



397 Swarbrick Drive, Te Awamutu, 3800

Phone: 07 871 2020



Welcome from the team at Highfield Country Estate. Thank you for your enquiry regarding Highfield Country Estate Retirement Village. We hope the information contained within this folder and brochure will give you an overview of our village. If you have any questions, please don't hesitate to contact us – we are happy to assist in any way we can.

Highfield Country Estate is a **privately owned and operated** retirement village developed by members of the Fladgate Family. The family has a long association with the Waikato region and have planned a fantastic village around their vision of “Providing the facilities and environment that allow you the freedom to live the lifestyle you enjoy”.

Village layout has been given careful planning consideration in keeping with their vision for a quality retirement village development for Te Awamutu. Villa layouts are numerous and have been designed to maximise the sun into each unit. Our kitchens are positioned on the eastern side to receive the morning sun and living areas face towards the north. Landscaped grounds, including beautiful stonewalling and aesthetic planting enhance the quality brick and tile villas. Each villa is fitted out with quality fittings and appliances. The modern interior decor features neutral toning throughout.

Peace of Mind for residents is provided for with security gates positioned at both Highfield entrances. 24 hour monitored emergency call buttons in each villa will render assistance to you if needed.

Highfield has a total of 116 - two- and three-bedroom villas.

Please fill out the Waiting List form if you would like us to have your details in our Waiting list book.

We would appreciate the opportunity to discuss in more detail any information we have supplied. Feel free to give us a call and perhaps make an appointment to discuss how we may be able to assist you further.

Kind regards

Sheryl Thomas

General Manager

Phone: 07 871 2020





Frequently Asked Questions

Q. WHAT IS AN OCCUPATION RIGHT AGREEMENT?

It is important for intending residents to be fully aware of the nature of the occupation right agreement and how this affects ownership of their villa.

The Occupation Right Agreement is the most common form of occupation and ownership in retirement villages in New Zealand. All villages are required to be registered and are governed by the Retirement Villages Act 2003 and its regulations. One of these requirements being that the village appoints a Statutory Supervisor, whose role it is to protect resident's rights.

An Occupation Right Agreement gives you the right to occupy your chosen villa for your lifetime, and the right to enjoy the land, buildings and facilities intended for common use in the village, in accordance with the terms and conditions of the Occupation Right Agreement.

Under the Retirement Villages Act, you are required to get independent legal advice before signing an occupation right agreement. The lawyer must explain the occupation right agreement to you in a way that's appropriate, then witness your signature and certify that they have done this.

Q. WHAT IS THE COOLING OFF PERIOD?

Under the Retirement Villages Act there is a 15 working day cooling off period after you have signed the Occupation Right Agreement with your Lawyer. During this period you can cancel your agreement without any deductions, and receive your full deposit back with interest.

Any deposit you make to the village will be not be held by the operator, but will be passed onto the statutory supervisor to be held in a trust account on your behalf.

Q WHAT WILL IT COST ME TO BE A RESIDENT IN THE VILLAGE?

- The Purchase Price of your villa.
- The Village Outgoings fee, which is set by management and covers the running of the village. This will be a weekly payment of \$177.
- The Village Contribution.
- You are responsible for the costs of internal maintenance of your villa, and your own personal expenses, e.g., food, power, phone bills and contents insurance.

Q WHAT IS THE "VILLAGE CONTRIBUTION"?

The Village Contribution is an amount charged by retirement villages to cover the cost of providing village facilities, on-going development and maintenance costs within the village not covered by the Village Outgoings fee. Also on termination of the Occupation Right Agreement it covers the cost of redecoration and refurbishment costs, replacement of villa chattels, and costs associated with resale of the villa. Other villages may refer to the Village Contribution using various names which, may include "Amenity Fee", "Deferred Management Fee" or "Facilities Fees". The percentage or amount charged by each village can vary.

At Highfield Country Estate the Village Contribution accrues during residency, at a rate of 10% per year up to a maximum of 3 years (which equates to 30% of your initial purchase price). The Village Contribution is not charged until termination of the Occupation Right Agreement and your villa is re-sold.

Q DOES THE VILLAGE OUTGOINGS FEE EVER INCREASE?

The Village Outgoings fee will be reviewed on a yearly basis and may increase slightly due to an increase in overall village management and maintenance costs, however residents must be consulted before any adjustments are made.

Q WHAT IS THE VILLAGE OUTGOINGS FEE AND WHAT DOES IT COVER?

The Village Outgoings fee is paid weekly, it covers the various day-to-day operating costs of the village. Examples of these costs include:

- Exterior building maintenance of your home.
- Maintenance of all village grounds, gardens, and lawns.
- Maintenance and repair of all buildings used for communal activities.
- Building insurance – for common facilities and your home.
- Village and water rates.
- Rubbish removal.
- Nightly security patrols through the Village
- Public lighting of streets.
- Maintenance of courtesy transport.
- External maintenance of the complexes' fences, walls, etc.
- Water, gas, electricity, telephones and other utilities or services in relation to the common areas and facilities.
- Salaries, wages and other remuneration of persons involved in the management and operation of the Village, and 24-hour response to call button care system in your home.
- Statutory Supervisor and Auditor fees.

Q WHAT OTHER COSTS ARE THERE FOR RESIDENTS?

Your costs, additional to the village outgoings fee may include:

- your normal day-to-day expenses such as power, telephone, household insurance, food etc.
- Any additional services you may decide to select e.g. cleaning, hairdresser, beauty or health treatment etc.
- Any care services which have been requested by you.

Q WHO LOOKS AFTER THE INTERESTS OF RESIDENTS?

As part of the process for each Village to become registered, an independent Statutory Supervisor will need to be appointed who represents the interests of the residents. Their role is to monitor the financial position of the Village and has wide ranging powers available to protect residents' interests and ensure that Villages fulfil their obligations as set out in the Occupation Right Agreement and Retirement Villages Act.

The Statutory Supervisor acts as a 'watch dog' on behalf of all residents and the management of the Village reports on a regular basis to their Statutory Supervisor. The 'Deed of Supervision' clearly outlines the responsibilities of the Statutory Supervisor, and a copy of this document is available on request.

Highfield Country Estate has appointed Covenant Trustee Services as its Statutory Supervisor.

The Residents are encouraged to form their own Committee and have regular meetings. Meetings will also be held with Covenant Trustee Services (your representative) and Management to discuss any issues that may have arisen.

Other useful information regarding resident's rights can be found at www.retirement.org.nz/retirement-villages.

Q WILL I QUALIFY TO BECOME A RESIDENT?

Highfield Country Estate management has set out guidelines for intending residents which are:

- You must be over 65 years of age.
- At the time you purchase an Occupation Right Agreement you must be in good health.

Q CAN I HAVE MY FRIENDS AND FAMILY TO STAY?

Yes, the villa you have chosen at Highfield Country Estate is your home and family and friends are encouraged to visit you as often as they wish. You can entertain them in your villa or in the community centre, where your guests are welcome to use the facilities as long as you are present with them.

Q WHAT SECURITY WILL BE PROVIDED?

Security and independence are very important issues to us. It is essential that you feel safe and secure in your villa.

- Emergency call buttons are installed in your villa, and trained persons are automatically notified when one is activated, 24 hours a day.
- Security gates are located on the front entrance and will require an access code after hours.
- Security will patrol the villages at different intervals during the night.

Q HOW DO I GO ABOUT OBTAINING AN OCCUPATION RIGHT AGREEMENT FOR A VILLA IN HIGHFIELD COUNTRY ESTATE?

We suggest that you visit Highfield Country Estate and spend some time with the Sales Manager to ensure you understand the Village and the villa plans. You may also wish to bring your family to have a look around. We encourage you to talk to the other residents and get a feel for our Village.

If you decide to move into a villa at the Village you will need to complete an application form and pay a deposit.

Your deposit will be held by the Village's Statutory Supervisor, Covenant Trustee Services Ltd. The application you complete will be for a specific villa which may already have been built or which may need to be constructed. The application will set out your interest in the villa, the costs involved in moving in and any conditions that must be fulfilled so that the application can become unconditional. These conditions may relate to the sale of an existing property owned by you and our approving you for acceptance into our Village. After you have signed the application, your solicitor will be forwarded a number of documents including an Occupation Right Agreement. The Occupation Right Agreement is the document which will give you the right to occupy your chosen villa at the Village. You will need to discuss these documents with your lawyer.

If you choose to sign the Occupation Right Agreement you will have a cooling off period of 15 working days in which you are able to change your mind about moving to the Village and receive a complete refund of your deposit. If you proceed with your Occupation Right Agreement, then you will settle on the agreed settlement date when you will pay the balance of the entry payment and

move into the Village. The Sales Manager will work with you throughout this process to help answer any queries and to establish a settlement date for you to move into your new villa.

Q WHAT CAN VILLAGE LIFE OFFER?

Village residents may enjoy benefits that are not readily available in a family home. Some of these include:

- Companionship thrives in the village environment. You will have access to facilities and activities that you can enjoy with like-minded people.
- The reassurance of knowing that assistance can be a push of a button or a phone call away. Highfield Country Estate has an emergency call system that is monitored 24 hours a day by staff who are trained in first aid.
- The burden of home and garden maintenance can be eased whether you attend to this yourself or use your village's services. Your villa will even be cared for while you are away.
- The economy of sharing costs and the ability to budget fixed outgoings for the year takes much of the uncertainty out of financial planning.
- You can enjoy as much privacy as you desire and continue to welcome the company of family and friends at home.
- Living independently and being an active part of the village community lets you choose what to incorporate in your life.

As with any home, choosing a village is guided by personal and other priorities. Ultimately, you decide what value the village has in your life.

Q HOW INVOLVED IN THE VILLAGE DO I NEED TO BE?

It is entirely your choice. Some residents choose to be totally involved while others prefer to live quietly. Highfield Country Estate will be a community of similar aged residents with varying interest and different circumstances. Your villa has been designed for easy care and personal privacy so that you're able to decide just how involved you become.

Q CAN I BRING MY PET?

We would like to make your transition into the village as easy as possible and pets often play an important part in people's lives. We will always be considerate of your needs but, while most small domestic pets are welcome, you will need to obtain the management consent before you move in.

Q CAN I HAVE MY OWN GARDEN?

Yes, we are more than happy to have you, if you wish, to maintain the garden adjoining your own home or an area allocated by the Village Manager. However, if preferred all gardening and lawn mowing will be carried out by the village staff as part of the weekly fee.

Q WHAT IF I WANT TO GO ON HOLIDAY?

This is your home, so you have the freedom to come and go as you please. Whether you choose to go overseas for a few months, or just a short holiday in New Zealand we will maintain the grounds and security, so you have total peace of mind while you are away.

WELCOME TO CHT

CHT Healthcare Trust is a leading provider of residential aged care with a proud history of taking great care of older people in rest homes, hospitals and dementia care units in Auckland, Waikato and the Bay of Plenty.

CHT Healthcare Trust was established in 1962, then known as Christian Healthcare Trust, as an independent healthcare trust. With no other demands on funds, CHT Healthcare Trust continually reinvests all surpluses back into facilities and services and holds an enviable reputation as having innovative, high quality facilities.

Staff in every location are fully committed to supporting residents to retain the highest possible level of personal dignity, integrity and independence with a balance between independence and support, company and privacy.



Contact:

The Manager
CHT Te Awamutu
414 Swarbrick Road
Te Awamutu 3800

Telephone: (07) 214 2010
Email: teawamutu@cht.co.nz

For more information:

CHT Healthcare Trust
97 Great South Road
Greenlane 1051

PO Box 74341
Greenlane
Auckland 1546

Telephone: (09) 522 4585
Facsimile: (09) 529 1538
Email: info@cht.co.nz
Website: www.cht.co.nz

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WE TAKE GREAT CARE OF OLDER PEOPLE



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ABOUT CHT TE AWAMUTU

CHT Te Awamutu opened in April 2017 in the charming township of Te Awamutu. Residents enjoy beautiful garden surroundings, light shared spaces and the very best in care with a strong sense of home.

As a joint venture between CHT and the Highfield Country Estate Retirement Village, CHT owns and operates the 60 bed care facility within the Retirement Village, providing excellent continuity of care for village residents and their families.



SPECIAL FEATURES AT CHT TE AWAMUTU

- Excellent location with tranquil garden setting
- Delicious, nutritious meals freshly prepared on-site. Cultural, ethnic and dietary requirements accommodated
- Wide range of activities, from concerts or quiet pursuits to family gatherings
- Very high standard of care and compassion with dedicated, professional staff



- Nurses, healthcare assistants and expert therapists work alongside visiting doctors
- Ongoing commitment to continual improvement of services to provide friendly, safe and compassionate care.



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WE TAKE GREAT CARE OF OLDER PEOPLE



Highfield Country Estate
Registration of Interest

Name: _____

Address: _____

Email Address: _____

Phone: _____ Cell: _____

D.O.B _____ D.O.B: _____

I/We wish to register my/our interest in Highfield Country Estate Retirement Village located on Swarbrick Drive, Te Awamutu.

I/We are interested in (please tick)

- Receiving an information pack.
- Being contacted by a sales manager
- Visiting the Lodge and viewing the villas.
- Being included on the Waiting List for a:

- 2 bedroom villa, Single Garage
- 3 bedroom villa, Double Garage
- Serviced Apartment
- Preferred Plan

Signed: _____ Date: _____



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE A

FLOOR AREA OVER CLADDING = 112 sqm.

INCLUDES

- TWO BEDROOMS
- ONE DUAL ACCESS BATHROOM
- OPEN PLAN LIVING & DINING AREA
- SEPARATE LAUNDRY
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE C

FLOOR AREA OVER CLADDING = 131 sqm

INCLUDES

- TWO BEDROOMS
- ONE DUAL ACCESS BATHROOM
- OPEN PLAN LIVING & DINING AREA
- SEPARATE TOILET
- WALK-IN ROBE
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE D
FLOOR AREA OVER CLADDING = 137 sqm

INCLUDES

- TWO BEDROOMS
- ONE DUAL ACCESS BATHROOM
- OPEN PLAN LIVING & DINING AREA
- SEPARATE TOILET
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE E
FLOOR AREA OVER CLADDING = 149 sqm

INCLUDES

- THREE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING & DINING AREA
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE F
FLOOR AREA OVER CLADDING = 160 sqm

INCLUDES

- THREE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING & DINING AREA
- WALK-IN ROBE
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE G
FLOOR AREA OVER CLADDING = 172 sqm

INCLUDES

- THREE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING & DINING AREA
- WALK-IN ROBE
- SUN ROOM
- SINGLE GARAGE



HIGHFIELD
COUNTRY ESTATE
RETIREMENT VILLAGE



TYPE H
FLOOR AREA OVER CLADDING = 136 sqm

INCLUDES

- TWO BEDROOMS
- ONE DUAL ACCESS BATHROOM
- OPEN PLAN LIVING & DINING AREA
- SEPARATE TOILET
- SINGLE GARAGE

SUMMARY OF KEY TERMS

Village: _____

Accommodation Type: _____

Correct as at ___/___/___

KEY TERMS	DETAILS FOR RESIDENT/UNIT
Fees payable by resident	
Maximum Deferred Management Fee (DMF) (or equivalent fees) payable by resident for unit	Maximum total as a percentage of capital sum: _____ % Method of calculation: On entry _____ % Per annum: Year 1 _____ % Year 2 _____ % Year 3 _____ % Year 4 _____ % Year 5 _____ %
Weekly fees payable by resident • How much? • Can these be increased by the operator? • If yes, how often?	\$ _____ per week for a _____ \$ _____ per week for a _____ \$ _____ per week for a _____ <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Annually <input type="checkbox"/> Any time <input type="checkbox"/> Other -specify
Are there any other regular fees payable by the resident to the operator and can these be increased? [For example, service fees.]	
Does the resident contribute to long term maintenance through a contribution to a specific village sinking or maintenance account?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fees payable on termination (excluding DMF) [For example, admin, marketing fees.]	
Capital gains/losses	
Does the resident share in any capital gain on the sale of the unit? • If yes, what share? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the resident exposed to any capital loss on the sale of the unit? • If yes, what is the exposure? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Leaving the unit	
Once the resident has left their unit when do they stop paying weekly fees?	<input type="checkbox"/> On leaving the unit <input type="checkbox"/> Other – specify

KEY TERMS	DETAILS FOR RESIDENT/UNIT
When does the resident or their estate receive the capital refund (Less DMF and other fees/ charges)?	<input type="checkbox"/> When the unit is re-licensed <input type="checkbox"/> At the end of the cooling-off period <input type="checkbox"/> Some other formula
Do you offer any compensation if a unit is not resold within a specific period?	<input type="checkbox"/> Yes <input type="checkbox"/> No
When leaving the unit is the resident required to contribute to the refurbishment of the unit, and if so, what amount or formula will be used ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Transferring between units within the village*	
Does the resident have priority over non-residents to transfer to another unit at the village?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For the resident's new unit, is there a credit for any DMF (or equivalent fees) paid by the resident for their earlier unit(s) at the village?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current aged care options at the village	
Is there an aged care facility currently available at the village? If so how many rooms are currently available in each care category?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Rest home <input type="checkbox"/> Hospital <input type="checkbox"/> Dementia care <input type="checkbox"/> Other – specify
Does your facility currently contain any standard aged care rooms, i.e. where there is no requirement to pay premium room charges or purchase an ORA?"	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the resident have priority over non-residents to transfer to the care options outlined above?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

This Summary is a general statement of the key terms of the offer at

For full details refer to the disclosure statement and occupation right agreement for this Village.

* Different terms [may] apply if the resident leaves the unit due to a damage or destruction event or if the operator has terminated the resident's occupancy.