



As we get older, a safe, secure and comfortable environment becomes more and more important to us. So does the ability to get help when you need it. We all want to be accepted and treated well, enjoying friendships of those around us while remaining as independent as possible.

Presbyterian Support has been providing services to older people in Southland for more than 50 years. These services are available to all and focus on you and your needs.

Capable people, who have been specially selected, will assist you. They are committed to your safety, and understanding and meeting your needs. Your privacy will be respected.

Peacehaven Village is operated by Presbyterian Support Southland Retirement Villages Limited, a wholly owned company of Presbyterian Support Southland.

## The path to becoming a Peacehaven Townhouse resident

### Step One: Finding out more about Peacehaven Village *Could Peacehaven Village be right for you?*

We encourage you to visit Peacehaven and be taken on a tour of the spacious grounds, amenities and view the townhouses currently available. For a personal tour, phone ahead for an appointment.

We can put you in touch with existing Peacehaven residents to discuss what living at Peacehaven is like.

To arrange for any of the above visits, or for more information, please phone us on **(03) 216 9099**.

**Visit our website: [www.ps.org.nz/southland](http://www.ps.org.nz/southland)**  
**Email: [enquiry@supportsouth.co.nz](mailto:enquiry@supportsouth.co.nz)**

### Step Two: Becoming a Peacehaven Village Resident *How do I secure a townhouse?*

Once you have decided you want a townhouse, let us know.

We will then send the necessary documentation to you or your solicitor for evaluation and discussion.

Once a value is agreed for the right to occupy the townhouse of your choice, you can sign the Occupation Right Agreement, witnessed by your Solicitor. You may also attach conditions to this agreement – such as successfully completing the sale of your existing home.

From this point the Retirement Villages Act 2003 provides a 15-working-day “cooling off” period where you can change your mind without penalty. Once all conditions are met you can move into your townhouse and begin enjoying the Peacehaven Village lifestyle.

There is more information available, which goes into greater detail. We recommend you have your legal advisors look at this with you.

Contact us if you have any questions.



Presbyterian Support  
Southland



Presbyterian Support  
Southland

# Welcome to Peacehaven Village

*The comfort of making a good choice*

Peacehaven Village  
498/500 Tweed Street  
Invercargill  
Phone (03) 216 9099  
[ps.org.nz/southland](http://ps.org.nz/southland)



## It's nice to have your own place

We all like to call somewhere our own, to put our own pictures on the sideboard and settle in. But the thought of mowing lawns, and all the other home maintenance tasks can become a burden we'd rather leave behind.

That's the beauty of townhouse living. You get your own home with the privacy and the freedom to keep living the way you want to, with added peace of mind and extra help at hand should you need it.

Maintenance (whether fixing leaky taps or trimming shrubs) is professionally carried out for you, so you can sit back and enjoy your new home without having to do the work.

## Designed for you

The townhouses have been developed with older people in mind, with easy access and well-designed layouts. We know that making things easy to manage takes away so much worry. The townhouses are very practical for everyday life. A perfect place to call your own.

## You're not alone

While we recognise that you value your independence, there are likely to be times when extra help is needed. Perhaps it's just the knowledge that someone is there should you need them. Our townhouses are equipped with emergency call buttons and smoke detectors that are connected to the nearby rest-home and hospital. Feeling isolated can add stress. Here you know you have our support, yet you can still enjoy your freedom and privacy, and the activities available in the village.

Being part of the village community means that you have priority should you ever require carer support/ respite care or when you need rest-home, hospital or dementia care.

## What exactly do you get?

If you decide you would like to purchase the right to occupy a Peacehaven Townhouse, you will sign an Occupation Right Agreement with Presbyterian Support Southland Retirement Villages Limited, a wholly owned company of Presbyterian Support Southland, which gives you the right to live in your townhouse and enjoy the services and amenities offered. There are a number of things that you need to know about this agreement and we recommend you discuss this with your lawyer.

## What extras are there?

There are some additional costs to cover other services you may use.

### Village Outgoings

This fee is your contribution to the recovery of costs incurred in the day-to-day operation of the village, including, but not limited to, gardening, building maintenance, insurance and the cost of routine maintenance services.

### Care Services

This fee covers the cost of staff support.

### Village Contributions

The Village Contribution is a payment in exchange for the supply of accommodation and community facilities during the life of your agreement.

When you terminate your Occupation Right Agreement, your agreement is then sold on the open market to a new resident. You will receive the **sale price** less the Village Contribution, which is based on the time that you have lived in the village. This contribution is 5% per year of the sale price of your Occupation Right Agreement (adjusted proportionately for part years) up to a maximum of 25%.

## At Home in Peacehaven Village

### Become part of a caring community

- Spacious and well appointed townhouses
- Single level with internal access garaging
- Spacious grounds
- Independent living with an ease of lifestyle
- Friendly supportive "village" atmosphere with freedom and companionship
- Family friendly environment
- Leisure and social activities
- 24 hour emergency care call service which includes smoke detection
- Specially designed bathroom with wet area shower
- Ample storage space
- Meal options available
- Retain your existing home help or personal carer if you wish
- Pets welcome (conditions apply)
- Continuation of care if rest-home, hospital or dementia care is needed
- Elms Café recreation area.



Double unit



Single unit

