll typically find cafe/dining and bar facilities, a purpose-built cinema, dance floor, library, billiards and snooker tables, and much more.

Some villages have dedicated facilities for special treatments and a hair and beauty salon on site, while every Sanderson location boasts a heated indoor swimming pool and gymnasium. Bowling greens, croquet lawns and hobby rooms are also available for all our residents to enjoy.

## What else is nearby?

Sanderson Group villages are built in the most sought-after retirement locations, close to shopping precincts, restaurants and cafes, medical centres, pharmacies and public transport. Each location around New Zealand has its own special attributes, but golf courses, cycleways and walkways are usually close by. Please visit our website [www.sandersongroup.co.nz](http://www.sandersongroup.co.nz) to see what's on offer near each village.

## Can I bring my pet?

Of course! You're welcome to bring your existing family pet with you. If you have more than one pet (or something large or unusual!), please get in touch with us first to prevent any issues arising down the track.

## Are family and friends allowed to stay?

Most definitely. That's why we predominately build two and three bedroom homes - so you can welcome your children, grandchildren and friends who wish to visit at any time of year.



## What safety & support measures are in place?

An emergency call button is provided inside your home. If you are moving into a new build, you may have the choice of where this is located. You will also have the option of wearing a pendant around your neck which connects directly to our emergency call centre should you ever need urgent assistance.

Continuity of care is also very important to us. Sanderson Group guarantees you will be granted priority access to any of our advanced care facilities, or care facilities we are associated with, should you require more help.

## How will I know what's happening in the village?

Each village has developed its own internal communication system. Some have a residents' website, while others produce a regular newsletter. Rest assured, you will be kept right up-to-date with all activities, news and developments within your new community.

## What transport is available?

Most of our villages enjoy excellent public transport links so you're able to get out and about if you no longer drive or own a vehicle.

# Our Obligations, Your Rights

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## Who owns my home?

Sanderson Group village operator company holds legal title to the land and all homes within our villages. You will be invited to purchase an Occupation Right Agreement (ORA) for your home as prescribed in the Retirement Villages Act 2003. This entitles you to occupy your home for life and grants you full access to all our communal facilities. Your ORA will terminate when you leave the village.

## How much will it cost?

We negotiate an agreed 'Entry' price with you to purchase an Occupation Right Agreement (ORA) before you move in. The cost of this varies from village to village, and will depend on the size of your home and facilities provided.

A weekly Village Outgoings Payment is charged to cover our operating costs such as rates, water rates, gardening, lawn mowing, facility maintenance, building insurance and so on. This fee is adjusted by no more than the CPI (Consumer Price Index) each year to give you certainty about your living costs.

You will be responsible for the private utility charges inside your home such as electricity, natural gas, phone, internet, rubbish removal and personal contents insurance. Any repairs or maintenance inside your home is also at your own cost.

A Village Contribution Fee is charged to you or your estate for homes (not apartments). This amount is equal to 30% of your Entry Payment. This fee is charged on your 'Exit' date. If your Exit date is less than 5 years from your 'Entry' date, the Village Contribution will be discounted by 6% per year, calculated on a pro rata daily basis. For example, if you Exit date is 1 year after your Entry date, then your Village Contribution will be 30% less a discount of 24%.

We provide free of charge the services required to on-sell your ORA including administration, marketing and refurbishment (except where there is more than fair wear and tear to the home).



## What guarantees are there?

No capital loss - we guarantee the amount repaid to you will not be affected by any decline in the value of your occupation right due to fluctuating housing market conditions.

Natural disaster - we guarantee we will pay back your entry payment without deducting a village contribution in the event we cannot rebuild your home following a natural disaster.

No hidden costs - we guarantee there are no hidden costs when we on-sell your ORA. These services are provided free of charge.

Money back - we guarantee to refund your money if you're unhappy with your decision to move into your new home in the first six months. If you wish to leave the village, we will resell your ORA and repay your entry fee in full.

Changing your mind - If you change your mind within 15 working days of signing an ORA, we will cancel the agreement and refund your deposit in full.

## What laws or codes must Sanderson Group uphold?

Fraser Sanderson was a founding member of the New Zealand Retirement Villages Association (RVA) and helped to set up of the RVA's original Code of Practice and Building Code.

As a leader in the retirement village field, Sanderson Group continues to uphold the industry's latest code of practice and all relevant legislation.

## I want to move in! What are the next steps?

Please speak with our friendly sales consultants. If you would prefer to acquire an ORA for a new home, we will need to discuss availability options with you and the build lead time required to complete your new home.

If you are interested in a resale property, we need to consider what is available, the outgoing residents' termination dates and how long it will take to refurbish the home ready for you to move in.







## Queenstown Country Club

Cnr Ladies Mile Highway and Howards Drive

Retire in style at the foot of The Remarkables where stunning landscapes and a new commercial precinct are right at your doorstep.



## Bethlehem Country Club

111 Carmichael Road, Bethlehem, Tauranga

Move into this well-established village in a fantastic location. Peaceful walking tracks, a shopping mall and medical facilities are just a short stroll away.



## Tamahere Country Club

46 Tamahere Drive, Tamahere, Hamilton.

Embrace Tamahere's rural tranquility and vibrant community spirit while enjoying all the amenities that Hamilton and Cambridge have to offer.



## Bethlehem Shores

141 Bethlehem Road, Bethlehem, Tauranga

Enjoy magnificent waterfront views across Tauranga Harbour and New Zealand's largest clubhouse for retirees in this brand new ultra-luxurious village.



Call **0800 887 779**

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