KIAAT
RIDGE
MATURE LIFESTYLE

GENERAL INFORMATION SHEET

1. Accommodation Available and Types of Ownership

At the time of launch there will be apartment blocks with various sized units available for sale as well as erven for the construction of houses on a plot and plan basis

1.1. Apartment Blocks

Units in the apartment blocks will be sold on a sectional title basis. Sectional title is a form of property ownership whereby the purchaser takes transfer of the unit and undivided shares in all the common property. This type of ownership is commonly used in retirement villages and other townhouse/group-housing developments. The purchaser obtains a title deed making it possible to raise a bond.

1.2. Freehold Title Erven

Erven will be sold on a freehold basis and houses will be built on a "Plot & Plan" basis. The purchaser will have a title deed making it possible to raise a bond. Owners will therefore have exclusive use of their houses and private garden as well.

Both types of units will allow owners to make use of the facilities to be provided such as the Frail Care Centre and dining hall, subject to conditions. The development will take place in phases and facilities provided in terms of predetermined cash flow calculation.

2. Meeting Legal Requirements

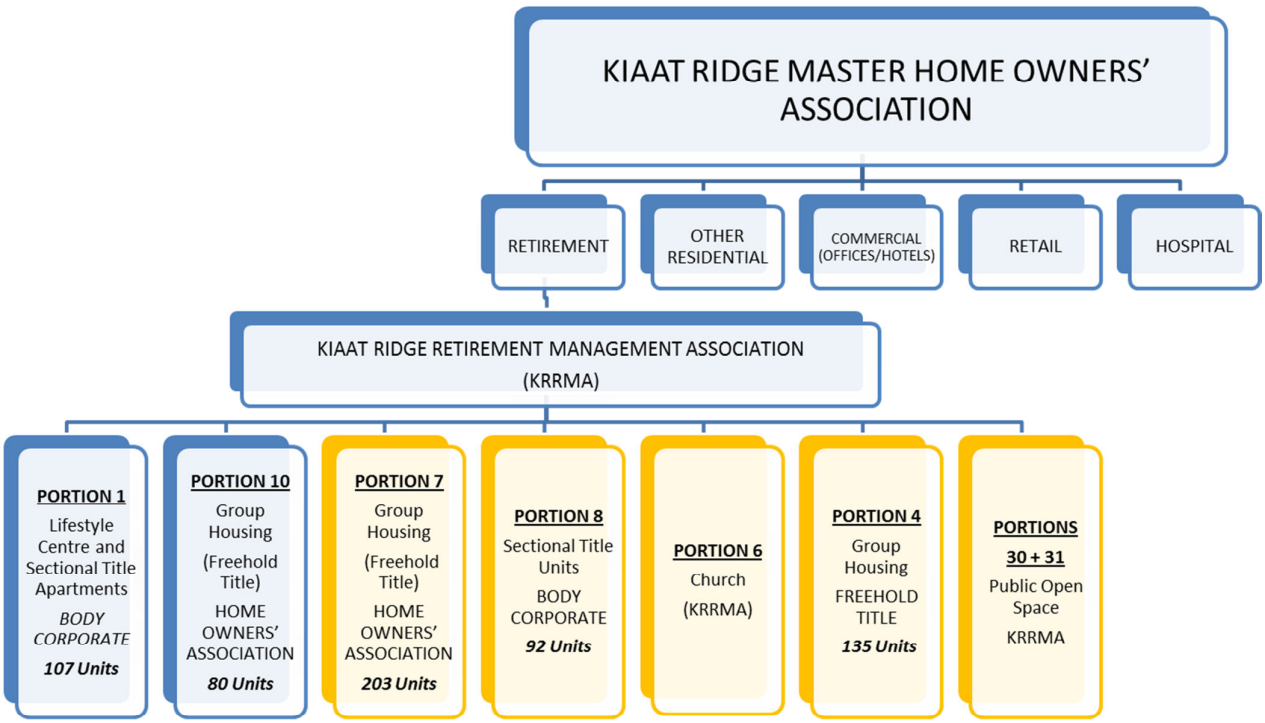
Kiaat Ridge Mature Village will meet all the legal and other requirements of the various acts, ordinances and by-laws applicable to such a development.

The sale agreement ensures that the rights of both the seller and the purchaser are protected.

It stipulates that the communal facilities will be constructed at the same time as Phase 3. However, it is the developer's intention to provide all services covered by the levy from the time of first occupation of the houses by temporarily converting certain buildings and/or houses into a Health Care Centre and a club facility. Kiaat Private Hospital will provide the necessary health care services prior to the Frail Care Centre being completed during Phase 3.

3. Management Structure

The Kiaat Ridge Mature Village Management Association (KRMVMA) will be established on the date of the first transfer of an erf or unit to manage and provide for the operation and administration of the Village. All Owners will automatically become members of this Association, which elects their Directors annually. These Directors have the legal responsibility of running the affairs of the Village. Apart from the developer who will have representation on the Board of Directors to ensure the effective implementation of the development and any further phases thereof, there are no other outsiders. Amongst the most important functions of the Directors is the controlling of the financial affairs of the village. The Directors calculate and control the annual budget. The monthly levies are determined accordingly and are approved by the owners at the Annual General Meeting.



4. Letting of your House or Unit

Letting of houses and units is permitted in the Village subject to conditions as detailed in the Conduct Rules. All letting is subject to the written approval of the Management Association. The owner remains responsible for the payment of all levies and for adherence to the Conduct Rules. No person under the age of 50 years will be permitted to occupy any unit or dwelling house other than to visit.

5. Re-Sale of your House or Unit

- The right of re-sales in the Village lies with the Developer during the development phase. The re-sale house or unit will be offered to those on a waiting list, which will be managed by the Developer. The creation of a waiting list for re-sale purposes is of utmost importance to the village as it ensures that the re-sales value of all houses and units will be market related.
- On transfer of the "resale" property, the Seller will pay 3.5% (plus VAT) of the resale price to the Developer as a management, marketing and sales fee. In the event of this company not being able to sell the house or unit, within a period of four months after the date on which notice is given for the resale of the unit, the owner (or beneficiaries) may then appoint approved agents to sell the unit.
- **The Levy Stabilization Contribution**
  In order to ensure the sustainability of the levies and all the aspects that contribute to the superior lifestyle being offered, a stabilization levy will be applicable on the resale of all units. When a unit is sold 4% of the selling price will be payable to the HOA. This value will be used to;
  - Contribute to the levies to ensure increases are minimized,
  - Ensure the sustainability of the retirement village lifestyle,
  - Underwrite the ability for the HOA to take responsibility for all maintenance, excluding privately established gardens and the exteriors of the sectional title apartments and single residential houses.

6. Pets

Pets are permitted in the houses in Kiaat Ridge Mature Village subject to the approval of the Directors and conditions as detailed in the Conduct Rules. No pets are permitted in the apartment blocks. Pets will only be permitted as residents move into the Village. Further consent will not be given for the replacement of a pet should it die.

7. Kiaat Ridge Mature Village Levy Structure

The levy structure consists of two components:

- The Kiaat Ridge Estate Master Home Owners Association Levy
- The Kiaat Ridge Mature Village Home Owners Association Levy (including a levy for meals and basic medical care)

The levy structure has been designed primarily to sustain a peaceful and harmonious lifestyle with time to devote oneself to one's hobbies and interests with all responsibilities taken care of in a safe and secure environment.

7.1 The Kiaat Ridge Estate Master Home Owners Association Levy (The Parent Association Levy)

This levy is applicable to all owners of property in Kiaat Ridge (including the offices, the hospital etc.) and will be reviewed annually by the Kiaat Ridge Estate Master Home Owners Association and approved at the Annual General Meeting of this Association. The Kiaat Ridge Estate Master Home Owners Association will render the following services in respect of the Estate excluding the Kiaat Ridge Mature Village:

- the maintenance of all roads, road reserves and common property,
- the cleaning and upkeep of all common property and gardens,
- the maintenance of street lighting,
- the maintenance of the conservation area,
- the maintenance of the security and security fence,
- the provision of management and administration functions.

The levy contribution payable to this Association by the KRMVMA covers the cost of the following items provided by the Association;

- Security, guarding and control of access to the estate as a whole,
- Maintenance of roads & Landscaping to the Shared Green Open Spaces including the walkways, etc., surrounding the Village.
- Marketing and Branding of the Kiaat Ridge Development as a whole.

7.2 The Kiaat Ridge Mature Village Home Owners Association Levy

The cost of operating a retirement village is financed by its residents in the form of levies. The levy will be determined for each house or unit.

Monthly levies cover the costs of operating the village, including provision of staff (Administrative, cleaning etc., basic nursing care, security, insurance of all buildings, and maintenance of all communal facilities and property, maintenance of the exterior of all houses and units. Also included are 12 weekday meals (to be confirmed) per household per month.

Owners are responsible for the maintenance of the interior of their house or unit, insurance of their household goods, consumption of water and electricity and rates and taxes due to the Local Authority.

To ensure meals at an affordable price and to guarantee the viability of the catering facilities, 12 weekday meals (to be confirmed) have been allocated to each house or unit per month the cost of which will be added to the monthly levy.

Levies are determined by the Directors of the HOA based on the budget prepared annually to cover the cost of the running of the Village. The budget is considered and approve at the Annual General Meeting. This Levy will be supported by the levy stabilisation fund to ensure the sustainability of the levies and minimize levy increases.

The levy includes the following:

- the maintenance and upkeep of all communal property within the Village, including the engineering services such as the roads, pavements, storm water and electrical reticulation
- the rates, taxes and other property charges payable in respect of the communal property within the Village
- the cost of insurance of all common property (buildings, services, walls, contents, vehicles etc.)

- Insurance is based on the replacement values which are determined by management and approved at the Annual General Meeting. Should any owner wish to increase the replacement value (which may also be a requirement of the bondholder), this can be done by paying an additional premium the cost of which will be for the owner.
- provision of 24 (twenty four)hour security services for the Village which will be linked to armed response and will also include a panic button. These details will be given in greater detail in the near future.
- the management and administration of the Village
- the cost of water and electricity consumed in/on the communal property within the Village
- the keeping of all accounts and matters finance requirements relating to the HOA levy,
- the maintenance of all garden areas as established by the seller within the Village,
- the collection and removal of refuse bins from all houses and apartments within the Village, as well as from the club house which is to coincide with Municipal collections,
- the maintenance and upkeep of all buildings within the Village (including houses on freehold erven) but excluding the interior of all dwellings and sectional title apartments,
- Provision of a weekly cleaning service and cleaning of all communal properties.

The HOA levy does not cover;

- Water consumption to individual houses,
- Municipal rates and taxes for units and houses
- The Parent Association Levy Estate levy as defined in 7.1 above,
- Municipal charges in respect of sewerage and refuse removal to single residential houses,
- The consumption of electricity in units and houses in the Village.

7.3 The Health Care Levy

Health Care will consist of:

- Basic Health Care
- Assisted Living
    - Assisted Living,
    - Permanent Care

7.3.1 Basic Health Care

This care will be available to all residents and shall include:

- a medical service to cater for the application of medication, dressings, administration of injections, monitoring tests such as taking of blood pressure and the provision of a 24 (twenty four) hour medical response service by health care personnel to emergency calls from residents in the Village,
- Emergency transport to the Kiaat Private Hospital. (Should residents need to be transported to another hospital or facility, the cost of the service will be for the resident's account)

7.3.2 Assisted Living

The Apartments in "the Sectional Title Block" will be sold as normal apartments and the choice to convert in the future to Assisted Living will be possible at any time. Some of the Plot & Plan Units closest to the Clubhouse will initially utilised as Assisted Living Units until the Assisted Living Units next to the Clubhouse are completed during Phase 3 of the development.

The Assisted Living service can be categorized into Low Care & Mid Care, however the needs of residents will differ and therefore the level of care will be tailored to suit the resident's needs. **The services will include:**

- the offering of 3 (three) meals per day, 7 (seven) days a week
- the offering of general laundry services for all personal laundry
- the daily servicing of the apartment
- the provision of a 24-hour Nurse Call System & Personal Emergency Management system
- the provision of basic nursing services, including:
    - the administration of medicines (including injections) but excluding consumables,
    - daily visits by nursing personnel, if required,
    - general health monitoring in conjunction with the occupant's medical doctor,
    - daily bathing and dressing assistance,

- daily making of beds,
- the general engagement and supervising of an adequate complement of qualified staff to ensure that all the services as specified in this clause are properly provided

7.3.3 Permanent Care

- The Permanent Care will be provided a state of the art Frail Care Centre to be constructed in phase 3 of the development adjacent to the "Sectional Title Block".
- Permanent Care Service. Similarly to Assisted Living once the resident has been assessed the Caring Administrator will determine the level of care required. The fees therefore to be determined once the facility is completed. In the interim (prior to the Frail Care Centre being completed during phase 3), arrangements have being made with the Kiaat Ridge Private Hospital to provide the said services.

7.3.4 Home Care

Home care will be provided to residents according to specific needs and according to a predetermined tariff. This will be assessed by the Care Administrator and discussed with the resident. The purpose is ensure minimum disruption to a resident's lifestyle whilst recognising the need and desire to be surrounded by the familiarity of one's own home. This service will be available to all residents in the Village.

7.3.5 General and Other Services

Of the above nursing services the only service which will be included in the monthly levy payable to the KRNVMA is the "Basic Health Care".

The use of the other nursing services will be concluded by an arrangement between the Caring Administrator and the resident depending on the particular care required by the resident and will be invoiced to the resident separately.

Available services provided at a cost;

- laundry services
- handyman

7.3.6 Typical HOA Levy

To assist potential purchasers to understand the levy structure of Kiaat Ridge Mature Village, the table below itemises what a typical home's levy will include:

Electricity, Gas and Water	For external lighting and communal facilities. (Residents to pay for own electricity consumed within house).Water to common property.	4%
Garden Maintenance	For cutting of lawns and the maintenance of communal gardens.	12%
Insurance	Insurance of common facilities and houses.	3%
Village Maintenance	For maintaining the Club House, Communal facilities & exterior of all houses. (Residents pay for the internal maintenance of their own units)	5%
Salaries & Wages	Salaries and wages of village staff	23%
Sundries	Small day to day expenses	3%
Sub Total:		**50%**
Kiaat Ridge Master HOA Levy	Estate security, infrastructure maintenance, refuse-removal and landscaping maintenance.	23%
Basic Health Care	Primary healthcare provided from the Healthcare Staff to the individual households.	7%
Meals	Meals	20%
TOTAL		**100%**

Note:

- ***These percentages are guidelines only.***