



The Dutch Village “Ons Dorp”

Owned and operated by The Dutch Village Trust
A duly registered Charitable Trust



INFORMATION BOOKLET

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Brief history of The Dutch Village “Ons Dorp”

On 2 July 1977 seven Dutch people got together and discussed the possibility of building a “Netherlands Community for the Elderly”. When a further six joined the group on 5th August 1977, the decision was made to establish a retirement village with nursing facilities for Dutch Senior Citizens.

The group set specific tasks for individuals who went about canvassing various sites, held meetings and raised funds by issuing interest free debentures and by various other means in order to proceed with the concept.

In 1982 a vineyard of some 11 Acres was purchased in Henderson, West Auckland. Land development and building began in 1983 and that same year the committee established the Dutch Village Charitable Trust.

On the 16 December 1984 the group celebrated the Official Opening of The Dutch Village project and held a Fair and Market day. The opening ceremony was performed by the then Minister of Health, the Hon. Dr Michael Bassett. Also attending were representatives of the Dutch Consulate, Local Bodies, Emigration Services, Dutch Societies and other officials. The day was a great success and a milestone in the history of The Dutch Village “Ons Dorp”. Approximately \$11,500 was raised during that day towards the cost of building the Care Centre.

Eighty-nine Villas were constructed over a period of time and sold as building work progressed. Prospective purchasers of a Tenancy Agreement in Ons Dorp were offered the choice of a one, two, or three bedroom Villa. Those people who had taken out debentures earlier in the concept and development phases were given priority.

Occasionally when village finances were stretched, money was lent by some generous people to bridge the gap. This and careful management, ensured that no funds were ever borrowed from outside the Dutch Community.

The entire Dutch Village Project was completed with the opening of the Care Centre in 1987. In 1989 a Recreation Centre “The Beatrix Pavilion” was opened on the site of the old winery. Sometime later the existing Villa on the property was converted into two flats; one to be used as a retirement Villa and the other as a place for visitors of residents to stay on a short term basis.

Due to declining demand, the holiday flat has been converted into a retirement Villa as well. An arrangement has been made with the nearby Quest Henderson Apartments for special rates for visitors of Ons Dorp.

The Dutch Village “Ons Dorp” (Our Village)

The main entrance to the Village is at 36 McLeod Road, with our own street named Willem Street. The Village also has a pedestrian entrance on Edmonton Road, allowing easy access to Henderson West City Shopping Mall, the Public Library and the West Wave Aquatic Centre.

The Village is 3 km from the Western Motorway at the Te Atatu turn off.

The Village includes:

Village Villas

There are 12 one-bedroom, 73 two-bedroom and 6 three-bedroom Villas. All Villas have garaging for one car with internal access.

The Care Centre

This has 20 Rest Home rooms (including 16 studio rooms, which are large self-contained bed sitters) and 24 hospital beds.

The Beatrix Pavilion

An all-purpose community complex including a library, used for activities such as coffee mornings, cards, indoor bowls, billiards, market day etc.

Management

The land and all village buildings are owned and operated by the “Dutch Village Trust”, a duly registered Charitable Trust.

The Trust Board consists of seven members. Four Trust members are Villagers who are selected and appointed by the Village Members to represent the Villagers. The Trust selects the remaining members (external trustees) from outside the Village. The trustees typically have either, legal, accounting, property or similar professional backgrounds

The Trust Boards role is to provide overall governance (including development of village policies and procedures), oversee the management of the Ons Dorp Village finances, employment of General Manager who will recruit and manage necessary staffing to provide quality services to residents and meet their needs.

Day-to-day management

The day-to-day management of “Ons Dorp” is undertaken by a skilled team under the direction of a General Manager (appointed and responsible to The Trust). The General Manager is responsible for day to day operational matters while the Trust has overall responsibility for policy and governance.

Statutory Supervisor

In common with other organisations of its kind, “Ons Dorp” falls under the Retirement Villages Act (RVA) which came into force in 2009. The purpose of the Act is to provide governance in the industry and protection to Villagers. A Statutory Supervisor has also been engaged, whose role it is to ensure that “Ons Dorp” complies with its reporting and procedural requirements. The Statutory Supervisor for “Ons Dorp” is Covenant Trustee Services Limited.

“Ons Dorp” Society

The purpose of the Dutch Village Society Committee is to organize and promote recreational, cultural, and social activities among the residents of the Dutch Village in accordance with Dutch cultural values.

The “Ons Dorp” Society Committee is elected by the Villagers at the Annual General Meeting held in August of each year.

Interested in moving into the Dutch Village “Ons Dorp”?

The Dutch Village Trust owns all the property within the Village.

People who want to move into the Village buy a **Occupation Rights Agreement** for one of the Villas. This entitles them to occupy the Villa for the remainder of their life.

When a Villa becomes available:

- The Villa will be refurbished (as necessary) and checked so that everything is clean and in working order.
- Prospective purchasers will be contacted in the order they are on the Waiting List. The first person on the list who wants to purchase the Villa will be required to pay a deposit of \$10,000.00. If for whatever reason, the purchaser is unable to complete the purchase within 6 weeks they will be advised that the Villa will be offered to other people on the Waiting List with priority given to those in a position to pay cash and able to commit to an unconditional sale. The original prospective purchaser will have his/her name re-instated on the Waiting List and their \$10,000.00 deposit will be refunded when the Trust receives full payment for the Villa.

Monthly Fees

Once a Villa is bought, Villagers are charged a monthly maintenance fee for the running of the Village. This fee covers amongst other things rates, water, exterior maintenance, house insurance and garden maintenance. The fee is subject to an annual review by The Dutch Village Trust and will be increased where necessary to cover any cost increases in running the Village.

Individual Villagers are responsible for the costs of Contents Insurance, power and telephone.

Waiting List

Although set up by Dutch people with the needs of the Dutch community in mind The Village caters for people from all cultural backgrounds. We therefore accept people from all nationalities on our Waiting List. Often those considering a move some time in the future register their names well in advance of their desire to come into The Village.

It is difficult to predict how long one has to wait before a Villa is being offered for purchase. This of course depends on how many Villas become available and whether anyone on the Waiting List is interested in a particular Villa and/or whether the prospective purchasers can sell their own property if necessary to cover the cost of the Villa purchase.

Villa Prices

Prices are from:

- 1/2 Bedroom Villa: \$585,000.00 (incl. Solar Panels, Smart Vent System and Heat Pump)
- 2 Bedroom Villa: \$705,000.00 (incl. Solar Panels, Smart Vent System and Heat Pump)
- 3 Bedroom Villa: \$740,000.00 (incl. Solar Panels, Smart Vent System and Heat Pump)

Monthly Maintenance Fee as of 1st September 2026

- 1/2 Bedroom Villa / Care Centre Studio - \$651 per month
- 2 Bedroom Villa - \$661 per month
- 3 Bedroom Villa - \$676 per month

The fees are reviewed on an annual basis by the Trust, therefore these fees are **not** fixed.

Other services offered

All Villas have a monitored alarm /smoke detection system, which is linked to the Care Centre. There are 3 alarm points in each Villa, one in the main lounge, one in the bathroom and one in the main bedroom. When an alarm is activated it will ring the Registered Nurse's phone automatically. The RN on duty will first try to contact you by phone. If there is no answer the staff will go to the Villa with a master key in case you cannot answer the door.

The Care Centre can provide hot meals at 12.00pm. You can either dine in at the Care Centre or Atrium (cost \$8.00) or it can be delivered to your Villa (cost \$10.00).

There is one Village Room in the Care Centre available to any Villager who may be unwell or requires assistance after an operation (or similar). The cost for this is \$60 per day for the first 14 days and \$100.00 per day thereafter. This room is intended for short periods of time only.

Day Stay – Maximum 6 hours - \$60.00 per day if no carer support form provided. If Carer Support form provided there may be a top up to cover the private portion.

What happens if I leave the Villa?

Of the purchase price, 70% is fully refundable on departure from the Village, regardless of the time spent here. The other 30% is a 'Village Contribution'. One third of the Village Contribution amortises on Commencement Date and the remaining two thirds is amortised over 4 years and any unamortised amount is refunded.

If you have carried out any major changes in the Villa without the approval of the Trust or you have caused major damages you will have to pay for the costs of bringing the Villa back to its original state.

The Care Centre

The Care Centre incorporates licensed Rest Home and Private Hospital accommodation. This means that the Care Centre is licensed by the Ministry of Health to provide rest home and hospital care. The services can be provided in the form of long term placement, respite care, day care or palliative care. The Care Centre is not licensed as a Stage 3 rest home and therefore cannot provide care for patients whose care needs include a fully secure environment.

Any prospective residents need approval for placement from a DHB or DHB Needs Assessment Service Coordination Agency (NASC). This approval is obtained through a Needs Assessment, carried out by a Geriatrician or a member of the DHB or DHB Needs Assessment Service Coordination Agency (NASC). The assessment will determine the level of care needed and whether permanent placement is recommended.

Rest Home

The Rest Home is licensed for 20 beds. This level of care is available in two different types of accommodation:

Studios (16); the studios consist of a spacious room with a small kitchen sink, own shower and toilet, a bed and double wardrobe. All studios have a ranch slider door.

All studios are owned by residents via a Licence to Occupy agreement. The purchase price of a studio is from \$220,000 without bay window to \$230,000 with bay window.

There is a daily fee that covers care costs such as meals throughout the day, cleaning, laundry and nursing care. The fee is \$228.09 including GST per day from **1st July 2026**. For private paying residents there is a maximum contribution of \$1596.63 per week.

When a resident's health deteriorates or improves in such a way that there are changes in their level of care, we will request **the DHB or the DHB Needs Assessment Service Coordination Agency (NASC)** review their **Needs** level. Should their **Needs Level** change then the daily fees will be adjusted accordingly from the date of assessment.

Waiting List

We do have a waiting list for the studios. When a studio becomes available, the following considerations are made before the studio is offered to a prospective resident:

1. What is the current situation of the people on the waiting list? Has their health deteriorated? Do they find it increasingly difficult to cope on their own? Do they feel ready to move into the Care Centre?
2. Is there anyone on the waiting list who is now in an acute situation so placement into a rest home is urgent?
3. Are any likely candidates assessed, as *high needs* and approved for placement by the DHB or DHB Needs Assessment Service Coordination Agency NASC (Without this people cannot be accepted)

Priority is determined by the care needs of the person. If people have similar care needs, those living in the Village have priority over those who do not live in the Village.

What happens if I leave the studio?

The Licence to Occupy has two components, a fully refundable 70% of the purchase price plus a 30% Village Contribution. One third of the Village Contribution amortises on Commencement Date and the remaining two thirds is amortised over 3 years and any unamortised amount is refunded.

Rest Home Rooms (4):

The rest home rooms are varied in size but all have ample space for a bed, a chair, a set of drawers and a small wardrobe. They all have a hand basin but shower and toilet are shared. The current daily fee is \$228.09 incl. GST per day for private paying residents. For private paying residents there is a maximum contribution of \$1596.63 per week.

Waiting List

There is a waiting list for the rest home rooms. If we do get a request for placement the following considerations are made before a rest home bed is offered to a prospective resident:

1. Is the person assessed as *high needs* and approved for placement by the Needs Assessment Team? (Without this assessment people cannot be accepted)
2. Can we provide the type of care needed for this person? This is dependent on the complexity of the person's health needs and the need for supervision.

When people have similar care needs, those living in the Village have priority over those who do not live in the Village.

Private Hospital

The Private Hospital is licensed for 24 high level care beds (*very high needs*). All rooms have ample space for a bed, a chair, a set of drawers and a small wardrobe. They all have a hand basin but showers and toilets are shared. The current daily fee is \$368.12 incl. GST per day. For private paying residents there is a maximum contribution of \$2576.84 per week.

Waiting List

There is a waiting list for the private hospital. If we do get a request for placement the following considerations are made before a private hospital bed is offered to a prospective resident:

3. Is the person assessed as very *high needs which are indefinite* for placement by the DHB or DHB Needs Assessment Service Coordination Agency? (Without this people cannot be accepted)
4. Can we provide the type of care needed for this person? This is dependent on the complexity of their health needs and the need for supervision.

When people have similar care needs, those living in the Village have priority over those who do not live in the Village.

Residential Care Subsidy:

Is available to older people who have been assessed as requiring long term Rest Home or Hospital care. The entitlement to a subsidy is dependent on an income and asset test carried out by Work and Income New Zealand.

Residential Loan Scheme:

Is available to people who do not qualify for the residential care subsidy on the basis of Government policy. People who qualify for a loan generally have little or no income but have an asset that is difficult to realise (generally the family home). In the past this policy was also applied to people who had a Licence to Occupy for a studio, although according to an opinion from Crown Law the loan scheme was never envisaged for people holding this type of asset. As of 3 November 2001 people who own a licence to occupy for a studio no longer qualify for a loan if they run out of private funds to pay for their daily fees. In these cases, the Dutch Village Trust will look at alternatives that will help the resident to remain in their studio.

Asset Testing:

From **1 July 2026**, a single or widowed person and couples with both partners in care will be able to keep up to \$300,811 in assets (including both property and savings) before their assets are used to contribute to their cost of care. Couples where one partner is in care will retain their current exemptions of a house and a car, while their cash asset exemption will rise to \$164,731. The exemption thresholds for all groups will then increase by CPI on 1 July every year.

Village Villas – Waiting List Policy

Purpose: To have a transparent and fair method of allocating available Villas to people on the waiting list for a Villa in the Dutch Village “Ons Dorp”.

Definition: The Dutch Village Trust maintains a list of interested people who intend to move into the village when a Villa becomes available or sometime in the future. A questionnaire is sent out once a year to all people on this list to make sure the information on the waiting list is kept up to date. The Village Manager manages the waiting list.

Policy:

- Anyone seriously interested in moving into the Dutch Village has a right to have their name added to the Village Villas’ waiting list.
- The names on the waiting list are on one list in date order as per the date the application form is received in this office.
- Each applicant will receive a notification of receipt and a **unique reference number** for future correspondence.
- People indicate on the waiting list application form:
 1. Their interest in a 1, 2, or 3-bedroom Villa.
 2. Whether they want to be contacted when a Villa becomes available within the next 15 months and they are next in line on the waiting list.
 3. Whether they are or have been a debenture holder. Current or past debenture holders have preference over non-debenture holders.
 4. Whether they can go ahead with an unconditional sale when they are being offered a Villa (cash buyer). This information is only relevant for when the conditional contract of the first person, who has accepted a Villa, falls through. The Villa is then offered to the first cash buyer on the list.
- People on the waiting list are responsible for informing us in writing of any changes in their personal details or their situation.
- The Village Manager will only contact those people on the waiting list who have indicated that they want to be contacted when a Villa becomes available within the next 15 months and they are next in line on the waiting list.
- The Dutch Village Trust will annually send out a questionnaire to all people on the waiting list to update the information held.
- The final decision regarding the allocation of a Villa rests with the Village Manager.

Procedure when a Villa becomes available:

1. The General Manager contacts the person(s) on the waiting list who is first in line to be offered a Villa and who has indicated they want to be contacted. They will need to indicate their intention within 3 working days of being contacted.

2. If the person(s) refuses the Villa the General Manager will contact the next person in line. This process will be repeated till a person has been found who accepts the Villa.
3. If a person(s) accepts the Villa by paying a \$10,000 deposit within 10 working days, they can have a conditional purchase agreement for up to 3 months.
4. If the conditional agreement falls through, the General Manager offers the Villa to the first person(s) in line on the waiting list who can agree to an unconditional purchase and pays a \$10,000 deposit within 10 working days.





Village Unit Waiting List Application

Personal Details:

Name(s): _____

Address: _____

DOB: 1st: _____ 2nd: _____

Phone: _____ Mobile: _____

Email: _____

What type of unit do you prefer? Please tick box.

1 Bedroom Unit ☐ 2 Bedroom Unit ☐ 3 Bedroom Unit ☐

Are you or have you been a debenture holder? Yes ☐ No ☐

Can you commit to an unconditional purchase agreement

when offered a Unit? (Are you a cash buyer) Yes ☐ No ☐

Do you want to be contacted if a unit becomes available within the next

15 months and you are next in line on the waiting list? Yes ☐ No ☐

Have you read and understood the waiting list policy? Yes ☐ No ☐

Are you fully Vaccinated – COVID-19? Yes ☐ No ☐

Dated: _____ Signed: _____

Your name will be placed on the waiting list and you will be contacted when we can offer you a unit if you have indicated that you want to be contacted when a unit becomes available within the next 15 months. The waiting list will be updated on an annual basis. Please notify us in writing of any changes in your personal details or situation.

GENERAL MANAGER



Inquiry Form - Care Centre

Details of Prospective resident:

Date of Application	____/____/____		
Title	Mr ☐ Mrs ☐ Miss ☐ Ms ☐		
Surname			
First Name			
Preferred Name			
Date of Birth	____/____/____	and/or Age	

Contacts/Family:

Name			
Address			
Relationship		Release Info:	☐
Phone		Mobile	
Email			

Name			
Address			
Relationship		Release Info:	☐
Phone		Mobile	
Email			
How did you hear about Ons Dorp?	Advertising ☐ Website ☐ Search Engine ☐ Directory ☐ Referral ☐		

NASC Assessment Date: ____/____/____ (If applicable)

Referral: Rest Home Hospital (please circle)