

1. Who is the developer?

Collins Group (<http://www.collinsgroup.co.za/>)

2. Which Municipal body governs this area? eThekweni Municipality.

3. Where are the nearest shops, hospital and business nodes in the area?

Gateway Shopping Centre, The Crescent Umhlanga, Gateway Private Hospital, Umhlanga Hospital, The Ridge Business Centre, Mt Edgecombe Country Club.

4. What security measures are in place for the protection of residents? As this is an already established estate, there is 24 hour manned security, cameras, and secure gated access.

5. How will property ownership be managed? This is an outright sectional title development. Mount Edgecombe Retirement Village will be managed by the Body Corporate, which will be facilitated by Ballito Estates.

6. What documents that govern living at Mount Edgecombe Retirement Village have been approved?

Documents will be available once the Home Owners Association and Body Corporate has been established. Following this, prescribed management and conduct rules, in terms of the Sectional Title Act, will be established.

7. When will construction of the first phase due to start and end?

Construction of phase one (which includes the care centre) commences quarter one 2017 and is scheduled to end June 2018, thereafter, the next phases will follow.

8. When will I be able to move into my home after completion of construction?

Owners will be allowed to move into their purchased units from February 2018 to July 2018.

9. What is the levy stabilisation fee? R20, 000 once off payment

10. How much is the levy and when is the first payment due?

Residents will be paying approximately R2700 (depending on unit size) which will be divided between Kindlewood HOA and Body Corporate respectively. First payment is due on transfer.

11. What does the levy cover? Monthly HOA levy covers estate features and amenities; such as security, general road and estate maintenance, overall landscaping maintenance, buildings insurance, common property lights and electricity, communal swimming pool maintenance (approximately R1800). The Body Corporate levy covers home insurance, personal garden service, retirement village up keep and maintenance (approximately R900).

12. Who is responsible for electricity, water and property rate payments?

The home owner will be responsible for electricity, water and property rate payments.

13. What is the total expected value on completion? R700million

14. Will there be any storage facilities? Yes, only in selected ground floor units.

15. Will there be any onsite management services?

Yes, Kindlewood Management Association and Totalcare respectively

16. Will I be allowed to rent out my property? Yes, only to over 50's

17. Will I be able to use any real estate brokerage company for sale or rental of my property? No, Kindlewood approved agents only

18. Are pets allowed? Yes, 2 x medium sized pets only

19. Will my domestic worker be able to reside in the

development, and will there be living facilities for staff?

Yes, your domestic worker can reside with you however there are no separate staff quarters.

20. Is there a house keeping service available?

Yes, Totalcare could provide this service on request.

21. Is there a laundry facility? Yes, within Totalcare Community facilities.

22. Do all residents get laundry and cleaning services included in their levy, or will it be a separate payment?

Laundry and cleaning services will be a separate payment unless residing within the care centre.

23. Can I use my own architect for amendments to my home?

Yes, but this is subject to Kindlewood HOA approval.

24. What activities and sports will be available?

Swimming pool, tennis courts, cricket nets as well as voluntary membership to MECCMA.

25. Will there be air conditioning in the units, or will I be able to install my own?

Units are not equipped with air conditioning, but can be included on request as an optional extra.

26. Where can my guests park? There are no specifically marked visitors parking. Visitors can park on verge of the roads within the estate or behind the garage of those being visited; alternatively, overflow parking will be available at the care centre.

27. How many parking bays do I get? Parking bays are unit dependant.

28. Can I buy additional parking bays? No

29. Can I use the facilities when my property is being rented out? No

30. How do I get internet connection, telephone connection and satellite?

ATEC Fibre to your unit

31. Has the Body Corporate been established? If not, when will it be?

The Body Corporate has not been established but will be established once the Sectional Title Register opens (post transfer).

32. Where can I hang my washing? Each unit has its own drying/service yard

33. Will there be generators or solar systems? No, but each unit will be inverter friendly enabling down lighters and TV points to last for 6 hours post black out

34. NHBRC fees – are they included in the asking price? Yes

35. Will the estate have a NHBRC Certificate? Yes

36. Who is the financier of the development? Investec Property Finance

37. What fire protection systems are in place?

Every unit will have its own fire reel as per municipal regulations.

38. What are the municipal rates? Standard rates apply based of size of your unit

39. Do I have to be over 50 to purchase property at Mount Edgecombe Retirement Village? No, only to live

40. Can a family member purchase a property for their parents? Yes

41. When I purchase a property, do I have to put down a deposit and is interest paid on the deposit?

A deposit is required within 2 weeks of signing reservation agreement and yes, interest is paid on deposit.

42. Can I make amendments to the plans? Yes, amendments can be made to the plans but at your own cost and subject to HOA and design committee approval.

43. Can I upgrade my finishes? Yes, at your own cost.

44. Can I choose as many extras as I like? Yes, at your own cost, subject to HOA approval

45. Who will be responsible for the maintenance of the interior and exterior of the property? Interior maintenance is at the responsibility of the owner. The exterior maintenance is at the responsibility of the Body Corporate.

46. Who is responsible for the maintenance of the gardens? Garden service provided

47. Will my grandchildren be allowed to stay with me? Yes

48. What security measures are in place at Mount Edgecombe Retirement Village? This is a fully secured gated estate, with 24/7 manned security.

49. Does each home have an effective emergency call system? Yes, through the latest wireless alarm technique.

50. What does a room in the Health Care cost? Ranging from R20, 000 independent assisted living to R35, 000 per month for full time care.

51. Will the Health Care facility be used exclusively for the village residents?

No, but preference will be given to those in the retirement village.

52. Is the Health Care Centre open for all residents and is there a charge?

Yes, it is open to all residents. Costing depends on your services requested.

53. Will my medical aid pay for the healthcare services? Depending on the service requested. For example: GP and Physio appointments - one will be able to claim from medical aid providers depending on which plan you have in place.

54. Who will manage the Health Care Centre? Totalcare

55. Can I use my golf cart for getting around the estate? Yes

56. Is there any estate transport available? Yes, subject to final arrangements with MECCMA

57. Is satellite TV provided? Yes, but at your own cost.

58. Is there a handyman on call to assist with minor repairs? Yes, details will be confirmed and supplied once established.

59. What is the philosophy of Mount Edgecombe Retirement Village when it comes to care for residents in their homes versus in Health Care centre? Mount Edgecombe Retirement Village ensures professionalism, compassion and individual attention, along with the best in health treatment provided by Totalcare.

60. What do we do with the clauses that relate to bonds if we do not require a bond and are cash purchasers? This will be removed from the agreement for cash purchasers.

61. Are there any transfer costs to pay on a new property? No transfer duty costs are charged, just attorneys standard costs.

62. What appliances are included in my purchase? Oven, hob and extractor

63. Are the MHOA and HOA Constitutions available for review? Yes

64. Do I have my own garden? Yes, depending on unit type

65. Will I get daily meals? Yes, if requested, Total Care can supply at your own cost.

66. What emergency systems are in place? Total Care on-site services along with private medical facilities approximately 5 minutes away

67. What assistance do I get if I am sick/ill but not in need of frail care? Assisted living at various levels depending on your needs

68. Where do I get my post? This will be collected at the Kindlewood post box at the front entrance to the Estate. It will be brought to the administration office and either distributed accordingly or arranged for a notification to be sent to the

receiver to collect in the administration office.

69. Can visitors stay overnight? Yes, through a visitors reference code into the estate

70. Will there be policies and restrictions on noise? Yes, to be determined by Body Corporate Rules

71. Will there be a daily/weekly rubbish collection? Weekly

72. Is there any money withheld on a resale of my property? No

73. If a family member (who is below the age of 50) needs constant adult supervision, can he/she be accommodated at the assisted living health care center? Provided you buy a unit with the retirement village and subject to a medical assessment

74. Will my staff need transport into the estate? There will be security procedures that they will need follow in order to gain entry into the estate. Thereafter, they are able to walk to their destination. We are, however, in discussions to confirm bus transport from Gate 1 to the Health Care Centre.

FOR MORE INFORMATION ON MOUNT EDGECOMBE RETIREMENT VILLAGE, PLEASE EMAIL info@merv.co.za

TOTALCARE QUESTIONS AND ANSWERS

1. What type of care do Totalcare offer? Totalcare offer Home-based care, Dependent and Independent assisted living and Dementia care.

2. What does the care centre comprise? Accommodation with 40 beds, a separate lounge area, doctor's room, TV room, and 24-hour nursing care offered by experienced and qualified nursing staff and a multidisciplinary support team.

3. What do the assisted living units comprise? 60 private units designed as apartments to suit the individual needs of the resident.

4. What is required during admission? An interview will be conducted by the Nursing Services Manager as a pre-assessment to establish the level of care needed. Admission documents to be completed by a family member/responsible person. All documents and proof of payment are required before admission. Care costs are dependent on level of care needed.

5. Do Totalcare administer medication? We receive pre-packed medication from a pre-approved medical service provider and administer medication. Medications are however on the resident's account.

6. Do you have qualified staff? Nursing sisters and staff nurses are registered at the South African Nursing Council. All our care workers have certificates according to the Care Services Regulations. Continuous in-house training is provided.

7. What are included in your services? Three meals a day mid-morning and mid-afternoon refreshments, laundry, cleaning, basic manicures and pedicures

8. Are personal belongings allowed? All valuables should be handed to the Nursing Services Manager. Belongings should be kept to a minimum.

9. Are pets allowed? No, pets will not be allowed to stay in the Care Centre facilities.

FOR MORE INFORMATION OF HEALTH CARE SPECIFICS, PLEASE EMAIL merv@totalcaresa.co.za