



# Your wonderful reward

*Retire in style at Silverstream*



**Silverstream**  
lifestyle retirement village

## *Retire in style...*

Silverstream Lifestyle Retirement Village is a very special retirement opportunity where you can upgrade to a first class lifestyle. At Silverstream you will enjoy fewer day-to-day responsibilities which will leave you free to start living your life and brighten your future.

Relax in your high quality, architect designed, purpose built villa where we take care of your lawns and exterior house maintenance, and offer 24 hour emergency call assistance monitoring. Our Village Manager/Activities Coordinator oversees the smooth running of the village. Enjoy the resort style facilities of our 5 Star Leisure Centre which includes a pool, spa, gym, coffee club/bar, theatre and library, plus a full activities programme.

## *Our philosophy*

*To provide a superior quality lifestyle for the elderly, catering for residents physical, cultural, social and emotional needs in an environment where residents can enjoy their retirement years to the full.*



## *Resort style living at Silverstream*

Resort style living at Silverstream At Silverstream you will find the perfect formula for lifestyle after 65... with first class inclusions. Add a choice of large designer villas which feature our "Premier Collection" range, in a secure, energetic community of like minded retirees, set in 4 acres of landscaped grounds including a zen garden. Upgrade your retirement years to a first class lifestyle! Welcome your old friends and make new ones. Take part in the many activities, or simply relax and enjoy life like never before. Prestigious and exclusive, Silverstream Lifestyle Retirement Village sets the benchmark in Christchurch for quality design and construction. Silverstream provides

an affordable, luxury, urban retirement lifestyle with a 5 Star Leisure Centre. Our design team has created a selection of large floor plans in our "Premier Collection" range which feature top quality chattels including heat pump, timber floors, ice maker/fridge, granite bench top, gas fire (in selected A, G & E Villas) and a 42" plasma TV. Silverstream is superbly located in the sought after north west suburbs of Christchurch, within a few minutes walk to Northlands Shopping Mall and a short drive to the cafes, restaurants and shops of Papanui Central and Merivale shopping precinct.



## *Architecture and design*

The 49 master planned, luxury villas, consist of 2 and 3 bedroom townhouses, and surround our 5 Star Leisure Centre with its resort style facilities. Our design team consists of leading Christchurch consultants who are at the cutting-edge of modern retirement village living design. Weir Walker Architects, Davis Ogilvie Surveyors, Earthworks Landscape Architects and Sue Martin Interior Design were selected as the best.

## *Developer's profile*

Silverstream is developed and managed by Silverstream Lifestyle Retirement Village Ltd. The principal shareholder's being a group of well known and respected Christchurch businessmen who are highly successful in residential construction and retirement village projects. The Group's financial strength allows it to fund significant sized development projects like Silverstream while remaining a private company.

We welcome you to visit and view the Silverstream display villas and compare the size, design, quality and all the outstanding chattels which are included. With high ceilings, over height doors, electric heated timber floors and heat pump these villas have set a new bench mark for other retirement villages to aspire to.

The Silverstream Lifestyle Retirement Village Ltd shareholders are committed to providing a new standard of high quality retirement village living in the South Island. Silverstream sets a new benchmark in design and construction and displays the company's passion and commitment to Canterbury's senior residents.



# *Your peace of mind*

Our undertakings to you are contained in a legal document, the Occupation Right Agreement Disclosure Statement and Code of Practice 2008. Some of the commitments we make to you in this and other village documents are:

## **How do I apply for residency?**

Most residents have a house to sell before they can come and live at Silverstream. We will work with you to enable this to happen. Most houses take time to sell and provided you have signed an application form and paid a nominal deposit (to the Covenant Trustee) we will hold your selected villa for you for 3 months or longer by arrangement. If you do not proceed your deposit will be refunded in full to you by the trustee.

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## **What happens if I change my mind?**

This is a major decision. If you change your mind for any reason within 15 working days of signing the occupation right agreement for a retirement villa, we will cancel the agreement and any money you have paid will be refunded to you by the Trustee.

## **Weekly Village Outgoings Payment fee**

On completion of the 49 villas, the Village Outgoings payment will be reviewed. Thereafter, any increase in the Weekly Village Outgoings Payment fee will be limited to no more than the increase in the Consumer Price Index (unless you require additional services). This limitation shall not apply in the case of extraordinary increases in the village outgoings which arise as a result of a natural disaster. No increases can be made without the prior knowledge of the residents.

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## **Cessation of Fees**

Weekly Village Outgoings Payment fees will reduce to 50% on the termination date and after 6 months or the resale of your villa (whichever comes first) they will cease.

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## **Repayment**

If your unit has not been re-licenced within six months of you leaving, you may apply for an early release payment. Any application will be considered on a case-by-case basis and will be at the sole discretion of the management. Valuation and other fees may apply.

### **Village amenities contribution**

The Village Contribution Fee shares the upkeep costs equitably amongst all residents, and ensures the village is always kept in a well maintained state. It operates on an “enjoy now, pay later” basis and is a deferred charge payable when you vacate.

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### **No hidden costs**

At Silverstream we pride ourselves on providing a straight forward and fully compliant agreement, where all costs are disclosed and you have the certainty of knowing your costs and the amount repayable to you on termination.

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### **Resale costs**

We will market your villa when you wish to vacate. You will not be charged for refurbishment of your villa when you vacate. You will also not be charged for marketing fees or real estate agent’s commissions.



## Questions and answers

### **Do I have to do my own gardening and lawn mowing?**

No, this service is included in your Village Outgoings Payment. You may have your own garden if you wish, provided you do not remove any of the landscape planting provided by the village.

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### **Do I have to clean my own windows?**

No, these will be cleaned outside every three months and inside every 6 months.

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### **What costs are covered by my Weekly Village Outgoings Payment Fee?**

- Rates – Water charges (if any) – Building insurance
- Gardening, lawn mowing, and rubbish collection – Maintenance and operation of the community facilities – Exterior maintenance of your villa – Activities programme
- 24 hour emergency call assistance monitoring service
- Fire/smoke detector systems – Village mini-van – Village management and administration.

### **Is there a minimum age limit?**

Yes, the age limit is 65 years, however this is at the discretion of village management depending on special circumstances.

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### **Can my friends and family come to stay?**

Residents can have family or friends stay as of right for 4 weeks providing your guests do not interfere with other residents' quiet enjoyment of the village. Any extended period of more than 4 weeks is at the discretion of management.

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### **Can I sell my villa myself and can my family inherit my villa?**

No, the villa is surrendered back to the village and is re-licensed on your behalf. The villas are not able to be passed on to your estate, but your estate will be paid out the exit payment on resale.

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### **Can I get assistance with finance?**

We look at any request on an individual basis. For example we may offer possession prior to settlement where you are waiting for the proceeds of funds from an unconditional sale of your existing home.

**What is “Village Contribution Fee”?**

The Village Contribution Fee is sometimes called a deferred management fee. It is deducted from the amount you receive when you leave the village. It enables you to enter the village at a reasonable cost and enjoy the extensive facilities and community benefits provided at Silverstream. The Village Contribution Fee will amount to a maximum of 25% of your capital payment over the first three years of your occupation and from then on, no further contribution will accrue. This fee is not paid out of your weekly outgoings but is paid out of the settlement amount for your villa when you vacate. Thus it is deferred until you leave. In addition a further 4% of your capital payment is deducted from the settlement amount for your villa when you vacate as a contribution to the administration and marketing costs for a resale.

**How much does a villa cost?**

Villa prices vary in relation to the size of the villa and the location within the village. These prices are available from the Village Sales office/show home along with the specifications of what will be included in each villa.

**Can I bring my pet?**

There is provision for residents to bring a pet. In order to monitor the number and type of pets in the village this is at the discretion of management. It is our practice to meet your pet. If your pet begins to cause undue disturbance to other residents, management has the right to assist you to find alternate arrangements for that pet.

**Is there security in the village?**

Our security company is on call in conjunction with the 24hr monitored emergency call service (on a user pays basis).

**How do I voice any concerns I have once I am living in the village?**

You can speak directly with the village manager. There is also a formal complaints procedure under the Retirement Villages Act that can be explained to you. Regular resident meetings will be held to jointly discuss any problems or suggestions. In addition, the village’s Statutory Supervisor can be contacted as an independent source of information. Our Statutory Supervisor is the Covenant Trustee Company.

# *Rights and responsibilities*

Each resident has the right to be respected as an important individual and will be treated accordingly. Each resident is also required to recognize that they are asked to give the same due respect to village staff and other residents. The philosophy of the village is that staff and residents treat each other as they would themselves wish to be treated.

## **Rights of the Resident**

- You have the right to privacy in your villa just as you would in your current home.
- You have the right to communicate freely and privately with people of your choice.
- You have the right to continue with cultural and religious practices and values which have been important to you in the past.
- You have the right to maintain your personal independence and privacy.

## **Rights of Silverstream Lifestyle Retirement Village**

The management has the right to discuss with you and/or family/health professional any concerns that may arise concerning your health and safety in your villa. Residents agree to management discretion concerning any behavior that causes undue disturbance to other residents.

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## **Registered Retirement Village**

Silverstream Lifestyle Retirement Village is a member of the Retirement Village Association of New Zealand and will operate Silverstream in compliance with the RVA's code of practice. Silverstream Lifestyle Retirement Village is registered under the Retirement Villages Act 2003.





For enquiries please contact the Village Manager  
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**Covenant**  Covenant Trustee Services is our Statutory Supervisor  
Trustee Services



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