



WAITING LIST

New Applicants

For information / to apply, please go to

www.pinewood.co.za

(Applications can only be completed/submitted via the website)

Existing Waiting List Applicants

For queries or to amend/update information, please send email to:

pinewaitlist@gmail.com

Independent Living Pricing (Life Right)

Financial Year: 1 April 2024 to 31 March 2025

- **1-Bedroom Unit: FROM R2 600 000.00**
- **2-Bedroom Unit: FROM R3 300 000.00**
- **3-Bedroom Unit: FROM R3 900 000.00**

GENERAL INFORMATION

- a) Upon being offered a cottage, all applicants **must first undertake a standard assessment** with our Nursing Services team. This is to ascertain that the **person qualifies** for the type of unit that they are wanting to take up **i.e. Independent Living**, and is applicable to all persons wishing to gain entry to the Village.
- b) Upon a **successful assessment** having been undertaken, the **Life Right agreement will be signed** (if two people, then it is signed 'jointly').
- c) A **deposit of 20%** of the Purchase Price is required within 7 working days from signature to the Life Right agreement.
- d) The **balance** of the consideration is **due by the Handover/Occupation Date**.
- e) **Upon departure or death** of the occupant (single)/last occupant (couple), **80% of the original cost of the Life Right** will be refunded to the occupant/last occupant or the estate of the occupant/last occupant upon a) the successful resale of the cottage and b) upon receipt of the full purchase price from the incoming occupant.
- f) In addition, in terms of the **Life Right Additions Policy**, the **value of any approved extras (authorised to be added to the Life Right)** will be paid to the occupant/last occupant or the estate of the occupant/last occupant.
- g) Furthermore, **any amount owed to the Management Association** will be **deducted from the final amount refunded** to the last occupant or the estate of the last occupant.

GENERAL BREAKDOWN OF THE MONTHLY LEVY (INDEPENDENT LIVING)

Basic Levy (differs per unit size)

Plus

➤ **Fixed Costs** -

- Electricity Levy (to cover the common areas usage) * **per Occupant**
- Catering Levy (to cover the kitchen overheads) * **per Occupant**
- Rates (incl. Water & Sewerage)
- Village PABX: Rental (**mandatory**)

➤ **Monthly Costs** - **recovered via the Monthly Resident Account**

- Levy Wallet (**mandatory**) * **per Occupant**
- Pre-Paid Wallet (differs in line with Occupant's monthly spend)
- Village PABX: Cost of telephone calls made
- Prepaid Meter Electricity Tokens (purchased at the Reception Desk)
- Beverages: purchased from the Pub/Coffee Bar
- Ombudsman Levy
- Sundry: special functions/dinners, monthly outings, U3A, hairdresser etc.
- DSTV Retirement Village package (*optional*)
- Village Wi-Fi (*optional*)

The Wi-Fi options are: Uncapped Fibre: 5mbps / Uncapped Fibre: 10mpbs

The DSTV Retirement Village package and Wi-Fi (applicable to those who take these options up) and the Village's PABX system (mandatory) are all run through the fibre, which is installed throughout the Village.

The unit prices and levies are reviewed annually; there is no specific escalation figure. The increase in the levy or other charges is dependent on the increased operational costs applicable to the Village.

ALOE CLOSE COMPLEX (Assisted Living and Frail Care)

Standard Levies: Assisted Living: R11 400 / Mid Care: R13 600 / Frail Care: R25 400

Includes the Base Levy, Nursing Charges, Common Areas Electricity, Catering cost, Municipal charges (incl. rates), Telephone Rental, Electricity usage, Laundry and Catering overheads.

Additional: Loadshedding Levy (currently R300.00), costs related to an increased level of care / usage of disposable items that falls outside of the standard care package.

NOTE: Pinewood Village does not have a Dementia/Memory Care facility, and therefore cannot accept applicants who have been assessed with/are on medication for a memory disorder.

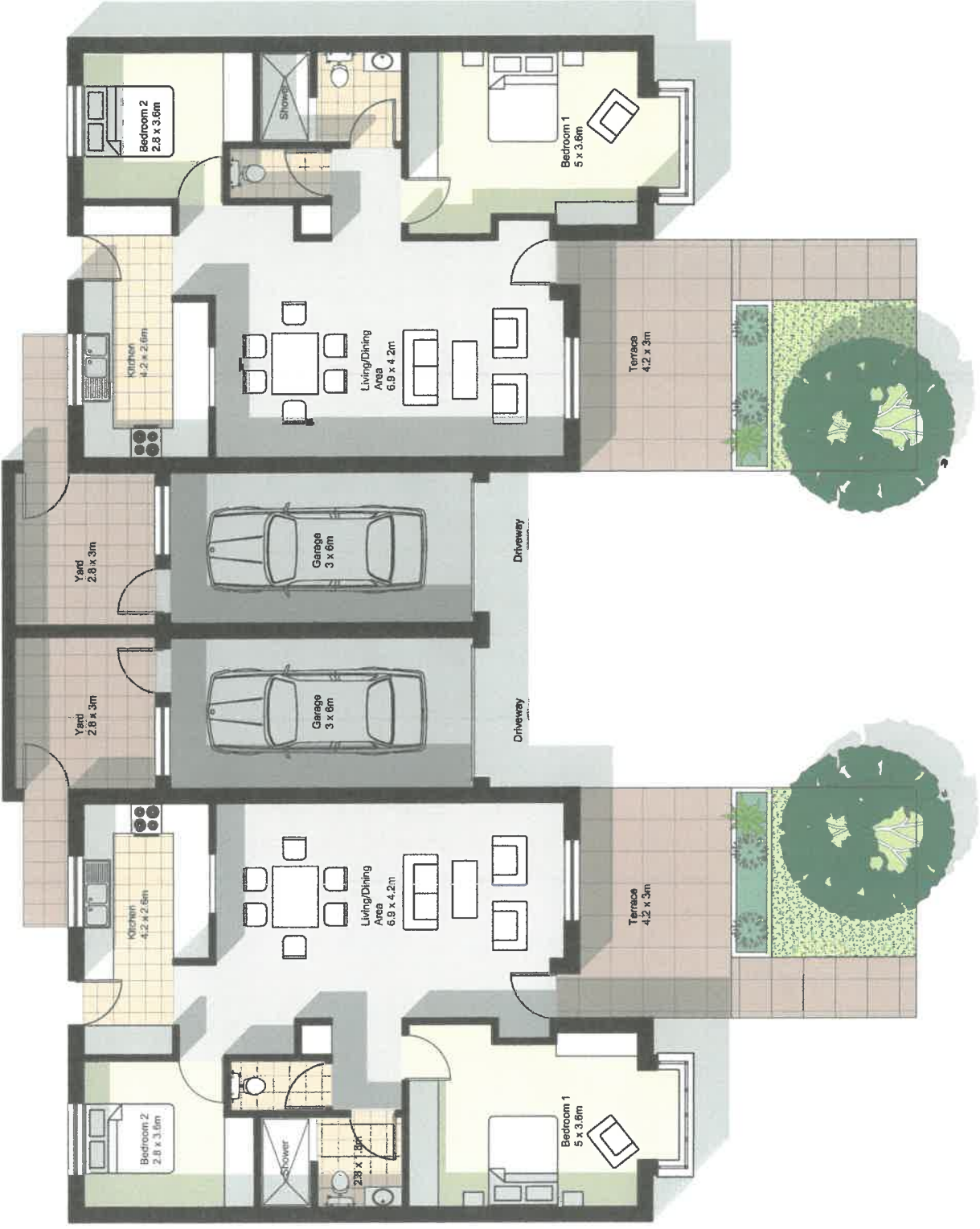
PINEWOOD VILLAGE INDEPENDENT LIVING	1 Bedroom Unit	1 April 2024		1 April 2024
	STANDARD (83m ²)	to 31 March 2025		to 31 March 2025
		1 PERSON		2 PERSONS
Basic levy		3 386		3 386
Electricity levy	*per occupant	253	*	506
Catering levy	*per occupant	520	*	1 040
Municipal Levy*	*based on NO 'enclosed patio'. If 'enclosed' the rate will be increased in line with the size of the enclosed patio.	796		796
Telephone Levy		118		118
Monthly Levy		5 073		5 846
Loadshedding levy	*per Unit. *Reviewed every 3 months in line with a) Diesel price increase/decrease and b) Loadshedding level/s.	300		300
Ombudsman Levy		40		40
Other Costs:				
DSTV Standard	] <i>Optional</i>	622		
DSTV PVR enabled	]	742		
Data - 5 Meg Line uncapped	] <i>Optional</i>	232		
Data - 10 Meg Line uncapped	]	464		
Electricity units (Estimate)	Prepaid Meter - Tokens purchased from Reception	3,62		
Levy Wallet (Meals)	*per occupant (approx. 15 Hearty Meals)	720	*	1440
Hospitality suites - daily rate		900		
Sick bay - daily rate		710		
Sick bay - days free p.a. incl breakfast & supper		2		
Parking rental (Assisted Living Covered Bays)		225		
MEAL	MEAL PRICES	Golden Spoon Application (Ordering of Meals)		
PREMIUM	R60,00	"LEVY" Wallet		
SUNDAY PREMIUM	R70,00	*Old 'Mandatory Meal' amount		
LAMB ROAST	R75,00	*Restaurant meals, coffee shop purchases, Pub brunches and lunches.		
HEARTY (old 'Standard')	R48,00	*Any balance left will clear to zero at the end of the month.		
WEDNESDAY ROAST	R70,00	"PRE-PAID" Wallet		
SOUP MEAL	R25,00	*Used once the 'Levy' Wallet is empty. Balance is the Average monthly meal spend.		
SMALL SALAD	R23,00	*Special function lunches/dinners.		
TAKEAWAY SUPPER	R53,00	*Any balance left will rollover at the end of the month.		
STARTER	R23,00			
LARGE SALAD	R27,00			
DESSERT	R23,00			
Additional cost for <u>Takeaway Containers</u> : Soup/Salad: R1.95 / Starter/Dessert: R1.95 / Main Meal: R5.00.				

PINEWOOD VILLAGE INDEPENDENT LIVING	2 Bedroom Unit	1 April 2024		1 April 2024
	STANDARD (102m ²)	to 31 March 2025		to 31 March 2025
		1 PERSON		2 PERSONS
Basic levy		4 008		4 008
Electricity levy	*per occupant	253	*	506
Catering levy	*per occupant	520	*	1 040
Municipal Levy*	*based on NO 'enclosed patio'. If 'enclosed' the rate will be increased in line with the size of the enclosed patio.	969		969
Telephone Levy		118		118
Monthly Levy		5 868		6 641
Loadshedding levy	*per Unit. *Reviewed every 3 months in line with a) Diesel price increase/decrease and b) Loadshedding level/s.	300		300
Ombudsman Levy		40		40
Other Costs:				
DSTV Standard	} <i>Optional</i>	622		
DSTV PVR enabled	}	742		
Data - 5 Meg Line uncapped	} <i>Optional</i>	232		
Data - 10 Meg Line uncapped	}	464		
Electricity units (Estimate)	Prepaid Meter - Tokens purchased from Reception	3,62		
Levy Wallet (Meals)	*per occupant (approx. 15 Hearty Meals)	720	*	1440
Hospitality suites - daily rate		900		
Sick bay - daily rate		710		
Sick bay - days free p.a. incl breakfast & supper		2		
Parking rental (Assisted Living Covered Bays)		225		
MEAL	MEAL PRICES	Golden Spoon Application (Ordering of Meals)		
PREMIUM	R60,00	"LEVY" Wallet		
SUNDAY PREMIUM	R70,00	*Old 'Mandatory Meal' amount		
LAMB ROAST	R75,00	*Restaurant meals, coffee shop purchases, Pub brunches and lunches.		
HEARTY (old 'Standard')	R48,00	*Any balance left will clear to zero at the end of the month.		
WEDNESDAY ROAST	R70,00	"PRE-PAID" Wallet		
SOUP MEAL	R25,00	*Used once the 'Levy' Wallet is empty. Balance is the Average monthly meal spend.		
SMALL SALAD	R23,00	*Special function lunches/dinners.		
TAKEAWAY SUPPER	R53,00	*Any balance left will rollover at the end of the month.		
STARTER	R23,00			
LARGE SALAD	R27,00			
DESSERT	R23,00			
Additional cost for <u>Takeaway</u> Containers: Soup/Salad: R1.95 / Starter/Dessert: R1.95 / Main Meal: R5.00.				

PINWOOD VILLAGE INDEPENDENT LIVING	3 Bedroom Unit	1 April 2024		1 April 2024
	STANDARD (124m ²)	to 31 March 2025		to 31 March 2025
		1 PERSON		2 PERSONS
Basic levy		4 281		4 281
Electricity levy	*per occupant	253	*	506
Catering levy	*per occupant	520	*	1 040
Municipal Levy*	*based on NO 'enclosed patio'. If 'enclosed' the rate will be increased in line with the size of the enclosed patio.	1 164		1 164
Telephone Levy		118		118
Monthly Levy		6 336		7 109
		PLUS		PLUS
Loadshedding levy	*per Unit. *Reviewed every 3 months in line with a) Diesel price increase/decrease and b) Loadshedding level/s.	300		300
Ombudsman Levy		40		40
Other Costs:				
DSTV Standard	] <i>Optional</i>	622		
DSTV PVR enabled	]	742		
Data - 5 Meg Line uncapped	] <i>Optional</i>	232		
Data - 10 Meg Line uncapped	]	464		
Electricity units (Estimate)	Prepaid Meter - Tokens purchased from Reception	3,62		
Levy Wallet (Meals)	*per occupant (approx. 15 Hearty Meals)	720	*	1440
Hospitality suites - daily rate		900		
Sick bay - daily rate		710		
Sick bay - days free p.a. incl breakfast & supper		2		
Parking rental (Assisted Living Covered Bays)		225		
MEAL	MEAL PRICES	Golden Spoon Application (Ordering of Meals)		
PREMIUM	R60,00	"LEVY" Wallet		
SUNDAY PREMIUM	R70,00	*Old 'Mandatory Meal' amount		
LAMB ROAST	R75,00	*Restaurant meals, coffee shop purchases, Pub brunches and lunches.		
HEARTY (old 'Standard')	R48,00	*Any balance left will clear to zero at the end of the month.		
WEDNESDAY ROAST	R70,00	"PRE-PAID" Wallet		
SOUP MEAL	R25,00	*Used once the 'Levy' Wallet is empty. Balance is the Average monthly meal spend.		
SMALL SALAD	R23,00	*Special function lunches/dinners.		
TAKEAWAY SUPPER	R53,00	*Any balance left will rollover at the end of the month.		
STARTER	R23,00			
LARGE SALAD	R27,00			
DESSERT	R23,00			
Additional cost for <u>Takeaway Containers</u> : Soup/Salad: R1.95 / Starter/Dessert: R1.95 / Main Meal: R5.00.				



ONE BEDROOM SOUTH ENTRY



TWO BEDROOM NORTH ENTRY



THREE BEDROOM SOUTH ENTRY

RINGWOOD DRIVE

UNIVERSITY DRIVE



PINEWOOD VILLAGE

UPDATED 2021

- 3 BEDROOM - 55
- 2 BEDROOM - 95
- 1 BEDROOM - 52
- ASSISTED LIVING - 38
- ADVANCED CARE - 12
- BEDSITTERS - 2 (AL)
- HOSPITALITY UNITS - 2