



Rosebank Lifecare A Community Built Around People



Exceptional Care, Comfortable Living – Welcome to Rosebank Lifecare

Welcome to your next chapter

Hi, I'm Sue Prowse, General Manager of Rosebank Lifecare. Thank you for considering us as you plan for the future.

We understand that making the decision to move into a retirement community is a significant step—one that comes with many considerations, including the sale of your home. At Rosebank Lifecare, we're here to guide you through every part of the journey, ensuring you feel informed, supported, and confident in your choice.

Since 1992, Rosebank Lifecare, which is independently owned, has been a place of tranquillity, care, and community. Whether you're looking for independent living, assisted living, or one of our boutique care suite apartments, we offer a range of options designed to meet your evolving needs. Our goal is to provide a warm and welcoming environment where you can continue living life on your terms, with access to care and support when you need it.

I'd love to personally invite you to visit us, take a tour, and explore what life at Rosebank could look like for you. Please feel free to get in touch to book a private appointment, or if you have any questions, we're happy to assist.

At Rosebank Lifecare, we are dedicated to providing quality, compassionate care in a warm and welcoming environment. We'll be in touch shortly to ensure you've received all the information you need and to answer any questions you may have. In the meantime, please don't hesitate to reach out – we're here to help.

Sue



Live Life Your Way at Rosebank



Stay independent, stay you

When the time comes to find a community that offers security and support, you shouldn't have to compromise on the things that make you, *you*. At Rosebank, we understand that the thought of moving into a traditional retirement village or rest home can feel restrictive – but we're doing things differently.

For those seeking a balance of independence and support, our villas and boutique care suites provide the perfect option – offering security, comfort, and access to care whenever needed.

Comprehensive care, tailored to you.

We offer a full range of inpatient care services, including:

- **Care Suites** – the perfect blend of independence and support
- **Independent Villas** – enjoy an active, independent lifestyle

If you would like to explore our independent living and assisted care living options, please feel free to get in touch.



A vibrant community, designed for living well

At Rosebank Lifecare, we provide more than just care – we offer a homely, caring environment where residents feel valued, safe, and part of a community.

We embrace what we call the “**The Rosebank Way of Living**”, a holistic approach that supports every aspect of 65+ life:

- **Nourish and thrive** – enjoy delicious, wholesome cooked meals.
- **Stay active, stay strong** – keep moving with energising and engaging activities.
- **Keep learning, keep growing** – stimulate your mind with new ideas and experiences.
- **Relax and recharge** – rest well in a peaceful, comfortable environment.
- **Connect and belong** – be part of a welcoming, vibrant community.

Compassionate care, 24/7 support

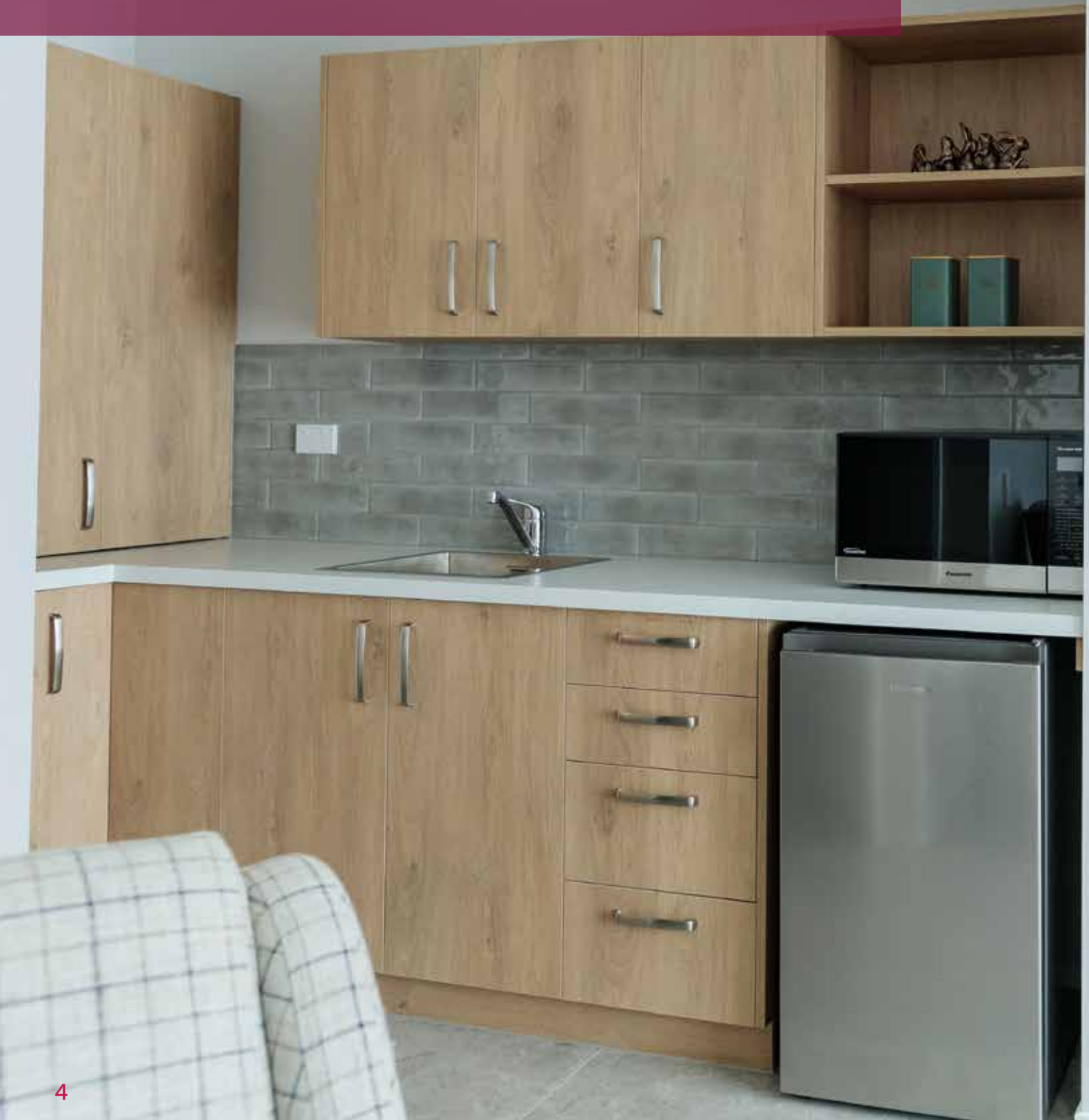
At Rosebank, you have the freedom to live independently and privately while also enjoying a vibrant community with a variety of activities inside and outside the village. Our dedicated team of experienced professionals provides personalised, high-quality care tailored to your needs. With a registered nurse on duty 24/7, you can have peace of mind knowing that expert medical and nursing support is always available when you need it.

Find your place at Rosebank

If you're looking for a community that puts you first, Rosebank Lifecare is the perfect place to call home. Come and see the difference for yourself.

Rosebank Care Suites – Comfort, Independence and Support

Welcome to your new home





At Rosebank Care Suites, you can enjoy the best of both worlds – your own private suite with the added benefit of daily meals, housekeeping, laundry, and personalised care options. No more moving! Your care can be tailored to your needs now and in the future, ensuring you stay in the home you love without worry.

We take care of the details – you enjoy life

Our care suites offer a **stress-free lifestyle** with:

- **Two suite options** – a studio or one-bedroom suite
- **Private ensuite** with underfloor heating, tasteful décor and quality fittings, large windows and emergency call bell system
- **Spacious kitchenette** with fridge and microwave, plus tea/coffee-making facilities for added convenience.
- **Your own courtyard** in a beautifully landscaped setting with regular window cleaning taken care of
- **A welcoming, dedicated community lounge** to socialise and relax

Live life your way

Independence and security

Enjoy the freedom to come and go as you please, with support available whenever you need it. Parking is available if required, and for

peace of mind, our 24/7 monitored emergency call system ensures help is always within reach.

Personalised care

Care comes to you. Enjoy freshly prepared midday and evening meals in the dining room. We take care of housekeeping, personal laundry (weekly sheets and pillowcases), window cleaning, electricity, and heating. Need extra support? We offer in-suite meal service, daily bed-making, shower assistance, medication management, and morning and afternoon tea. Our friendly team is always on hand to help.

Stunning surroundings

Relax in Ashburton's breathtaking landscape and enjoy the tranquillity of our beautifully maintained grounds.

A community that feels like family

Make meaningful connections with new friends and loved ones in a warm, welcoming environment.

Your care, your way

As your needs change, our care comes to you—no need to relocate. Our care suites are integrated into our main care facility, ensuring easy access to healthcare and support whenever required.

More than just a place to live – a thriving community

At Rosebank Lifecare, we believe in living life to the fullest.

Stay social and connected

Enjoy lively card games, happy hours, and weekly outings on our mini-van for shopping and social trips. Our village coordinator keeps a packed calendar of events, ensuring there's always something fun to do. Stop by our weekly canteen for a sweet treat!

Well-being for mind and body

Stay active with exercise classes, take a leisurely garden stroll, or share your gardening tips with our team. Prefer to stay indoors? Enjoy a relaxing walk around the village at your own pace.

Family-friendly environment

Your loved ones are always welcome to visit and spend time with you in your private care suite apartment, making Rosebank truly feel like home.

Care options

1. Assisted Living Package

- Housekeeping
- Personal laundry as required
- Care staff assistance on-site for emergencies on a 24-hour, 7 days per week basis
- Participation in all organised activities and events, including scheduled transport
- Bed linen changed weekly
- Electricity and heating
- TV provided
- Meals – includes lunch and dinner

2. Support Plus

- Services included in Assisted Living Package
- Morning and afternoon tea
- Bed made daily
- General care and assistance, including with assistance with dressing and setting up for each day
- Full assistance with showering – 3 times per week
- Administering medications – 3 times per day
- Evening settle service

3. Resthome Level Care

- Regular overview by the registered nurse
- Laundry as required
- Care staff assistance on-site for emergencies and care on a 24-hour, 7 days per week basis
- Participation in all organised activities and events
- Housekeeping
- All meals
- All other services included in the admission agreement

Come see for yourself

We'd love to show you around! Enquiries and visits are always welcome.

Rosebank Lifecare – where your next chapter feels just like home.





**Choosing Rosebank Village Community
is a decision we want you to feel
confident about – now and for years
to come.**

That's why we're committed to transparency in every detail, from fees and transfers to your occupation right agreement. We call this the **Rosebank Advantage.**

Care Suites at Rosebank – a Home with Security and Peace of Mind

Understanding the financial side

Moving into a retirement community is a big decision, and we want you to feel fully informed and confident about your choice. That's why we're upfront about costs, benefits, and formal obligations right from the start.

Everything is clearly outlined in your Occupational Right Agreement (ORA), and we encourage open discussions with your family and independent legal advisors to ensure you're making the best decision for your future.

Your financial commitment at a glance

Weekly fee

This contributes to the day-to-day operations of the community. If you opt for a care package, these costs are included (except for rest home-level care).

Deferred Management Fee (DMF)

This one-time fee helps cover the ongoing maintenance, management, and eventual refurbishment and sale of your home when you leave. At Rosebank Lifecare, the DMF is capped at **30% of your entry payment** and applies over your first **2 years**. This is deducted only when you exit – no ongoing payments are required.

No hidden exit fees

When you leave, there are no extra fees unless:

- There is damage beyond fair wear and tear
- Any outstanding fees are unpaid

What you pay while living here

Village out-going fees and any care and support services. You choose your own contents and/or car insurance and personal subscriptions (e.g., phone, internet, TV).

What you receive when you leave

Your repayment sum – this is your original entry payment minus the DMF, 3% admin fee and any other charges due.



Life in Ashburton

A vibrant town with a warm welcome



Welcome to Ashburton, a thriving district known for its relaxed provincial lifestyle, stunning outdoor spaces, and strong sense of community. Whether you're looking for adventure, culture, or a place to call home, Ashburton has it all.

Why you'll love Ashburton

Population: 21,700 – a perfect balance of small-town charm and modern convenience

Outdoors: Boating, fishing in lakes and rivers, mountain biking, tramping trails, and scenic parks like Ashburton Domain, Tinwald Domain, and Argyle Park.

Culture: Explore nationally recognised art galleries, museums, and the stunning Trott's Garden

Food and drink: A variety of eclectic cafés, restaurants, and high-quality shopping precincts

Events: Celebrate diversity at the Hakatere Noodle Festival and other local events

A hub for business and opportunity

Economic growth: Ashburton is a sought-after district for business, investment, and a fantastic place to live and work

Easy access: Centrally located, making it simple to explore the rest of the South Island

Ashburton domain – a gem in the heart of town

Right across from Rosebank Care Suites, Ashburton Domain is a 160-year-old landmark and the premier botanical, recreational, and sports venue in the district. Originally planned in 1864 as 'The Grange,' it remains a favourite gathering place for locals and visitors alike.

Recreation and sport: Tennis, hockey, soccer, cricket, lawn bowls, croquet, athletics

Relax and unwind: Enjoy picturesque picnic spots, walking trails, and beautiful gardens

Come and experience Ashburton for yourself

Discover why Ashburton is the perfect place to call home – whether for a visit or the next chapter of your life.



Frequently Asked Questions

Can I continue to receive my super?

Yes, since you're living in your own care suite, you remain eligible for the living-alone allowance.

What happens to my home when I go on holiday?

While you're away, whether for a short getaway or an extended holiday, we'll take care of your home and garden. We just ask that you notify us of any extended absences or changes to your travel plans.

Can I rent or lease out my home?

No, your dwelling is exclusively for your and visitors' use, as outlined in the Occupation Licence.

Is there a 24-hour emergency facility?

Yes, all homes are equipped with an emergency call system and smoke detectors, which are monitored 24/7.

Can I move in straight away?

You can move in immediately once your care suite is ready and the necessary legal documents are signed.

What other expenses will I be responsible for?

In addition to your weekly fee and any optional care services you select, you will be responsible for telephone, TV, contents insurance, and the interior maintenance of your home.

Who can I talk to if I have a concern?

If you have any worries or concerns, please speak with a member of our team or Rosebank Lifecare Management. We have a formal complaints procedure in place to ensure your concerns are addressed promptly. If you need further support, Covenant Trustee Services and the Retirement Villages Association are also available to assist. Your peace of mind is our priority.



Can I change my level of care and services?

Yes, absolutely. If your needs change, speak with our facility manager, who will work with you to adjust your care and services. Any additional support will be arranged immediately, ensuring you continue to receive the right level of care tailored to your preferences.

Do I benefit from capital gains or risk capital losses?

No, there are no capital gains or losses when you purchase a home with us. Instead of owning the property or land, you're securing an Occupation Right Agreement (ORA), which grants you the right to live in your home for as long as you choose. When it's time for a new resident to move in, we determine the price based on market conditions, so you won't be affected by changes in property values.

Can I bring my own belongings to my care suite?

Yes! We encourage you to bring your own furniture, pictures, ornaments, rugs, pot plants, and other personal items to make your care suite feel like home. Your space should reflect your personality and comfort, so feel free to add those special touches that mean the most to you.

Come See for Yourself!

We know that choosing to move is a big decision, and we're here to support you every step of the way. We'd be delighted to give you a tour of Rosebank and answer any questions you have as you take this exciting next step.

For an appointment to view a serviced care suite or village, please get in touch with sales and marketing:

0274 181 222

sales@rosebanklifecare.co.nz

For an appointment to view our rest home and hospital, please contact facility manager:

03 308 0111

manager@rosebanklifecare.co.nz

Find us at:

Rosebank Lifecare,
77 Walnut Avenue,
Ashburton



www.rosebanklifecare.co.nz



Rosebank Lifecare

Book a tour and experience Rosebank for yourself!











rosebanklifecare.co.nz