

Waimea Village 2013 Ltd

125 Gladstone Road Richmond 7020

manager@waimeavillage.co.nz

TO: REAL ESTATE AGENTS, PROPERTY MANAGER'S & PROSPECTIVE BUYERS

Recent property activities in Waimea Village have caused some concerns. These have sometimes arisen from insufficient or misleading information given to prospective buyers or renters.

To assist agents or property managers we attach The Information Guide to Waimea Village (2017).

All selling and letting agents/property managers, need to be aware of the Information Guide and ensure that its contents are made known to any prospective purchaser or tenant.

Under terms of each property owner's Lease with Waimea Village, the Rules apply to all residents and are based on the intention that Waimea Village is "**DESIGNED WITH THE RETIRED IN MIND**". Continuing breaches of the Rules can lead to forfeiture of the Lease with Waimea Village.

With that intention in mind: some specific requirements under the Lease and/or Village Rules are:

- We encourage owner-occupiers who are aged 55 years or older.
- Waimea Village is an 'unsupported living' village, with no medical or care facilities available.
- Resident's vehicles must be parked within their leasehold title boundary such as in their garage or carport (garage/carports cannot be used for any other purpose). There is no entitlement to a second car park on Common Ground outside an owner's leasehold title boundary. (Check the size of your vehicle to confirm it fits into the garage etc).
- The Lease provides that the Lessee shall park their motor vehicle on their leased land only. Visitors, guests and other invitees may park in the spaces provided on the Village plan.
- Caravans, motor homes, buses, trucks, trailers, boats etc are prohibited from entry other than for daytime servicing. They cannot be used for sleeping accommodation.
- Garages cannot be used or converted for any other purpose.
- Levies must be paid on time at the start of each month and direct debits to be set up.
- No business or trade can be operated within the Village. This precludes any B&B or Holiday style rental.
- The Village operates in favour of the majority of shareholders, who are retired. Due to the close proximity of dwellings, lack of fencing between properties, narrow roads and few footpaths, it is not suitable or recommended for children.
- Owners are required to maintain their properties (dwelling and gardens) to a high standard.
- Owners are not able to do any structural alterations or additions unless consent of the Village Committee has been obtained.
- Noise limitations apply.
- Dogs (of all sizes) are prohibited.
- Owners and their selling agents should understand that all dwellings are on leasehold land. Signage can only be erected on the vendor's leasehold property. No signage is permitted on Village Common Ground.

Thank you for your co-operation.



G Cunningham

Manager

Waimea Village Committee Waimea Village Board 2013 Ltd

June 2023

Waimea Village

Designed with The Retired In Mind

What is Waimea Village?

Waimea Village is a company owned residential housing development of 172 privately owned homes situated on 172 leasehold sections. Waimea Village is an “unsupported living” village, with no medical or care facilities available.

Who owns the company?

Waimea Village 2013 Limited is made up of 172 shares that can only be owned by Village Leaseholders. Once a share has been purchased, it remains with the specified leasehold property and can only be transferred to a new owner if and when the property is sold. The company is governed by a five-member Board of Directors, two of whom are Village Resident Shareholders.

What is the Lease Agreement?

The Lease Agreement is a legal document registered on each leasehold title that was purchased and signed by the original Leaseholder. By signing the document, the Leaseholder has legally agreed to accept all aspects of the Lease Agreement. The document grants a lease of a Village section for 999 years. The lease document also contains the specified responsibilities and obligations of the Company, Manager, Residents Committee and Resident Leaseholders and/or Tenants. The document is transferred to and signed by the new Leaseholder by way of a Deed of Covenant if and when the home is sold.

What is the Levy?

The Levy is a monthly fee paid by the Leaseholders to the Company for various services and the administration, maintenance and management of the Village.

Who is the Manager?

The Manager is contracted by the Company and is responsible for the administration, supervision and maintenance of the village. He is an ex officio member of the Residents Committee.

What is the Residents Committee?

The Waimea Village Residents Committee is comprised of and elected by the Leaseholders. It was established in order to assist in the smooth running of the Village. The Committee works with the Manager on matters and decisions concerning the Village as a whole. The Committee has a number of specified Lease Agreement responsibilities which includes, introducing new Village Rules when necessary, the supervision of the common areas such as the use of the Blue Heron Lounge and purchasing and maintaining the Lounge chattels.

What is the Blue Heron Lounge?

The Blue Heron Lounge is a Village facility that can be used by all Village Residents, their guests and various Village clubs and groups. A booking is required through the Lounge Supervisor for all Residents’ special or closed-door occasions. (A donation for such occasions is required) The Company owns and maintains the building and the Residents own and maintain all of the Lounge chattels except the stove and carpet. The Lounge has full kitchen facilities, a free library, a pool table, piano, indoor bowls mats and bowls and enough tables and chairs to cater for numerous activities and events.

Caution is advised when using the kitchen appliances. Everyone is asked to please treat the Lounge with respect. When children are in the Lounge, they must have Resident adult supervision at all times.

What are the Leaseholder's personal residential responsibilities?

The Leaseholder is responsible for their own residential insurance, power and telephone expenses, choice of household rubbish disposal procedures and Tasman District Council rates and water invoices. They are responsible for maintaining their own property and gardens and must apply in writing to the Manager and Committee, supported by plans and an agreement from neighbours, for any structural alterations, tree planting or substantial work done on the property, including installing boundary fences and garden sheds. Some building work may also require prior approval from the TDC. All costs are the responsibility of the Leaseholder. The Manager and Committee will advise the Leaseholder of their decision. Consultation with the Company Directors may be necessary. If a property is rented, the Leasehold Landlord must inform their Tenant of the rules and regulations governing the Village. Leaseholders are responsible for the actions of their Tenants within the Village and must inform the Manager on any change of tenancy.

What are the vehicle restrictions?

1. The Village speed limit is 20kph.
2. All Leaseholder's and/or Tenant's vehicles must be kept on their own leased land only (ie within the leasehold title boundaries).
3. Visitors, guests and other invitees may park in the spaces provided on the Village plan.
4. There is no entitlement to a second car park on Common Ground outside an owner's leasehold title boundary.
5. Garages cannot be used or converted for any other purpose if they own a vehicle.
6. Garages cannot be converted for other use such as bedrooms, without permission of the Village Resident Committee and Manager.
7. Residents' campervans, caravans, buses, trucks and trailers are not allowed in the village except for occasional daytime service.

What are the Village Rules?

Village rules are made very clear in the Lease Agreement. By signing the Deed of Covenant, the Leaseholder has agreed to duly and faithfully comply with the Lease rules and village rules passed by the Residents Committee. The Committee is empowered by the Lease Agreement to introduce new rules from time to time and notify the Leaseholders and/or Tenants accordingly. Everyone should be considerate of the fact that the vast majority of Residents are elderly living in a high-density neighbourhood. The security and privacy of Residents is paramount. Noise must be kept to an acceptable level at all times. Cats are allowed, but must be prevented from becoming a nuisance. Feeding of Seagulls is forbidden! Ownership of all sizes of Dogs or any other animal pets are not allowed in the Village.

What security cover does the Village have?

The Village is a Neighbourhood Support Area with each of the 11 streets having a Street Warden. The Village has a 2-metre perimeter boundary fence, and excellent street lighting in various areas of the common ground keep the Village well lit at night. Numerous security lights and cameras are strategically located for maximum recorded 24-hour coverage. Residents are encouraged to contact the police at once if any suspicious circumstance arises.

What services does the Village have?

The Company is responsible for the mowing of the common ground and maintaining the common ground's gardens. The Manager will collect all green waste on Wednesday except during inclement weather. Also, a large skip for green waste only is located in the service area and can be used at any time during the day. Household and inorganic rubbish is forbidden in this skip. Along with the blue home recycle bins, there are larger black recycle bins outside the Lounge and Village office for Resident use. Waste Management bags are sold on the first Saturday morning of each month between 10 and 12noon in the Blue Heron Lounge.

What emergency services are available?

There is an AED Defibrillator located on the front wall of the Blue Heron Lounge. Just follow the directions! A fully equipped First Aid kit, wheelchair, disability walker and disability toilet seat are available from the Lounge on a temporary basis. If using, please notify the Lounge Supervisor and return as soon as possible.

Manager:

Glyn Cunningham, Waimea Village Office, 125 Gladstone Road

5448990

Board of Directors:

Jim Scott, Chairperson Mal Drummond Wendy Hendrick
Leigh Gamby, 13 Birchwood Grove - (Elected Resident Shareholder)
Barbara Wylie, 3 Conifer Court - (Elected Resident Shareholder)

Residents Committee and Personal Responsibilities:

John Hewison, 32 The Drive 027 316 6692
(Chairman, Hall Security, Property Maintenance Inspector, HeartBeat)

Helen Lewis 24 The Drive 022 111 4468
(Secretary)

Graham Douglas, 6 The Drive 544 7939
(Treasurer, Property Maintenance Inspector)

Vera White, 22 The Drive 027 771 1159
(Promotions, Members Welfare)

Barbara Rowland, 8 Fernlea Rise 544 9407
(Library, Hall Purchasing Officer, Bag Sales)

Velma Blocksage, 6 Gardenia Terrace 544 8748
(Door Cashier, Assistant Hall Purchasing Officer, Assistant Welfare Officer)

Trevor Cotton, 9 Ivy Crescent 541 0030
(Wardens Supervisor, Property Maintenance Officer, Assistant Welfare Officer)

Street Wardens:

Teresa McKenzie, Ashcroft Place 5441202

John Robinson, Birchwood Grove 5446405

Barb Wylie, Conifer Court 0211124262

Barry Wilson, Dellwood Green/Juniper Street 5447518

Ann Gallot, Elmsdale Close 5441444

Barbara Rowland, Fernlea Rise 5449407

Velma Blocksage, Gardenia Terrace 5448748

Wendy Barrett, Hawthorn Way 5447759

Marie Seyb, Ivy Crescent 5440833

Mike Oliver, The Drive 9700882

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GUIDE
TO
WAIMĒA
VILLAGE