

MOUNT EDGECOMBE

RETIREMENT VILLAGE

1. Who is the developer?

Collins Residential

2. Who is the development's financier?

Investec Property Finance

3. How is property ownership managed?

This is a sectional title residential development, managed by a Body Corporate made up of resident Trustees and facilitated by Infinite Property Management Company.

4. Are there on-site management services?

Yes, Kindewood Management Association. Day-to-day running of the retirement village is managed by an on-site Estate Coordinator who facilitates resident requirements and queries.

5. What security is in place?

A sophisticated security system is in operation. Security includes 24/7 manned monitoring, gated access, guards on patrol and cameras.

6. Do I have to be over 50 to purchase?

Not to purchase, only to live here. (A family member can purchase for their parents for example).

7. What is the Levy Stabilisation Fund, and how does it work?

A once-off payment of R25 000 per unit, per purchaser is payable upon transfer to which is attributed to the capital appreciation of the estate and its facilities, a portion of this is contributed towards the Body Corporate cash reserve to keep monthly levies to a minimum.

8. Are all units one level?

Yes, all units are single storey, maisonette-style homes.

9. Can I upgrade my finishes, and choose extras?

Yes, you are welcome to have input, provided your home purchased is still off-plan. All upgrades are subject to HOA approval and at the purchasers expense.

10. Do the homes have an effective emergency call system?

Yes. Each unit has a panic button directly linked to the Care Centre. Your telephone can be linked to the Care Centre and Security system on request, at a fee.

11. Who is responsible for maintenance of the unit's interior and exterior?

Interior maintenance is the owner's responsibility; exterior maintenance is the Body Corporate's responsibility.

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12. What are the levies?

There is a HOA levy (approx. R1 700 p/m) and this covers estate management and general maintenance, such as: security; roads, landscaping; communal swimming pool; building insurance; common property lights and electricity; and the gym.

The Body Corporate levy (of approx. R1 200 pm) covers home insurance; personal garden service; retirement village upkeep and maintenance

13. What facilities and sports do owners have access to?

All Kindlewood facilities including walking trails, community centre, swimming pool, tennis courts, gym, cricket nets, voluntary membership to Mount Edgecombe Country Club and care facilities within the retirement village.

14. Are pets allowed?

Yes, we allow two medium-sized cats or dogs.

15. Can I use my golf cart in the estate?

Yes

16. Can I rent out my property?

Yes, provided your tenants are over 50 years of age.

17. Can my domestic worker/caregiver reside in the development? Are there separate living facilities?

Yes, domestic and care staff can reside in the retirement village, as a live-in.

18. What services does the Care Centre offer?

All services that the Care Centre offers are on a use system – i.e. you only pay for the services you wish to take advantage of. These include:

Hair Salon and Coffee Cafe – all on site for you to enjoy.

Cafe – this offers a range of beautifully home-cooked meals, either to be enjoyed at the restaurant or delivered to your unit.

Laundry – there is a laundry service should you need assistance in this regard.

Medical Care – we have a medical doctor and 24/7 nursing care by registered, experienced nursing sisters and a multidisciplinary support team. The Care Centre can assist with basic health-care services (such as taking your blood pressure or routine testing) and include the services of a physiotherapist, biokinetics and doctor on call.

19. Can I receive care in my home if I am sick?

Yes. Totalcare offer assisted living in your home depending on your needs.

The Care Centre is recommended for frail care.