



*Longford Park
Village*

RETIREMENT LIVING
- INDEPENDENT UNITS -
- SERVICED APARTMENTS -



**SOCIABLE RETIREMENT
LIVING AT ITS BEST**


Metlifecare
RETIREMENT VILLAGES



Longford Park Village

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- INDEPENDENT UNITS -
- SERVICED APARTMENTS -

At a **GLANCE**

Fixed village fee for life

Ideally located village in
the heart of Takanini

Home to a community
of friendly residents with
an active social calendar

Offering independent
villas, apartments and
serviced apartments
set amongst beautiful
gardens

Short walking distance
to shopping, public
transport and a
variety of dining and
entertainment options

Longford Park Village – part of the Metlifecare family of villages – has all the hallmarks of a fine country club or holiday resort. This 11-acre village of flat, well established grounds offers comfortable independent living, serviced apartments and first class facilities.





FACILITIES *include*

Barbeque area and billiards

Bowling and putting green, croquet lawn and petanque terrain

Craft facilities

Hairdressing salon

Indoor heated swimming pool and spa

Inter-denominational chapel

Library

Potting shed, garden shed and fully equipped workshop

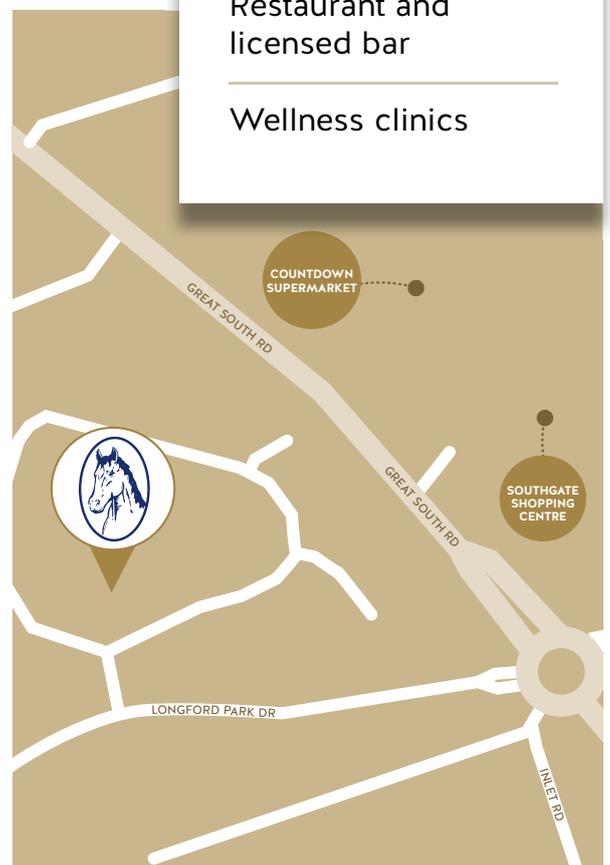
Restaurant and licensed bar

Wellness clinics

The moment you step through the gates you'll sense a warm and friendly atmosphere from all corners of the village. A very social place to be, Longford Park Village boasts an extensive array of resident-initiated activities and events from tai chi and gardening to woodworking and knitting groups!

In fact, terrific friendships are sure to be had here, as Longford Park Village is lucky to have the friendliest resident community you could find, that will soon have you swept into the rhythm of village life in no time.

What's more, conveniences are all close at hand, with a fantastic shopping centre right across the road with all major retail outlets, a supermarket, delicious cafes, public transport and more.



1 Longford Park Drive, Takanini



Independent VILLAS AND APARTMENTS

Wonderfully unique, our independent villas and apartments are architecturally designed, wonderful living spaces; you have the choice of two bedroom villas, and one and two bedroom apartments.

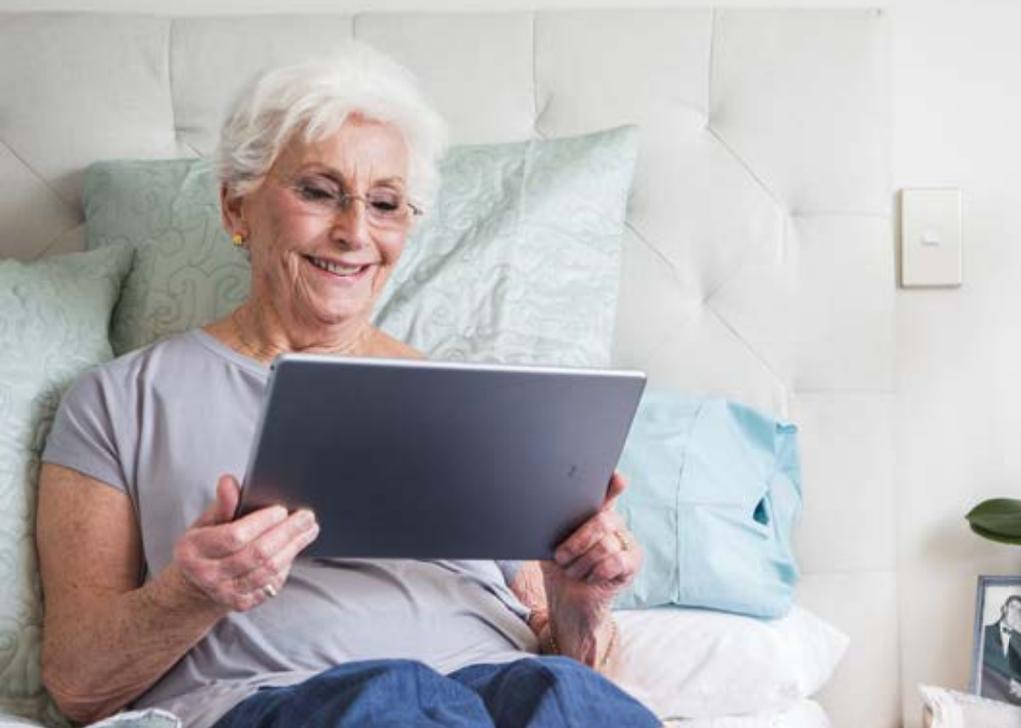
Built in permanent construction materials, the greatest care and design detail has been taken towards delivering safe, well-appointed and comfortable living.

With spacious, open plan living and dining areas and modern purpose built kitchens, all homes are delightfully light and bright. Extensive wardrobe and storage space has been built into each home, while the bathrooms come with a separate toilet.

Each villa and lower level apartment is surrounded by gorgeous gardens and a lot of residents choose to maintain their own, from low maintenance to beautiful rose-filled cottage gardens. The top floor apartments enjoy stunning views and a balcony to house lovely patio plants.

All homes are linked to our 24-hour emergency call system, so support is only a push button away.





Serviced **APARTMENT BENEFITS**

Serviced **APARTMENTS**

Our serviced apartments are designed for residents who value their independence, but require additional services, such as apartment cleaning, regular meals, laundry and extra personal care.

It is the best of both worlds: the freedom of independent living with access to our trained team, including nursing staff, to support your health, wellbeing and empowerment.

All our serviced apartments are within walking distance with internal access to village facilities, so you can make full use of them whenever you like.

24-hour emergency call system

Cleaning and laundry services

Daily clinic

Daily meals

Household chores assistance

Medication management and administration

Professional nursing services

Specialised social activities

Transport to assist with shopping

FREQUENTLY ASKED Questions

Can my friends and family stay with me?

Yes of course, this is your home. When you move into Longford Park 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 90 days per year. Longer stays require the agreement of the Village Manager.

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

Your home can be redecorated to your taste in consultation with and at the discretion of the Village Manager, at your own cost.

What happens if I have an accident or get sick?

If you have an accident and need immediate attention, simply press any one of the strategically placed emergency call buttons in your home and a staff member will respond to your call. Where an illness is of a temporary nature, meals and other services can be arranged to assist - depending on the help you need. We aim to help you recover quickly and comfortably which can be an enormous relief to you and your family. This service is provided on a 'user pays' basis.

Can I transfer to another Metlifecare village?

Yes you can. We won't charge you transfer fees if you transfer from an independent living unit to a serviced apartment. Otherwise, we'll discuss the transfer costs involved, and agree these with you.

Who is responsible for the cost of council rates, water rates etc?

When you live at Longford Park Village you pay a village fee to cover costs, such as council rates, water rates, building insurance, external maintenance, the upkeep of the community facilities, gardening, salaries of the staff and village operations. This simplifies your expenses into one easy to manage fee leaving your own personal choice of phone, personal contents insurance and electricity.

What if I want to go on holiday?

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

Can I still apply for government-funded financial help?

Yes, if your 'support needs assessment' confirms that you may be eligible for government financial assistance. Many of our villages have arrangements with local health authorities to ensure you receive the benefits you are entitled to. Simply chat with our Nurse Manager who will assist you further.

What happens if I decide to leave the village?

If you do choose to leave, simply write to the Village Manager expressing your wish to terminate your Occupation Right Agreement (ORA). One month after receiving the letter, your ORA will be terminated and Metlifecare will endeavour to re-license your villa or apartment. Following the re-licensing you will be refunded the original purchase price less the accrued management fee.

Who pays for the refurbishment of my home when I leave?

On termination of your ORA, Metlifecare is responsible for all refurbishment costs of your villa or apartment. You may be responsible for any damage beyond fair wear and tear and any agreed reinstatement costs.

What happens if my home doesn't re-license straight away?

Your village fee will cease as soon as Metlifecare is provided with vacant possession of your unit. If it takes longer than nine months to re-license, we will pay you interest on the outstanding capital. Plus you can apply for an early repayment of up to \$20,000 of the capital sum when your unit is vacated.



There's more to come
AT METLIFECARE

At Metlifecare we are constantly improving the way we operate - from the design of our villages to the way we empower our residents to make the most of their lives. Since 1984 we have been providing vibrant social communities throughout the North Island and an outstanding level of care for our residents.

Over 5000 residents currently call a Metlifecare village home, and every day we set out to make a difference in their lives. We continue to adapt and evolve in a changing and competitive market, meeting needs and expectations through a progressive and customer-focused approach that at its heart ensures there'll always be **more to come** for our residents.

METLIFECARE ASSURANCES

Your financial assurances, your daily peace of mind

1. CERTAINTY WITH FIXED VILLAGE FEE, FOR LIFE

At Metlifecare, your village fee is fixed for life. The fee ceases when your unit is vacated, or when your Metlifecare Occupation Right Agreement (ORA) is terminated (whichever is later).

2. YOUR HOME, FOR LIFE

Your Metlifecare ORA means that you have the right to live in your home for the rest of your life.

3. SERVICES IN YOUR HOME, YOUR WAY

You're free to choose personal services in your home whenever you want or need them, delivered by a provider of your choice. You also have priority access to our care homes if required.

4. A NO-SURPRISES DEFERRED MANAGEMENT FEE (DMF)

Your Metlifecare DMF will accrue over three years, to a maximum of 30%, even if you transfer to a Metlifecare serviced apartment.

5. NO LOSSES, NO HIDDEN FEES

Metlifecare's fees are transparent. That means no surprises when you vacate your home.

- We won't charge you for refurbishing or selling your unit.
- You won't lose capital on your home if we sell it for a lower price.
- We won't charge transfer fees if you transfer from an independent unit to a serviced apartment at any Metlifecare village.

6. YOU WON'T BE OUT OF POCKET

You can apply for an early repayment of up to \$20,000* of the capital sum when your unit is vacated (subject to the terms set out in your ORA, where applicable).

Metlifecare will endeavour to repay the remaining capital owing promptly by selling your home as quickly as possible. If we don't sell your home within nine months, we'll pay interest on the outstanding capital.

7. 90-DAY MONEY BACK GUARANTEE

We're so confident you'll love your new home, we're offering a 90-day money back guarantee.

THANK YOU FOR TAKING THE NEXT STEP TOWARDS A BETTER RETIREMENT

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THERE'S MORE
TO COME AT
Metlifecare 