



# Independent LIVING

Ranui Court

Retirement living Alexandra

*enliven*  
PRESBYTERIAN SUPPORT OTAGO





Your  
place

**Ranui Court is  
a purpose built  
retirement  
village of just 12  
units, designed  
to meet the  
requirements  
of older  
residents.**

**Ranui Court offers  
you freedom and  
peace of mind.**

Freedom from worrying about all those things you just can't be bothered with any more, like painting and mowing the lawn. Peace of mind knowing a neighbour is close at hand when you want help or just a chat.

The warm and friendly environment offers independent living, amongst established private gardens, located close to all the amenities of central Alexandra.

Units within the property are available to residents over 65 years under an Occupation Right Agreement.

# What are you purchasing?

**By signing the Occupation Right Agreement (ORA) you are purchasing the right to live in a unit within the Ranui Court complex.**

This system of residency is increasingly popular amongst New Zealand's retirees. Ranui Court, like other registered retirement villages in New Zealand, operates under the Retirement Villages Act 2003. This Act protects the interests of residents both current and future, and ensures all villages operate responsibly.

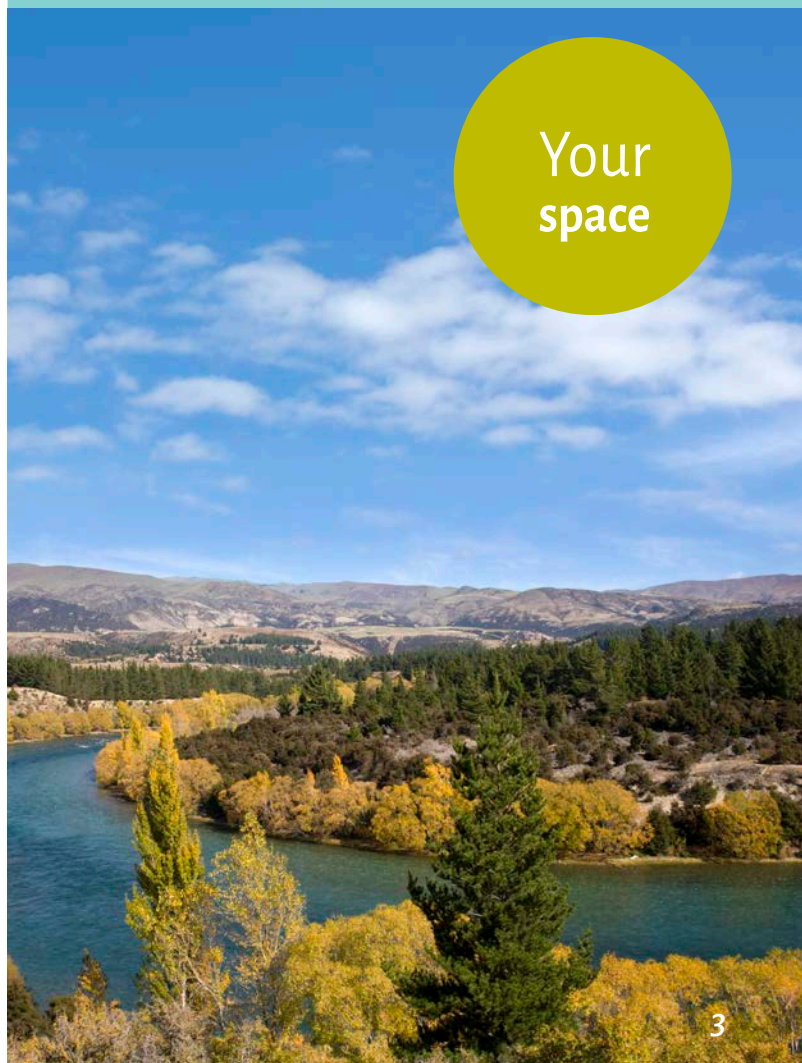
The price of a Ranui Court ORA will depend on the market at the time you make the purchase. Upon exiting the unit a new Occupation Right Agreement is sold by us to a new resident. You, or your estate, are settled following this sale, as specified in your ORA.

## Some things make for happier, healthier living, no matter what your age.

A sense of community; friends, family, whānau; giving and receiving; making decisions for yourself; and most of all, practical support when you need it.

At Enliven we work alongside you and your family to achieve these things.

Your  
space





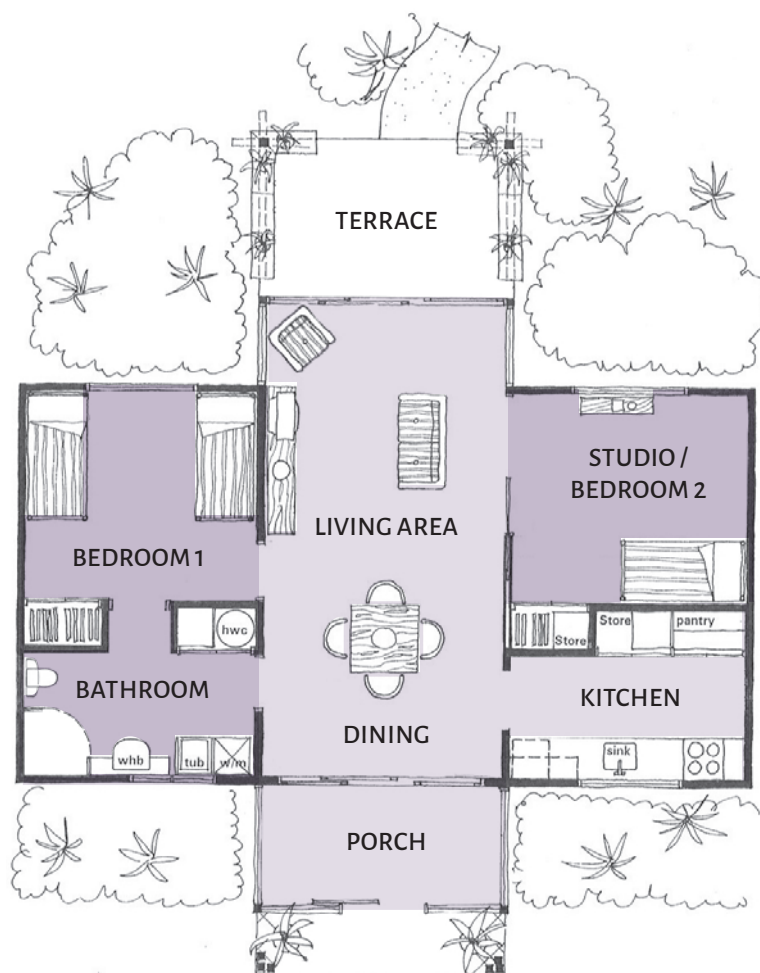
# Ranui Court retirement village

## ONE BEDROOM PLUS STUDIO UNITS

These bright and sunny units have large windows and double glazing for winter comfort.

### One bedroom plus studio unit specifications

- Eight units
- One bedroom plus studio/bedroom
- 78 sq metres in size
- Disability ensuite facilities
- Heat pump, electric water heating
- Refrigerator, washing machine
- Oven and cooktop
- Heated towel rail in ensuite
- Emergency call service
- Flooring and window treatments
- TV and phone connections
- Smoke detector
- Car parking space
- Double glazed windows



**A typical 1 bedroom plus studio unit**

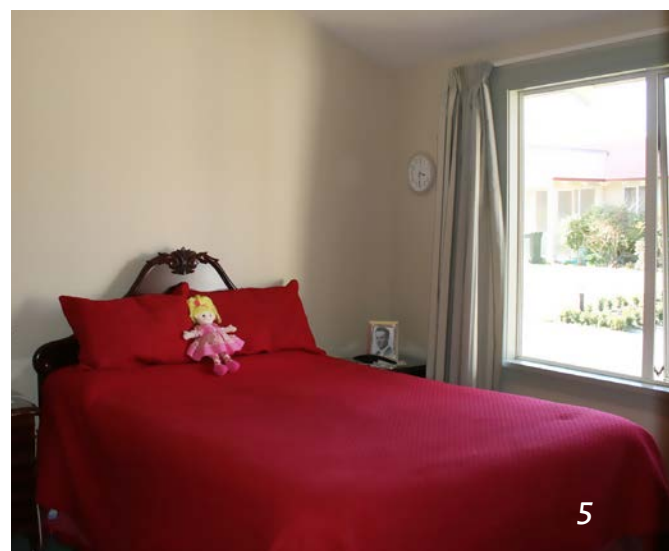
### Living at Ranui Court

Built to contemporary design, the village is co-located with Ranui care home, offering residents peace of mind and additional service options.



**“I wish I had moved sooner. I am really enjoying not worrying about maintaining the gardens and all the rooms of my old home”**

**- Resident at Ranui Court.**



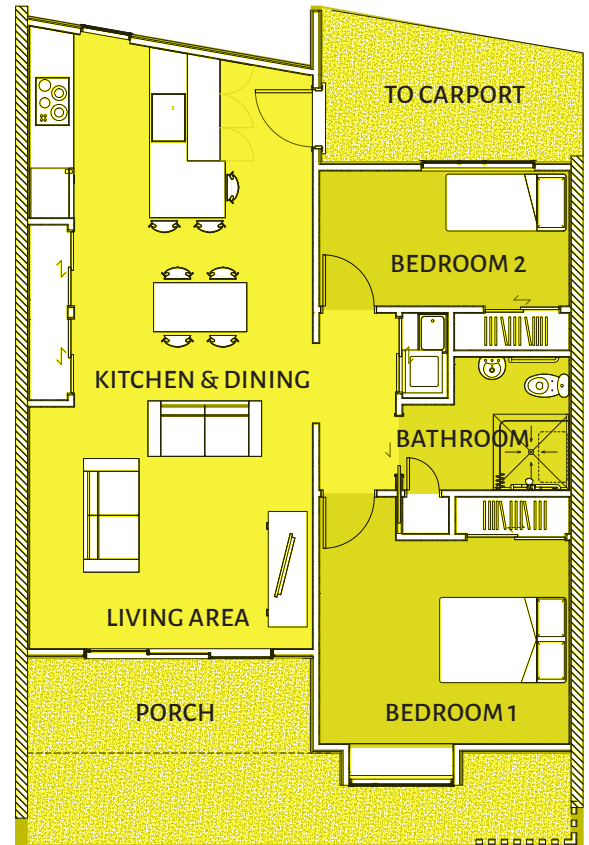


# Ranui Court retirement village

## TWO BEDROOM UNITS

### Two bedroom unit specifications

- Four units
- Two bedrooms
- 82 sq metres in size
- Disability ensuite facilities
- Heat pump, electric water heating
- Refrigerator, washing machine
- Oven and cooktop
- Heated towel rail in ensuite
- Emergency call service, smoke detector
- Flooring and window treatments
- TV and phone connections
- Carport



**A typical 2 bedroom unit**

**These large modern  
units were built in  
2017 with comfort and  
ease of living in mind.**











## What else do we pay?

### Village Fee

The Village Fee covers expenses for operating the village and is paid monthly, in advance.

**Expenses covered by this fee include:**

- Rates, levies and taxes
- Building insurance (occupiers pay their own contents insurance)
- Remuneration for people engaged in the operation and maintenance of the village
- Garden maintenance and rubbish removal (This does not include your private garden)
- Maintenance and repair of buildings, common areas and the village generally
- Cost of routine services provided by the Statutory Supervisor as required by the Retirement Villages Act 2003

### Care services

**User-pays basis over and above the Village Fee:**

- Midday and evening meals delivered to your door
- Home help, laundry, nursing care and medical services
- Personal services including hairdressing, arts and crafts and similar activities

### Deferred Management Fee

The Deferred Management Fee is deducted from the price you paid for your Occupation Right Agreement.

Details are available in the Ranui Court Retirement Village Disclosure Statement and the Occupation Right Agreement.



# Frequently asked questions

It's natural to have questions when you're contemplating a change like moving home. Below are answers to some of the more common questions we're asked – if you want to know more, please call us or visit our website.

## How old must I be to live in Ranui Court Retirement Village?

One of the occupants must be 70 years or over.

## What extra services are available?

You can arrange for cleaning, housekeeping, some daily meals and personal services, including hairdressing and podiatry. These are provided on a user-pays basis in addition to the Village Fee. Some activities, including certain arts and crafts, are provided on a similar basis.

## Who manages the village?

There is a full-time Manager who looks after both Ranui care home and the Retirement Village.

## Will my independence and privacy be respected?

Absolutely! You are free to do whatever you please, and the village has been designed to provide you with as much privacy as possible. It's completely up to you how much you interact with the other residents.

## What happens if I want to go on holiday?

All we ask is that you let the Manager know.

## What happens if I need urgent assistance?

An emergency call service is monitored 24 hours a day, seven days a week.

## Can I move into Ranui if my health deteriorates?

Yes, subject to accommodation being available and you meeting the Southern District Health Board Needs Assessment Service's requirements.

## Can I bring my pet with me?

Because we recognise the important role they can play in your life, we are open to you bringing a pet with you. We look at each request on a case-by-case basis, however, if your pet disturbs other residents or causes damage to your home or the village, it will not be allowed to stay.

## Can I have family and friends to stay?

Yes, this is your home. Your family and friends are very welcome to stay with you for periods of up to three weeks at any one time.





## Frequently asked questions - continued

### Can I change the decor in my home?

Everyone likes their home to reflect their personality; however, you should talk with the Manager first and accept that when you vacate your home you may be required to re-instate the changes.

### Do I own the unit?

When you 'buy' a home in any retirement village, you are actually buying an Occupation Right Agreement (ORA). This gives you the right to occupy your home for your lifetime or for as long as you choose, but the title to the land and buildings remains with the village owner.

The ORA includes all the terms and conditions of the occupancy of your home in Ranui Court. A copy of the ORA is available from our website.

### What if I change my mind once I've signed the agreement?

There is a 15-day 'cooling off' period from the time you sign the ORA. This means you can cancel the agreement without penalty or the need to give a reason, so long as you do so within 15 working days of signing it. The deposit you paid will then be returned to you with interest. Note, however, that your solicitor may still charge you a fee for the services they provided.



### What is the Village Fee?

The Village Fee is your contribution towards, but not limited to, gardening, general maintenance, rates, insurance and the cost of routine services provided by the Statutory Supervisor. This fee, charged monthly in advance, is reviewed annually. It continues if you have moved out but the new ORA hasn't yet been sold; reducing to 50% after six months.

### Who pays the insurance and rates?

PSO Retirement Villages Ltd pays for your unit insurances and rates. The cost of these outgoings is proportionally included in the Village Fee. You are responsible for insuring your household contents and your personal effects.

### Can I rent out my home?

No. The unit is solely for use of the persons named as the occupants.

### What are my rights?

The ORA lists your rights. Of course, you also have the right to be treated with courtesy and respect, and you should complain if you are not. Both PSO Retirement Villages Ltd and residents have obligations under the Code of Residents' Rights in this respect. If you have any concerns or complaints, we will do our best to resolve them with you informally; however there is also a formal complaints procedure. If satisfaction cannot be achieved through that complaints process within 20 working days, the matter can be escalated by lodging a Disputes Notice under the Retirement Villages Act 2003.



## What is a Statutory Supervisor?

It is an independent professional organisation (or person) approved by the Registrar of Retirement Villages, providing Occupation Right owners significant protection of their investment in Ranui Court Retirement Village.

Statutory Supervisors are often a contact point and voice for residents, receiving and investigating complaints, conducting Village annual general meetings and other relevant meetings.

### **PSO Retirement Villages Limited's Statutory Supervisor Service is provided by:**

Covenant Trustee Services Ltd  
PO Box 4243, Shortland Street, Auckland 1015.

## What happens if I want to leave the village?

Your ORA is terminated and a new one for your home is then sold on the open market to a new resident. You will receive the price you paid less the Deferred Management Fee (village contribution fee), any money due and any costs incurred in finding a new resident.

The Deferred Management Fee is a contribution towards costs such as roads, drainage, street lighting, maintenance of communal infrastructure, Village management and services. Specific details are in the ORA.

## Can a family trust own an ORA?

An ORA can only be issued in the names of the residents occupying the unit, although the funds used to acquire an ORA may be paid from a Family Trust. Any termination proceeds can also be paid to a Family Trust when you leave. You should discuss this with your solicitor.

## Can I bequeath my ORA to a family member?

The ORA is not transferable and automatically terminates when you leave the village.

## What happens to my home in a disaster?

Firstly, we will provide alternative accommodation for you if your home is not fit to live in. We have full replacement insurance for the buildings and infrastructure so will repair or replace your home to a design and standard equal or similar to that prior to the damage or destruction.

If your ORA is terminated because an event means the Village can no longer operate, then you will receive the full amount you paid for that ORA. No deduction will be made for the Deferred Management Fee.

## You can find out more about living in a retirement village at these websites:

[www.retirement.org.nz](http://www.retirement.org.nz)

[www.retirementvillages.org.nz](http://www.retirementvillages.org.nz)







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For sales enquiries and further information about the Occupation Right Agreement, contact:

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Ranui Court Retirement Village is a member of the New Zealand Retirement Villages Association.