

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.

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 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 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 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?

The village speed limit is 20kph. All leaseholder's and/or tenant's vehicles must be kept on their own section. Garages should not be used as storage areas with cars parked elsewhere in the village. There are designated visitor parking spaces in the village. 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 document, the Leaseholder has agreed to duly and faithfully comply with the Lease rules and 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! 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 11 streets having a street warden. The village has a 2 metre perimeter boundary fence. Excellent street lighting and numerous security lights in various areas of the common ground keep the village well lit at night. Four security cameras are strategically located for maximum recorded 24 hour coverage. Armourguard Security does a nightly patrol. 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 every Saturday morning in the Blue Heron Lounge.

What emergency services are available?

There is a 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.