



**Our fresh approach to
retirement communities
is all about living well.**



ARVIDA
Rhodes on Cashmere

An Arvida Living Well Community



Welcome to Rhodes on Cashmere,
an Arvida community focused on wellbeing
and quality of life for every individual.

We challenge ourselves to make our residents' lives better with everything we do.

Comfort, style and views forever

At Rhodes on Cashmere you'll be able to settle in and enjoy spectacular views of the Canterbury Plains, Southern Alps and Pacific Ocean – the trifecta of panoramas!

Rhodes is a boutique Arvida Living Well Community positioned on an enviable site in the lower Cashmere Hills, offering 65+ living that is unique and special for Christchurch. Our residents love our on-site café, the sunny peaceful atmosphere and the stunning views.

Our small and inclusive community prides itself on looking out for each other, and our living options offer that extra peace of mind because you know that help is always on hand 24/7.

Residents have fun staying active with the on-site gym and exercise classes, the raised veggie gardens, social areas and the beautiful Purau Reserve walking tracks nearby.



“There’s plenty to do here: you can do as much as you want, while maintaining your independence – it’s the best of both worlds.”

Be a part of a wonderful supportive community that values you

As an Arvida community we take great care and make the time to listen, so we can help you to enjoy the things you love to do. We delight in promoting and supporting active living, good neighbourly relations and a strong community feel. Everyone is on a first name basis here and we enjoy a real sense of belonging.

Rhodes on Cashmere really does make the most of its unique location. It’s

communal spaces, including Rhodes Café, luxurious lounge areas and curated courtyards all enjoy stunning views.

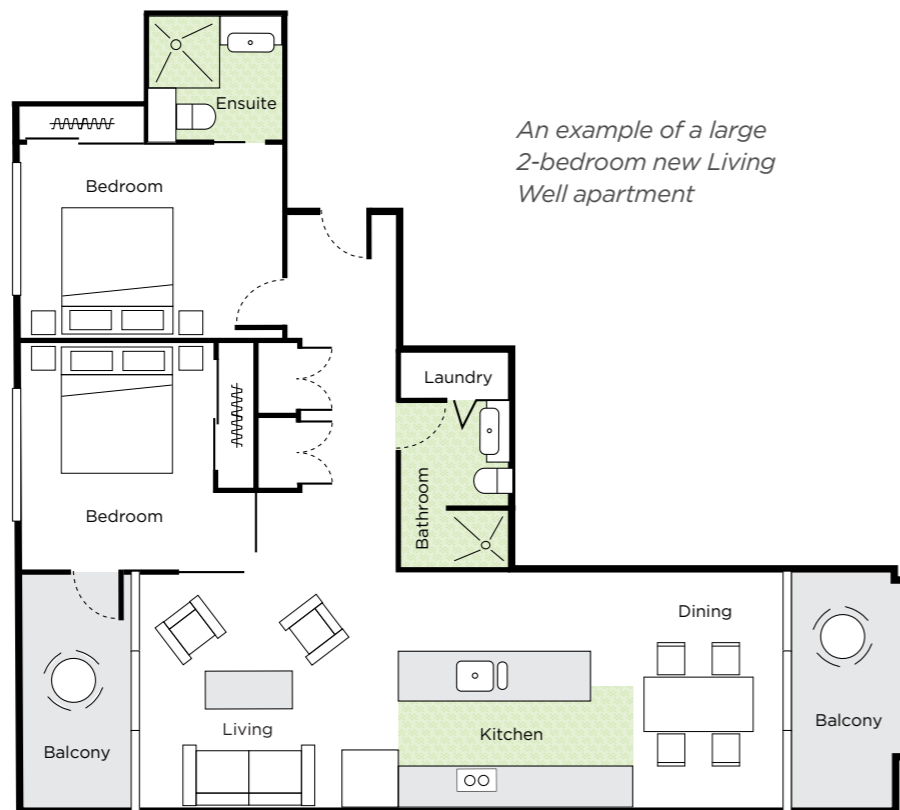
Our spacious and well-appointed apartments and care suites are built on the historic site of the Rhodes Memorial Convalescent Home. There are a range of sizes and styles to suit differing tastes and budgets.

Do more of what you love to do

Our on-site social programme provides regular guest speakers, exercise classes, community events, outings and is of course supported by our very popular Rhodes Café. We also have shared raised veggie gardens, social spaces, a library, gym, workshop, and hair salon to make life fun and to support hobbies and interests.

Around the neighbourhood there are clubs for bowls, tennis and croquet. In this beautiful part of Christchurch, local attractions can help to improve your daily exercise. There are supermarkets and malls nearby, and the exciting new restaurants and retail precincts of central Christchurch are just 12 minutes away. When younger members of the family come to visit, Victoria Park is just 10 minutes up the hill.





Living Well apartments

Our newest Living Well apartments offer stunning views over Christchurch. The large windows, private balconies and sunrooms are designed to take advantage of this very unique part of Christchurch. We offer a choice of two-bedroom floor plans, all with modern ensuite bathrooms. Most also have a separate powder room or second full bathroom.

You'll have fun decorating the generous open plan living spaces and enjoy the security of your own secure basement car park. Living Well apartments are available in a range of sizes, prices and locations within the community. There are also some special added benefits - a daily continental buffet breakfast and a half-hour weekly clean of your apartment. Giving you a little 'me-time' for relaxing and socialising with friends.



Care suites, a place to call home

Our care suites offer you, your partner and family the comfort of knowing you'll have the professional assistance and care you need, provided in your own suite. Care suites come in three options catering for varying circumstances. They range in size and layout and are suitable for the provision of rest home and hospital-level care.

Each suite is architecturally designed for warmth and comfort and comes with all the essential furniture. You only need to add your treasured keepsakes, decorative items, photos and artworks to make your space your own. Most care suites have a kitchenette and ensuite - and are also handy to shared household facilities including the dining room, living areas and main kitchen.

These photos are of a deluxe care suite.





Enjoy membership of Arvida Good Friends at Park Lane

All Rhodes on Cashmere residents are offered complimentary membership to Arvida Good Friends at Park Lane. The Living Well Centre is a great place to meet family and friends, engage in hobbies, enjoy superb food and make the most of a wide range of activities and events offered for fitness and wellbeing.

The membership consists of two plans worth \$25 pw. The Living Well plan gives you discounts for community centre events, Natter Café and Gorgeous George Salon. The Moving Well Plan gives you additional entry to activities, classes, heated indoor pool, spa pool and specialist 50+ gym - along with a personalised gym plan.

For more info visit goodfriends.co.nz



Frequently asked questions

What's an 'Occupation Right Agreement (ORA)' and what's included in the price?

The ORA gives you the right to occupy your home for life, as well as providing access to the community facilities. The price of an ORA varies, depending on the type of accommodation available. Our sales manager will be happy to give you more information about the current pricing.

What happens after I sign the Occupation Right Agreement?

You pay the balance of the entry payment for your ORA when you settle – that's when you sign the Occupation Right Agreement. You then move into your apartment or care suite.

What if I change my mind?

You are able to change your mind about moving in right up until the day you move, and you'll receive a full refund and interest.

Will I get a capital gain or loss?

When you purchase an ORA, you purchase the right to occupy your dwelling for your lifetime. You haven't bought the building or land, so there is no capital to be gained or lost by you when the right to occupy is on-sold.

Why do people love living at Rhodes on Cashmere?

We listen to our residents and their families, and what we're often told is:

- Rhodes on Cashmere has an especially friendly inclusive community
- Our views are the best in Christchurch and our rooms and facilities are lovely
- We're close to local shops, restaurants, the city and local transport.

Do I have access to care facilities in the future if my needs change?

Arvida residents are given priority access to care services within their community and the wider group depending on availability. Rhodes on Cashmere's brand new care suites provide rest home and hospital-level care. Specialist dementia care is on offer in other Arvida communities in Christchurch.

What happens if I'm ill while living in my apartment?

If your health needs change, we're here to provide you with personalised care and support. In many cases, care packages can be tailored so that you can receive added support in your home. If you require respite or full time care we can talk through the options with you.



Can my family and friends stay with me in my home?

Yes of course, you can have family and friends come to stay in your care suite or apartment any time while they are visiting.

Can I have my pets with me?

Yes, we know that pets are important and are often a much loved part of the family. Our manager will need to chat with you and confirm that your pet is suitable for our community.

Is there security at night?

Our staff are on site 24 hours a day. There are also emergency call buttons in all apartments.

What other costs will I have?

In addition to the Deferred Management Fee, you will be responsible for:

- Your telephone bill
- Your car and contents insurance
- Your power bill.

There is a weekly village fee. For Living Well apartment residents the weekly fee also provides a weekly 1/2 hour house clean and a daily continental buffet breakfast.

What happens when I leave?

We do our best to support you and your family in every way we can over this difficult time. The village fees stop immediately after you leave and we begin the marketing and sale of your ORA.



The Arvida Advantage

A home for life

Secure your home in an Arvida Living Well Community for as long as you choose, or until you need additional care and support, with your occupation right agreement (ORA).

Fixed weekly fee for life

We understand you want financial certainty. Our villa and apartment weekly fees are fixed for life, regardless of any changes to our operating costs. This means you'll know what goes out weekly.

Help to move

Anyone moving into an Arvida Living Well Community receives complimentary support from Senior Move Managers to make moving smooth and easy. Senior Move Managers will help you to pack, clean, move you to your new home, and unpack so you're all settled in.*

You can change your mind

We are confident that you will be very happy with your new home. But if you do decide within 90 days of moving in

that it's simply not for you, then we will refund your money in full. We call this our 90-day-money-back guarantee.*

Transfers made easy

If you'd ever like a change of scene, want to move closer to friends or family, or need a little extra assistance, you can transfer within Rhodes on Cashmere, or to, any of our communities around the country. You'll be given priority choice as an Arvida resident when an option comes available. If you need to transfer from independent to assisted living due to a change in your personal needs, there will be no additional capital cost.

Should you choose to move to a higher value home within an Arvida community, you'll need to pay the extra capital difference. There's a one-off 1.5% admin fee to pay and then you're away. If you transfer to a care suite, then the admin fee is not charged.

Get priority care if you need it

If you need care or extra support at any point, you'll have priority access to an available Arvida care centre - either in your current community, or at another Arvida community.

Capped Deferred Management Fee (DMF)

You contribute towards the ongoing maintenance and management of your home and the community through the Deferred Management Fee. The DMF also covers the refurbishment and sale of your home when you leave. At Arvida, it's capped at 30% of the entry payment for your home, and if you transfer to another home, we only ever charge the DMF on the higher value home (excludes care suite transfers).

Fees stop immediately

The weekly fee and the DMF stop as soon as you permanently move out of your home.

Repayment protection

You or your family are paid in full as soon as your home is re-sold and settled. Plus, with our repayment protection you will be paid interest after 6 months if your home hasn't sold within this time.

No capital loss

The amount repaid to you or your family when your home is on-sold will not be affected by any potential decline in value.

**Some conditions apply.*



You know exactly what you're paying for the rest of your life... so that gives you peace of mind.

How does it work financially?

Because purchasing a license for a home in one of our retirement communities is an important decision, we want you to understand fully both the costs and benefits involved, right from the outset.

All costs and our formal obligations are set out in your Occupation Right Agreement (or ORA). We welcome your questions and clarification of any points to ensure you feel confident that you are making the right decision. We encourage you to discuss your options with close family members. You must also seek independent legal advice.

There are three key financial terms:

Occupation Right Agreement

An ORA is a licence to occupy a home in one of Arvida's retirement communities, whether that be a villa, apartment, serviced apartment or care suite. The ORA sets out obligations applicable for both you and Arvida - and creates the right for you to live in your home for life or as long as you are able.

Weekly Fee

There is a fixed weekly fee that contributes to the operation of each community. If you choose to receive a care package, the weekly fees are included in the package cost.

Deferred Management Fee

The deferred management fee (or DMF) is what you'll pay towards the ongoing maintenance and management of the community and your home. It also includes the refurbishment and sale of your home once you leave. At Arvida it's capped at 30% of the entry payment and applies to your first four years in the village if you live in a villa or independent apartment, or the first two years if you live in a serviced apartment or care suite. The DMF is charged and payable at the time you leave the village.

There are no additional fees for you to pay on exit unless you have caused damage beyond fair wear and tear or have unpaid fees.

Understanding the costs

Before moving in you pay:

- A \$2,000 fully refundable deposit, payable upon application for the home.
- An entry payment.

The entry payment (or price for your home) will vary amongst Arvida communities depending on size, type of home and features. Please contact your local community for pricing of homes currently available.

While living in our community you pay:

- A weekly fee.
- Any fees for user-pays services such as internet, phone or power provided by Arvida. These fees are based on what you use.
- Any care and support services.
- Your own personal contents and/or car insurance, phone, internet, power and TV subscription services.

When you leave you receive:

- Your repayment sum, which is your entry payment, less the deferred management fee and any other charges due.



We'd love to show you around

Give us a call and arrange a visit, so you can come and experience Rhodes on Cashmere for yourself. We'd love to meet you and have a chat.

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rhodesoncashmere.co.nz



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