



Welcome to Bupa Crofton Downs Retirement Village

Overlooking Trelissick Park in Crofton Downs, you'll find a retirement village that offers you a laidback lifestyle with comfort, community and security.



Welcome to Bupa Crofton Downs Retirement Village

A very warm welcome to our new village in Crofton Downs. I'm delighted you're considering our village as your home. I'm sure the scenic views across the park and beautiful Pohutukawa trees will impress you.

The beautifully landscaped gardens are a definite highlight for me. It's also good to know that extra support will be there if you need it, with a care home on-site and pharmacy close by.

Our Bupa purpose is longer, healthier, happier lives and making a better world. I know our Crofton Downs village team will live our purpose and provide lifestyle, care and support to all our residents who live here.

Not only have we supported local contractors to build this wonderful village, Bupa also continues to reinvest back into all our villages and care homes in New Zealand with the advantage of the Bupa Group having no shareholders.

Thank you very much for considering Bupa Crofton Downs Retirement Village and we look forward to telling you more.



Carolyn Cooper
Managing Director
Bupa Villages & Aged Care NZ

Why Bupa Crofton Downs Retirement Village?

Good times and treasured memories await you in a village where you can be as social or relaxed as you like. At Bupa Crofton Downs, we have a range of village features that you and your family can enjoy.

Waking up in your apartment and wondering what to do today has never been so enjoyable. With a range of options to fill your day, you can pick and choose what you want to do. Perhaps a dip in the luxurious indoor swimming pool to start your day, or select a book from the library area before meeting your neighbour at the local café. With a gym, hair salon and wellness clinic you'll always look and feel your very best as you enjoy the BBQ, garden and outdoor areas. For those who like the indoors there's an arts and crafts room, pool table, and a theatre for the movie buffs. There's also the regular van outings for social gatherings or maybe relaxing the afternoon away on the village deck area.



“I can be myself here very easily.
I don't have to pretend I'm
anything that I'm not.”

Pam and her husband Terry felt at home as soon as they walked into their apartment at Bupa Hugh Green Retirement Village. The couple look back on their shift into apartment living as ‘the best decision’ and they look forward to making many more memories in the apartment they call home.

Make Crofton your often

Bupa Crofton Downs is Wellington's newest suburban gem that offers the ease of local shopping, with just a short ten minute drive to the central city and Botanic Garden. Taking a stroll through the park, or picking up a few essentials at the supermarket next to the village, is easy when everything is in such close proximity.

Needing to get into town? The Crofton Downs train station is just a six minute walk and you can pick up a coffee from the café on the way. Send the family off to Trelissick Park while you potter around the garden centre and hardware store nearby.

The Crofton Downs community has everything you need on your doorstep and for more there's a quick trip to the capital city to explore.



Your new home awaits

We're all about well-designed apartments with quality appliances and finishes at Bupa Crofton Downs. With features that'll keep you warm, dry and comfortable, your new home is perfect for entertaining, relaxing and making memories.

Disclaimer: The plans, artist impressions and images are indicative only, changes may be made during the development process and plans are subject to change without notice. Floor area is calculated to the external face of the external wall, and the area may differ depending on the type of cladding used. Room measurements are the total usable area, and do not include door recesses and windows which are rounded to the nearest decimal point. Room measurements include structural columns. All efforts have been made to ensure accuracy of information at the time of print.





Comfort:

- Double glazing
- Heat pump
- Godfrey Hirst carpet
- Window coverings
- Targeting a six-star Homestar built rating
- Built-in wardrobes

Kitchen:

- Caesarstone benchtops
- Fisher & Paykel cooktop and rangehood
- Fisher & Paykel oven
- Fisher & Paykel dishdrawer
- Soft close drawers and cupboards

Bathroom:

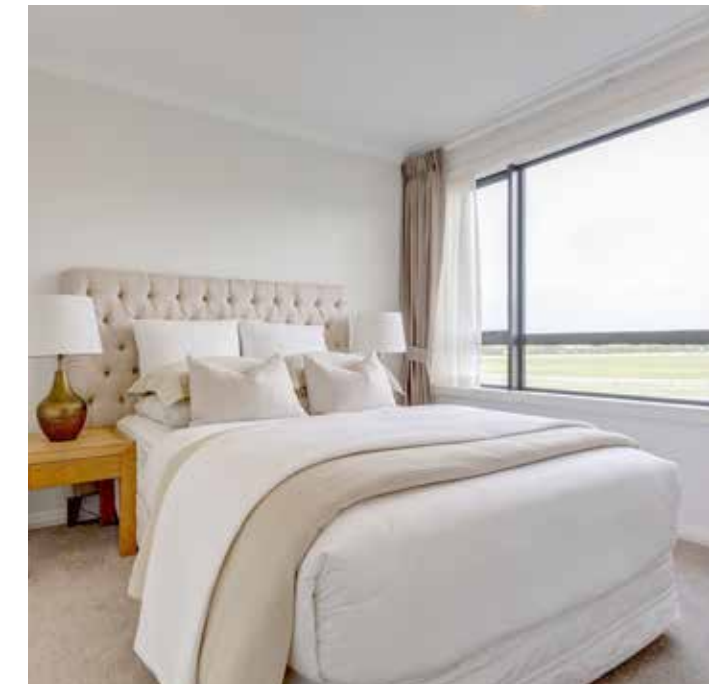
- Heated towel rail
- Wall-mounted bathroom cabinet with mirror
- Grab rails in shower and toilet(s)
- Wall-mounted fan heater in bathroom

Laundry:

- Fisher & Paykel combi front loader washer & dryer
- Laundry tub

Electronics:

- Fitted with a 24/7 emergency alarm system
- Fibre line for telephone and internet
- Wiring for Sky and Freeview



Bupa Crofton Downs Retirement Village

Ground floor



Bupa Crofton Downs Retirement Village

First floor



Bupa Crofton Downs Retirement Village

Second floor



Bupa Crofton Downs Retirement Village

Third floor



Bupa Crofton Downs Retirement Village

Location plan



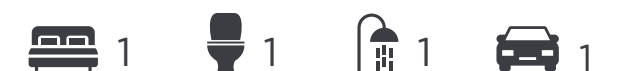


One bedroom apartments

We have a number of different layouts for our one bedroom apartments that suit a range of lifestyles. Above is just one layout and we'd love to show you more.

Floor area: Ranges from 54.3m² - 70.6m²
Patio/Balcony area: Ranges from 7.5m² - 8.5m²

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Two bedroom apartments

Two bedroom apartments offer you spacious living and smart design. With a range of two bedroom layouts available, above is just one example and we have lots more to show you.

Floor area: Ranges from 77m² - 105.3m²

Patio/balcony area: Ranges from 7.2m² - 17.4m²



Three bedroom apartments

It's good to have room when friends or family come to stay with space, lifestyle and comfort all in one.

Floor area: Ranges from 113.9m² - 133.4m²

Patio/balcony area: Ranges from 8.4m² - 20.6m²





Homestar means warmer drier healthier

Bupa Crofton Downs is targeting a six Homestar certified rating

Homestar rates the health, comfort and efficiency of New Zealand homes and apartments.

A Homestar rating proves a house has been well designed and built. It will cost less to run, be healthier to live in and better for the environment.

At Bupa we are committed to building sustainable homes and communities. We want to provide our residents with warmer, healthier, and more comfortable homes that also use less water and energy, costing our residents less to live in.

Homestar is the comprehensive, national, independent system that rates the health, comfort and efficiency of New Zealand homes, on a scale of 6-10, at both the Design and Built phase.

A six Homestar rating or higher provides assurance that a home will be warmer, healthier and cost less to run than a typical new home. Homestar ratings are assessed by qualified professionals and certified by the New Zealand Green Building Council.

What features make your home more comfortable, efficient and healthier to live in?

- Good levels of natural daylight
- Double glazed windows
- Higher levels of insulation

A well designed and high performance building envelope improves our thermal comfort, reducing the demand on energy for heating and cooling. It also reduces condensation and mould related health issues, and noise transfer between tenancies.

- Water efficient tapware
- LED lighting
- Heat pump in living area

Efficient heating systems use less of our natural resources and reduce energy costs.

- Environmental Choice certified and low VOC interior fitout items, including but not limited to: carpet, paint and cabinetry

VOC's (Volatile Organic Compounds) are carbon-based chemicals that are emitted as a gas at room temperature from many liquids and solids. Although VOC's are very common in our indoor environments, it is better for our health to reduce the usage of products which expose us to these chemical gases.

- Reduction in construction waste sent to landfill

Construction waste makes up a large percentage of landfill in New Zealand. Our contractors are accountable for significantly reducing the construction waste that is sent to landfill.



Things to consider

- **Do I pay a deposit to move into Bupa Crofton Downs?**

The easy process of moving into Bupa Crofton Downs includes a minimal level of commitment when signing up for an apartment. A deposit is payable to the statutory supervisor and is fully refundable if your Occupancy Right Agreement is cancelled. You have 90 days to change your mind. The deposit amount is just \$1,000 to secure your apartment.

- **Weekly fees are fixed for life at Bupa Crofton Downs**

There's a fixed for life weekly fee for all residents that covers taxes, rates, some insurance, compliance costs and day to day operational costs. Fees may vary slightly between villages. Please refer to the Occupation Right Agreement for more details.

- **The amenities fee at Crofton Downs**

This fee is only deducted from your entry payment after you leave the village. The deducted fee covers the running costs of communal areas and facilities.

- **What happens when you leave?**

When it's time for you to make the move, Bupa will market your apartment and on re-licensing, Bupa will refund the money you have paid once the amenities fee has been deducted.

Your exit entitlement is repaid when your unit is resold. If this doesn't happen after six months we will pay interest on your exit entitlement. We are happy to provide more information about this and answer any questions you have.

Why choose Bupa?

- ✓ We support local by reinvesting back into our villages and care homes in New Zealand with the advantage of the Bupa Group having no shareholders.
- ✓ We've put a lot of thought into the size and shape of our villages, to ensure you have the very best in indoor/outdoor areas with the freedom to be you.
- ✓ The little things matter to us when it comes to your lifestyle and care.
- ✓ You'll feel a strong sense of community spirit as soon as you walk in the door of one of our villages or care homes.
- ✓ With the benefit of being a global healthcare company, we have the expertise in healthcare and wellbeing to ensure we're at the forefront of what we offer to our residents.

Be you, with Bupa.

With retirement villages and care homes located throughout New Zealand, Bupa offers the lifestyle that's right for you, backed by the care and support you deserve. Bupa already supports more than 5,000 residents across New Zealand, living in independent apartments and villas, or warm and welcoming care homes. Being you with Bupa is easy when you're living in a friendly community of like-minded people, supported by a caring and approachable team.



How to find us

Bupa Crofton Downs Retirement Village

122 Churchill Drive, Crofton Downs, Wellington
0800 654 144

Bupa Crofton Downs Sales Office

202 Thorndon Quay, Pipitea, Wellington

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|-----------------------------|------------------|----------|---------|
| Crofton Downs Train Station | Z Petrol Station | Pharmacy | Walkway |
| Countdown | Mitre 10 | Cafe | Stream |



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122 Churchill Drive, Crofton Downs, Wellington

0800 654 144 | bupa.co.nz

Bupa Crofton Downs is part of Bupa Health & Care.
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