



BEATTIE VILLAGE

Independent Living Village

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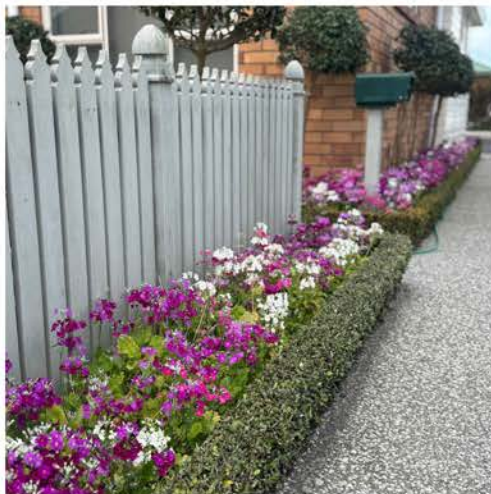


Beattie Village is a 19-Unit independent living village located right next door to Beattie Home & Hospital.

Featuring low maintenance, brick dwellings designed for comfort and privacy.

Beattie Village is a peaceful, supportive community - perfect for those who enjoy their independence with a little extra reassurance nearby.

The location is exceptional, with only a short walk from Ōtorohanga's main street, clubs, library and supermarket.



Unlike most Villages where you only have a Licence to Occupy with no capital gain and a loss of capital upon selling, here at Beattie Village you have a Freehold Unit Title and if you ever wish to sell your Unit; any profit is yours minus a fee of 5% of the sale price - payable to the Beattie Community Trust by the seller.

Services

Beattie Village has been thoughtfully designed to offer residents a high-quality, independent lifestyle in a secure, well-maintained, and comfortable environment – all within walking distance of the town's shopping area.

Please note that while Beattie Village is located adjacent to Beattie Home & Hospital, it operates independently and is not part of the Home.

No services are provided by, or contracted through, Beattie Home & Hospital.

Beattie Village is an independent living community with no support services included for residents.

Each resident pays a monthly fee to the Body Corporate. In return, homeowners receive the following services:

- Village Manager
- Building insurance (excluding contents)
- Lawn maintenance and exterior upkeep of units
- Weekly rubbish collection
- Security lighting
- Security cameras
- St John emergency alarm system



Body Corporate Structure

The Village was built in three stages:

Body Corporate 1: 7 Units 1999

Body Corporate 2: 9 Units 2003

Body Corporate 3: 3 Units 2008

The Village has 19 Units in total. Each Unit has a share in the Body Corporate and when a Unit is purchased, it includes a share of the funds held in its Body Corporate.

When a Unit is sold, it must be offered to Beattie Community Trust (BCT), who have first right of refusal. The BCT have the right to approve the purchaser before a sale is made. People with an interest in purchasing a Unit are first approved by the Board before going on the waiting list.

A fee of 5% of the sale price is payable to the Trust by the seller. This covers the Body Corporate's legal fees and administration. It is akin to a real estate agent's fee. Units do not come on the open market.

Detailed information on the Body Corporate rules is contained in the Beattie Community Trust Inc legal document named "in the matter of the Unit Titles Act 2010 and in the matter of Bodies Corporate 1,2 or 3" and the Unit Titles Act 1970 and their amendments. These are usually referred to at the time of sale by solicitors acting for the sellers and buyers.

Body Corporate Structure

There is a government website that provides detailed information on how Body Corporates work, please refer to <https://www.unittitles.govt.nz/body-corporate-how-it-works>.

A Body Corporate is required where there are multiple owners who share responsibility for common property and facilities, such as roads, driveways, footpaths, lighting, garages, gardens, and security infrastructure.

Please refer to the attached site plan of the Village to familiarise yourself with the areas that are shared and those that fall under individual unit titles.

- Each resident owns their unit and may carry out internal improvements at their discretion. However, any external alterations must be approved by the Body Corporate Committee (BCT).
- Units must be owner-occupied and cannot be rented out, sub-let, or transferred for use to family members or others.
- Residents are responsible for maintaining their own gardens.
- A monthly levy is payable in advance into the Body Corporate's bank account to cover shared costs and maintenance of communal facilities.
- Quarterly meetings are held for all Village residents, including an Annual General Meeting (AGM).

Village Resident Responsibilities

- All residents must be **registered with St John** and have emergency alarm pendants and wristbands. Residents are responsible for arranging their own call-out personnel in the event of a St John alarm activation. If family members live outside the district, a close friend must be designated to respond. Beattie Home & Hospital staff are not on call for this purpose.
- An **Enduring Power of Attorney (EPOA)** must be legally completed by all residents. This ensures it can be enacted if necessary.
- Residents must provide their **next of kin contact details** and **basic health information** to the Village Manager upon arrival. All personal information is kept confidential and stored securely at the Beattie Home & Hospital administration office.
- If away for more than 3 nights, residents must notify the Village Manager. Neighbours will collect mail to avoid concern and maintain unit security.
- **Pets are not permitted** in the Village.

Support Services & Safety Protocols

- Beattie Home & Hospital offers selected services to Village residents, including access to a **hairstylist and podiatrist**.
- Village residents may be invited to events at Beattie Home & Hospital, but **do not** have unrestricted access to the facility.
- **Meals on Wheels** are available through Beattie Home & Hospital and are charged to the resident's monthly account.
- The designated assembly area in the event of a **fire or earthquake is located near the Refuse area**.
- Master keys to all Units are held by the Fire Service and the Village Manager for emergency access.



Beattie Village Unit Floor Plan



Unit Specifications

Area: 69 square metres

Bedrooms: Two

- Open-plan living area
- Durable brick exterior cladding
- Coloured pressed steel roof with metal fascia and concealed gutters
- Low-maintenance aluminium joinery
- Insulated ceiling and exterior walls for year-round comfort
- All units equipped with heat pumps
- Separate laundry and bathroom for added convenience
- Sheet vinyl flooring in the kitchen, bathroom, and laundry
- Comfortable carpet in the lounge, dining, and bedroom areas
- Note: Body Corporate 1 & 3 have the same floor plans with Body Corporate 2 being slightly different.

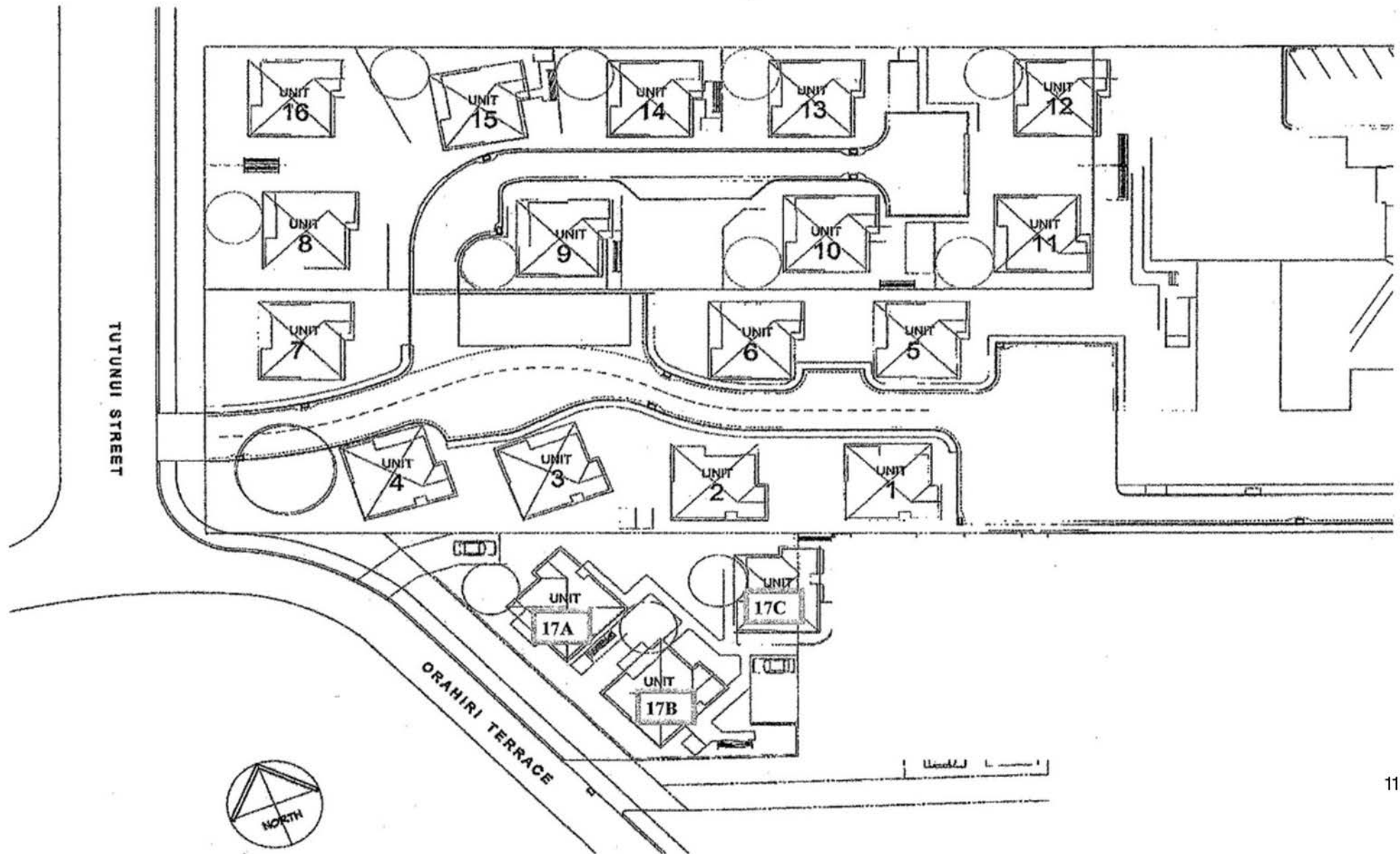
General Information

As described earlier in this booklet, when you come into the Village you acquire a Freehold Unit Title rather than a Licence to Occupy. Because Beattie Village is an independent living village for older people there are some special provisions which apply including:

- a) If an owner wishes to sell, Beattie Community Trust has an option to purchase at an agreed price or at a price determined by valuation before it is sold to anyone else.
- b) Any incoming resident must be over the age of 60, or if there is more than one incoming resident one of them must be over the age of 60.
- c) Any resident must personally reside in the home. If a guest (or guests) stays in a Unit for more than 4 weeks in any year, approval must be obtained from Beattie Community Trust.
- d) Residents must be approved by Beattie Community Trust before being able to purchase a unit.

The terms and conditions are set out more fully in the Encumbrance and any associated documents which Residents must enter into as part of the purchase process.

Beattie Village Unit Map



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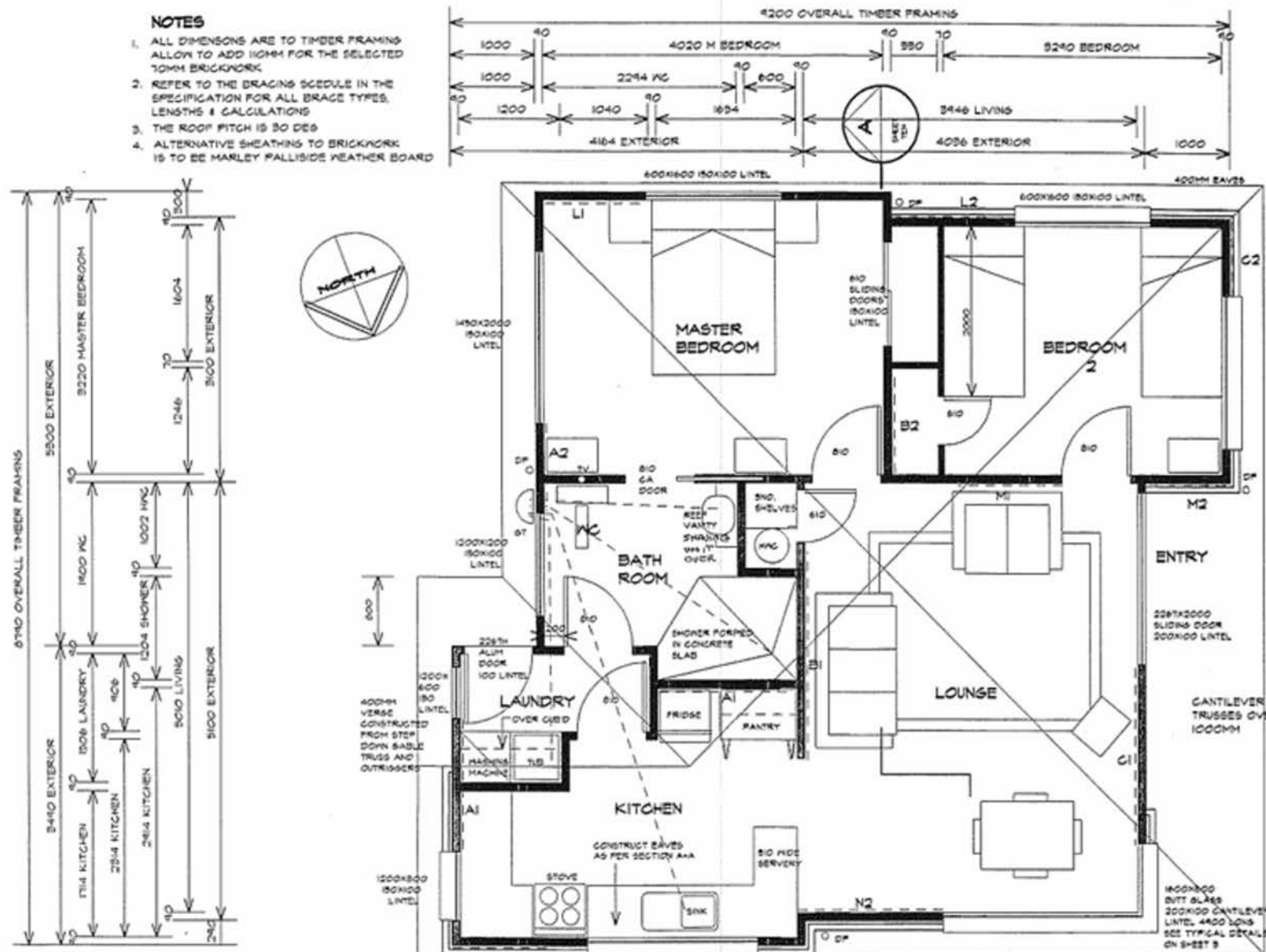
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SPECIFICATION FOR ALL BRACE TYPES,
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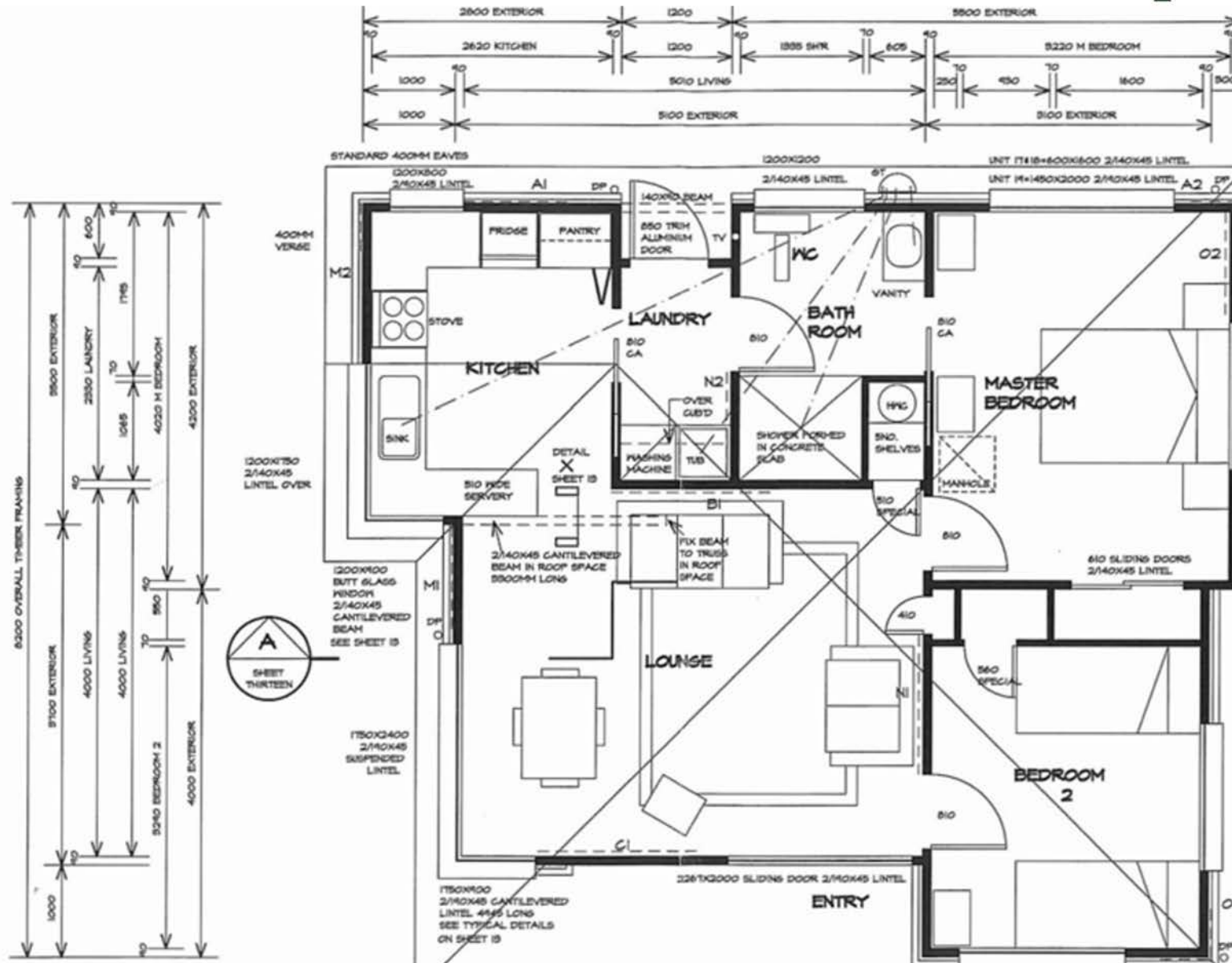
1450X2000
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UNTEL

A circular logo with a horizontal line passing through its center. Above the line is a triangle containing the letter 'A'. Below the line, the words 'SHEET FIVE' are written in a stylized font.

Unit Floor Plan - Body Corporate 2



Unit Floor Plan - Body Corporate 3



Contact

For unit enquiries, please contact our Village Manager.

MAREE BLAKE

Phone: 021 183 0814

Email: beattievillage@gmail.com





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