



Alandale
Easy living on the river

Alandale Lifestyle Village

Retirement living the way
it's meant to be





Contents

Welcome	3
About	5
Support	7
Clubs and activities	11
News	13
What are the costs?	14
Village legal structures	15
Questions you may have	16

YOU'LL ENJOY
LIVING
THE LIFE





Welcome

At Alandale, residents enjoy living the life in a vibrant, safe and active community.

Our Village is nestled on the eastern banks of the Waikato River in Flagstaff, Hamilton. This idyllic location allows you to enjoy easy access to river walks, Flagstaff shops and local bus services which are right on our door step.

With around 190 residents there is no shortage of company, and with an abundance of social activities on offer you can lead an active social lifestyle.

Residents enjoy round-the-clock support, which gives them (and their families) the peace of mind needed to carry on living – and making the most of Clubhouse facilities – without holding back.

They enjoy the Alandale Advantage... And you can too.



**ENJOY
INDEPENDENCE
AND SUPPORT**

CHELTENHAM CLOSE





About

Alandale's extensive site houses 133 villas, 10 serviced apartments and a Clubhouse, which facilitates and promotes community activities and social gatherings. It also provides facilities for individual pursuits and a very impressive library.

Fletcher Residential Ltd started construction of Alandale in 1988, with the final stages being completed eight years later. In 1996, the Alandale Foundation Trust purchased the Village and took over the administration. The Trust owns the land on which the central club building is situated and operates the Village under Alandale Lifecare Ltd.

Unit titles

Residents at Alandale Lifestyle Village are able to enjoy the independence of owning their own unit title – something that sets Alandale apart from most retirement villages. This ownership means you can enjoy renovating or decorating your property as you please, as well as being able to negotiate the purchase price you pay for the unit initially with the previous owners or their family.

We work for you

The Village is administered by the Alandale Foundation Trust, which is an independent charitable Trust. This means all profits are reinvested back into the Village. The Board and Management continually strive to ensure Alandale's facilities are first class, which is reflected in their commitment to the long-term maintenance and development programme that is reviewed on an annual basis.

Alandale is supported by a dedicated team of around 25-30 staff who look after grounds, gardens, maintenance, catering, nursing service, administration and the general day-to-day running of the Village. The Village is also well equipped with machinery and vehicles to enable us to keep the Village well maintained and looking good all year round.

RESIDENTS
AT ALANDALE
LIFESTYLE VILLAGE
ARE ABLE TO ENJOY
THE INDEPENDENCE
OF OWNING THEIR
OWN UNIT TITLE -
SOMETHING THAT
SETS ALANDALE
APART FROM
MOST RETIREMENT
VILLAGES.

YOU ARE LOOKED AFTER





Support

Alandale provides retirement facilities for residents who are able to live an independent lifestyle, however we also recognise that residents may require emergency or non-urgent support as well as domestic assistance from time to time.

Extra support can be provided on a user-pay basis for services such as:

- Meals cooked in the Alandale kitchen and delivered to your door
- Frozen casseroles and soups to heat at home
- Freshly baked cakes, scones or muffins available twice a week

Residents requiring additional house-keeping, care or other general services are welcome to have these provided by external service providers as Alandale does not provide cleaning or care services.

Peace of mind

We also provide a nursing service, which gives residents peace of mind in the knowledge that they are supported by our in-house registered nurses. This nursing service is not a substitute for residents' GPs but rather a basic service to attend to minor health issues, wound dressing, blood pressure checks, vitamin B injections, minor ailments, and to provide professional advice and support.

Other services such as a podiatrist and a hairdresser (twice weekly) provide regular and convenient personal care.

Security

Alandale is also monitored 24 hours, seven-days-a-week by a professional monitoring company who monitor the Village nurse call system, fire alarm system and security. A professional security company provides a comprehensive security service to Alandale in conjunction with our monitoring service and therefore is able to attend any emergencies within a few minutes to support management, residents and any other emergency services.

Shopping service

The Alandale minibus runs regular shopping trips to Chartwell, Hamilton city, the Base and Rototuna. The service will drop residents off and pick them up at predetermined times, departing the Clubhouse and returning each resident to their villa to assist them with their groceries and shopping.



Support continued

For those who want to maintain their independence but no longer wish to cook meals and look after a home, there is the option of purchasing a serviced apartment.

There are a number of serviced apartments and, as with the villas, you own your own unit title. The serviced apartments wing is at the south end of the Club building with easy access to the Club's facilities and the various Village activities.

Apartment residents are expected to be reasonably independent, although there is help with bed-making, and medication oversight if required.

Alandale Home Assistants are on duty seven-days-a-week from 7.30am to 8.30pm to provide a cleaning and laundry service and to assist with meal service. All meals are served in the apartment dining room, and include breakfast, morning tea, lunch, afternoon tea, dinner and supper.

Apartment residents are required to arrange their own personal care and support services as required as Alandale does not provide this service.

The service fee for apartment residents includes:



ELECTRICITY AND INSURANCES (BUILDING AND CONTENTS)



ROOM CLEANING



LAUNDRY, LINEN PROVISION AND CHANGE



ALL MEALS MORNING/ AFTERNOON TEAS AND SUPPER





**YOU WILL
NEVER
BE BORED**





Clubs and activities

The Clubhouse features a well-equipped gym, heated swimming pool, bowling green, croquet lawn, petanque court, craft room, library, billiard room with two full-size tables, games room, bistro, bar, and lounge with open fireplace.

Visitors are always welcome to use the facilities as long as they are with a resident. You can also book part of the Clubhouse for private functions with a range of quality catering options available.

The social committee co-ordinates the social, sporting and cultural activities of the Village and resident conveners organise the individual activities to keep you on your toes.

Alandale is fortunate to have a very active community and there is always a host of events and activities on the social calendar to suit a variety of tastes. We also have an active event committee who is responsible for planning one or two special events for the Village each year.



**INDOOR AND
OUTDOOR BOWLS**



CRAFT GROUP



EXERCISES



BOOK GROUP



**BILLIARDS
AND SNOOKER**



**GOLF
CROQUET**



AQUACISE



**TUESDAY CLUB:
TALKS AND TRIPS**



**RIVER
WALKS**



**BRIDGE
AND 500**



**LOW IMPACT
EXERCISES**



MAH JONG



WORKSHOP



**INTER-DENOMINATIONAL
CHURCH SERVICES**



SIT AND BE FIT



PETANQUE



**BIG SCREEN
MOVIES AND
SPORTS**



**COFFEE
MORNINGS**



SOCIAL HOUR

YOU ARE
KEPT
UP-TO-DATE





News

Alandale has many ways to make sure that residents are kept informed about the daily activities of the Village and in the way the Village is managed.

Residents elect an Advisory Committee of Residents which meets monthly with the Manager to discuss aspects of Village life. The Manager is responsible for the management of all facets of the Village.

A monthly Residents' meeting is held and includes reports from the Manager, Advisory and Social Committees, and Activity Conveners. An Annual General Meeting is held usually in October.

A bi-monthly magazine covers social events, Village news, topical comments from the management team, and contributions from residents.

A monthly social calendar outlines the upcoming social and club activities.

All residents have access to Alandale's in-house information channel which provides daily information about activities, menus and other important notices. Each week a different movie is also shown on this channel.

Newsletters are delivered to your mail box from the Manager as and when required.

— “ —

ALL RESIDENTS HAVE ACCESS TO ALANDALE'S IN-HOUSE INFORMATION CHANNEL WHICH ALSO PROVIDES DAILY INFORMATION ABOUT ACTIVITIES, MENUS AND OTHER IMPORTANT NOTICES.

— ” —

What are the costs?

Service fee

The monthly service fee covers the Body Corporate costs which include: external maintenance of the unit; garden maintenance; mowing of lawns; insurance for the structure of the unit; maintenance of the common areas and Clubhouse facilities; emergency call system; ambulance call-outs; emergency and some general nursing services; Alandale bus (scheduled shopping trips only); Village security and in-house information system.

For serviced apartment residents it also includes, three meals a day, morning/afternoon teas and supper, house keeping, laundry service, electricity and insurances (excluding private vehicle).

Facilities fee

This is the fee paid by the vendor of a unit to Alandale Lifecare Ltd on its sale. It is calculated on the sale price of the unit and the number of years the resident has been in the Village.

All the income received from these fees is used for the benefit of residents, present and future. It is used to repay debt (if any), maintenance (the Club building, bowling green, and capital equipment), to promote the Village to new-comers and, in the future, for possible development and redevelopment costs of the Village.

The facilities fee is calculated on a percentage of the sale price* of the unit, with the percentage depending on how long the resident has owned the unit. The length of ownership commences on the date the resident purchased the unit and expires on the date the sale of the unit is settled.

The facilities fee for the villas is calculated at the rate of 5% per annum (calculated daily) for the period the resident has owned the unit to a maximum of 25% of the sale price* of the unit. There are two different facility fee models operating for the serviced apartments, which will be explained on application.

Note:* *the Resident's Occupation Right Agreement signed on entry into the Village contains a full definition of the value of the unit on which the facilities fee is calculated which in summary is the greater of:*

- *the sale price or other consideration (including chattels) payable in respect of the sale or disposition of the unit; or*
- *the fair market value of the unit (including chattels) at the date of such sale or disposition as agreed between the Resident and the Operator or in the absence of such agreement then as determined by registered valuation obtained by the Operator.*

Selling your unit

When the time comes for you to sell your unit, you can choose to sell it through our contracted sales consultant, another real estate agent, or privately. There are special conditions of sale and the Manager must be kept informed.

Whilst we endeavour to encourage the vendor to present the unit in top condition, we can only insist on 'reasonable condition'. Alandale is not responsible for anything in the unit that is not satisfactory to the incoming resident – we are responsible only for the exterior of the unit.



Village legal structures

The Alandale Foundation Trust

The Alandale Foundation Trust holds the shares in Alandale Lifecare Ltd for the benefit of the residents.

The Trust Board consists of at least three non-resident Trustees and two resident Trustees, the Village Manager and the Board Treasurer.

The Trustees are appointed by the Alandale Residents' Advisory Committee. The Manager and the Treasurer, who are non-voting members, are appointed by the Trust.

The Trustees set the policies by which the Company manages the Village.

The purposes of the Trust (as stated in the O.R.A) are:

- A. To provide health care for the elderly.
- B. To provide amenities for the cultural, spiritual and recreational well-being of the elderly.
- C. Without restricting the scope of the foregoing to provide the use of facilities, counselling and other appropriate assistance for the elderly.
- D. To promote education about the elderly.

Resident Trustees are not 'representatives' of the residents or the Advisory Committee per se. They, as Trustees, along with the non-resident Trustees and in accordance with the Trustees Act, must act in the best interest of the whole Village.

Alandale Lifecare Ltd

Alandale Lifecare Ltd is the company which operates the Village.

It holds the Occupation Right Agreements with the owners of villas and apartments. It also owns the Club buildings and other communal facilities (such as the bowling green) and manages them for the benefit of the residents.

Directors are appointed by the Alandale Foundation Trustees and at present the Trustees act as Directors.

The Company derives its income from the facilities fees paid on sale of villas and serviced apartments. These funds are employed to: repay debt; to maintain the Company assets; and the costs of Village development and amenities, within the charitable purposes of the Trust.

Village rules

These are set down by the operator of the Village. They are included in Occupation Right Agreements and are subject to change from time to time. Copies of these rules are given to incoming residents, and a copy is kept in the Alandale library.

Common property and unit titles

Common property is defined as "that land which belongs to the body corporate" managed by Alandale Lifecare Ltd.

At Alandale, each principal unit has in its unit title the villa or apartment, plus the land immediately under the drip line of the unit. Common property is all that land apart from accessory units which extends from that point. It includes the streets, some driveways, paths (but not those which are accessory units), lawns, trees and gardens.

The unit title includes the principal unit (villa or apartment) and any accessory units (which may include patios, paths and driveways) immediately surrounding the principal unit. Some villas have two accessory units, some have three. Your unit title document confirms individual ownership of any accessory units you may have.

It is the resident's responsibility to maintain the inside of the principal unit, the accessory units and the garden (within the drip line of the unit).

It is the responsibility of the body corporate (Alandale Lifecare Ltd) to maintain the outside of the principal units and the common property surrounding them.

Each Occupation Right Agreement empowers the Company (Alandale Lifecare Ltd) to manage all the Body Corporates together as one (there are seven in the Village).

Future development

Alandale Lifecare Ltd purchased land on the southern boundary of the Village a few years ago to allow options for future expansion of the Village. This land has stunning views of the river.

The Board has engaged architects to develop plans for this area and also to expand and improve the Clubhouse area.

Contact the Manager for further information on the proposed development.

Questions you may have

Can my friends and family stay with me?

Yes of course, this is your home. When you move into Alandale Village we understand it is important to maintain your family and social ties. Any family members or friends are able to stay for a combined total of four weeks per year. Longer stays require the agreement of the Village Manager.

What if I want to go on holiday?

You have the freedom to come and go as you please. We will maintain the grounds and manage security giving you peace of mind while you are away.

What happens if I have an accident or get sick?

If you have an accident and need immediate attention, our Village has an emergency alarm call button in your villa, which is monitored 24 hours, seven-days-a-week by a professional monitoring company who will respond to your call to ascertain who needs to attend to you.

What if I want to redecorate my home – for example, change the wall or floor coverings?

As this is a unit title Village, you own the property, therefore any minor interior alterations to floor covering, wall papering or painting etc. is at your discretion. Any electrical work must be completed by a registered electrician and all building work must comply with New Zealand building standards.

Is my home insured?

Alandale maintains a comprehensive material damage insurance policy insuring your property for full replacement value, which is renewed annually in line with current valuations, the Retirement Villages Act 2003, and clause 22.1 of the Code of Practice. Alandale's insurance cover does not cover your contents, but does include floor coverings.



Who is responsible for the cost of council rates?

As Alandale is a unit title Village the rates are the responsibility of the property owner (resident) this includes both Hamilton City Council and the Waikato Regional Council rates.

How does the fee structure work for the villas and apartments?

The service fee, paid monthly, covers the Village Outgoings (operating) Account (Body Corporate) costs which include: external maintenance only of the unit; garden maintenance; mowing of lawns; insurance for the structure of the unit; maintenance of the common areas in the Village; maintenance of Clubhouse facilities; emergency call system; ambulance call-outs; emergency and some general nursing services; Alandale bus (scheduled shopping trips only); Village security and in-house information system.

Villa fee is set annually and may increase to cover operating costs.

Please note: Rates, power, telephone and internal maintenance is the responsibility of the resident.



What is included in the serviced apartment package?

The serviced apartments include all meals, laundry and cleaning. The power is covered in the monthly fee and rates are the responsibility of the owner (resident). The apartments do not have cooking facilities, therefore all meals are served in the apartment dining room.

What is a facilities fee?

This is the fee paid to Alandale Lifecare Ltd on resale of a villa or apartment. It is calculated on the actual sale price of the villa or apartment less the amortised facilities fee (%) in accordance with the terms and conditions outlined in your individual Occupational Right Agreement (ORA).

What happens if my apartment or villa doesn't sell straight away?

The Village fee will continue for six months and then be reduced to 50% until the villa or apartment is sold.

Who is responsible for the resale of the property?

Alandale is not normally involved in the resale of the property as this is the responsibility of the owner or owner's estate as to how they go about selling the property i.e. Land agent, Trade Me or private sale. However, Alandale may be directly involved with the resale of an apartment if the company has issued an ORA (License to Occupy) thereby retaining ownership of the property.

Where can I obtain the Occupational Right Agreement (ORA) and other legal documents?

Your Solicitor will provide you with the ORA. The ORA is the legal contract / agreement between you and Alandale and outlines the condition of entry to the village. Your solicitor will also provide you with the Disclosure Statement and Alandale's Sales and Purchase conditions.





GET IN TOUCH

Alandale Lifestyle Village

1199 River Road

Flagstaff, Hamilton 3210

New Zealand

P 07 854 0468

F 07 854 0680

E info@alandale.co.nz

W www.alandale.co.nz

Alandale
Easy living on the river