



**PINEWOOD**  
RETIREMENT VILLAGE

# Make Yourself at Home

Serene Retirement Village in tranquil surroundings located in  
Pinelands, Cape Town



# WAITING LIST

## New Applicants

For information / to apply, please go to

[www.pinewood.co.za](http://www.pinewood.co.za)

(Applications can only be completed/submitted via the website.  
The Application will only be added to the 'Active' Waiting List upon payment of the  
Non-Refundable Application Fee)

## Existing Waiting List Applicants

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

[pinewaitlist@gmail.com](mailto:pinewaitlist@gmail.com)

## Independent Living Pricing (Life Right)

Financial Year: 1 March 2026 to 28 February 2027

- **1-Bedroom Unit: FROM R2 800 000.00**
- **2-Bedroom Unit: FROM R3 550 000.00**
- **3-Bedroom Unit: FROM R4 300 000.00**

The final price of an individual unit is determined by adjusting the base price in accordance with the following factors:

- the value of any improvements made by the previous holders of the life Right to that unity; and
- the location of the unit within the Village.

The next price review will come into effect on 1 March 2027



## 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 Occupation/Handover 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 authorised extras (that may 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.

### Office Hours

Monday – Thursday  
08:30 – 16:30  
Friday  
08:30 – 16:00  
Closed on Public Holidays

### Contact Us

 Online Application  
 (021) 532-7400  
 [info@pinewood.co.za](mailto:info@pinewood.co.za)  
 [pinewaitlist@gmail.com](mailto:pinewaitlist@gmail.com)

## **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 Community Centre facilities
- Ombudsman Levy
- Sundry: special functions/dinners, monthly outings, U3A, hairdresser etc.
- DSTV Retirement Village package (*optional*)
- Village Wi-Fi 10mbp / uncapped (*optional*)

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 Full Care)**

**Standard Levies: Assisted Living: R13 372 / Mid Care: R15 842 / Full Care: R26 175**

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

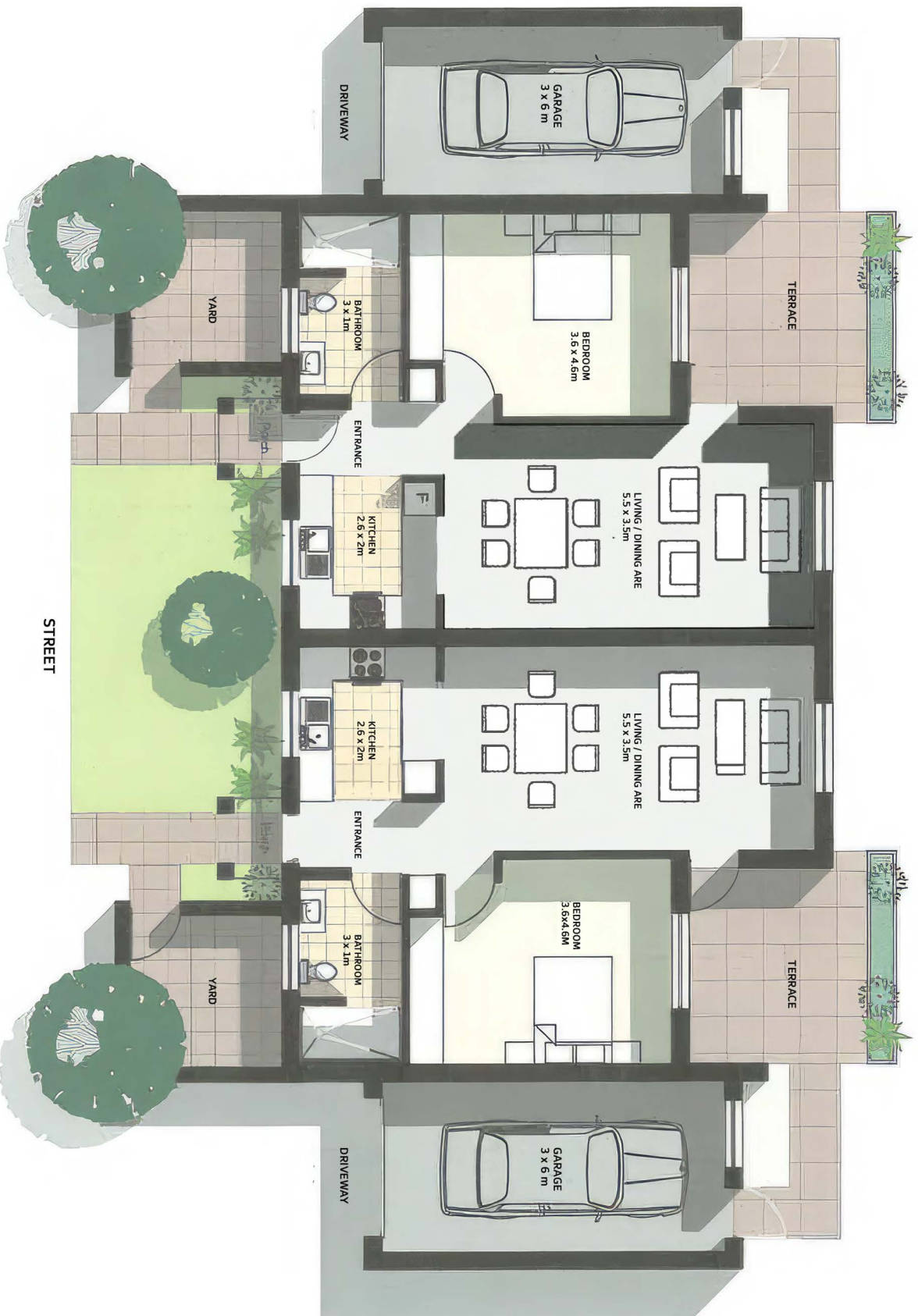
*Additional:* Loadshedding Levy (as and when applicable), costs related to an increased level of care / usage of disposable items that falls outside of the standard care package.

**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	1 Bedroom Unit	1 March 2026	*per	1 March 2026
INDEPENDENT LIVING	STANDARD (83m <sup>2</sup> )	to 28 Feb 2027	Occupant	to 28 Feb 2027
		1 PERSON		2 PERSONS
Basic levy		3 741		3 741
Electricity levy		306	*	612
Catering levy		557	*	1 114
<b>Municipal Levy*</b> <small>(Water / Sewerage)</small>	<b>*based on NO 'enclosed' patio.</b>	868		868
	If 'enclosed': rate is based on the size of the enclosed patio			
Telephone Levy		118		118
<b>Monthly Levy</b>		<b>5 590</b>		<b>6 453</b>
<b>Loadshedding levy</b>	will be determined when applicable	-		-
<b>Ombudsman Levy</b>	Community Schemes Ombud	<b>40</b>		<b>40</b>
<b>Other Costs:</b>				
DSTV - Standard <small>(Estimate)</small>	<b>] Optional</b>	<b>625</b>		
DSTV - PVR enabled <small>(Estimate)</small>	<b>] Optional</b>	<b>750</b>		
Data - 5 Meg Line uncapped	<b>] Optional</b>	<b>244</b>		
Data - 10 Meg Line uncapped	<b>] Optional</b>	<b>488</b>		
Electricity units <small>(Estimate)</small>	<b>*Prepaid Meter:</b> Tokens purchased from Reception	<b>3,99</b>		
<b>Levy Wallet (Meals)</b>	Approx. 15 'Hearty' Meals	<b>772.50</b>	*	<b>1545</b>
Hospitality suites: daily rate		<b>990</b>		
Sick bay: daily rate		<b>730</b>		
Sick bay: days free p.a. incl breakfast & supper		<b>2</b>		
Parking rental (Undercover Bays - only if available)		<b>250</b>		
<b>MEAL</b>	<b>MEAL PRICES</b>	<b>Golden Spoon App. (Ordering of Meals)</b>		
PREMIUM	R64,50	<b>"LEVY" Wallet</b>		
SUNDAY PREMIUM	R75,00	*Mandatory		
HEARTY MEAL	R51,50	*Restaurant meals, coffee shop purchases,		
LIGHT MEAL	R51,50	Pub brunches and lunches.		
SUPPER MEAL	R51,50	*Any balance left: will clear to zero at the end of the month.		
STARTER	R24,50	<b>"PRE-PAID" Wallet</b>		
DESSERT	R24,50	*Used once the 'Levy' Wallet is empty.		
LAMB ROAST	SQ	* Balance is the Average monthly		
WEDNESDAY ROAST	R75,00	meal spend.		
GOLDEN PLATE	SQ	*Special functions, lunches/dinners.		
SOUP	R26,75	*Any balance left: will rollover at the end of the month.		
Takeaway Container: Cost	Large: R6.50 / Small: R2.00			

PINEWOOD VILLAGE INDEPENDENT LIVING	2 Bedroom Unit STANDARD (102m <sup>2</sup> )	1 March 2026 to 28 Feb 2027	*per Occupant	1 March 2026 to 28 Feb 2027
		<b>1 PERSON</b>		<b>2 PERSONS</b>
Basic levy		4 407		4 407
Electricity levy	*per occupant	306	*	612
Catering levy	*per occupant	557	*	1 114
<b>Municipal Levy*</b>	<b>*based on NO 'enclosed patio'.</b>	1 056		1 056
	If 'enclosed', the rate will be increased in line with the size of the enclosed patio.			
Telephone Levy		118		118
<b>Monthly Levy</b>		<b>6 444</b>		<b>7 307</b>
<b>Loadshedding levy</b>	will be determined when applicable	-		-
<b>Ombudsman Levy</b>	Community Schemes Ombud	<b>40</b>		<b>40</b>
<b>Other Costs:</b>				
DSTV - Standard (Estimate) ] <b>Optional</b>		<b>625</b>		
DSTV - PVR enabled (Estimate) ] <b>Optional</b>		<b>750</b>		
Data - 5 Meg Line uncapped ] <b>Optional</b>		<b>244</b>		
Data - 10 Meg Line uncapped ] <b>Optional</b>		<b>488</b>		
Electricity units (Estimate) * <b>Prepaid Meter:</b> Tokens purchased from Reception		<b>3,99</b>		
<b>Levy Wallet (Meals)</b>	Approx. 15 'Hearty' Meals	<b>772.50</b>	*	<b>1545</b>
Hospitality suites: daily rate		<b>990</b>		
Sick bay: daily rate		<b>730</b>		
Sick bay: days free p.a. incl breakfast & supper		<b>2</b>		
Parking rental (Undercover Bays - only if available)		<b>250</b>		
<b>MEAL</b>	<b>MEAL PRICES</b>	<b>Golden Spoon App. (Ordering of Meals)</b>		
PREMIUM	R64,50	<b>"LEVY" Wallet</b>		
SUNDAY PREMIUM	R75,00	*Mandatory		
HEARTY MEAL	R51,50	*Restaurant meals, coffee shop purchases,		
LIGHT MEAL	R51,50	Pub brunches and lunches.		
SUPPER MEAL	R51,50	*Any balance left: will clear to zero at the end of the month.		
STARTER	R24,50	<b>"PRE-PAID" Wallet</b>		
DESSERT	R24,50	*Used once the 'Levy' Wallet is empty.		
LAMB ROAST	SQ	* Balance is the Average monthly		
WEDNESDAY ROAST	R75,00	meal spend.		
GOLDEN PLATE	SQ	*Special functions, lunches/dinners.		
SOUP	R26,75	*Any balance left: will rollover at the end of the month.		
Takeaway Container: Cost	Large: R6.50 / Small: R2.00			

PINEWOOD VILLAGE	3 Bedroom Unit	1 March 2026	*per	1 March 2026
INDEPENDENT LIVING	STANDARD (124m <sup>2</sup> )	to 28 Feb 2027	Occupant	to 28 Feb 2027
		1 PERSON		2 PERSONS
Basic levy		4 699		4 699
Electricity levy	<b>*per occupant</b>	306	*	612
Catering levy	<b>*per occupant</b>	557	*	1 114
<b>Municipal Levy*</b>	<b>*based on NO 'enclosed patio'.</b>	1 269		1 269
	If 'enclosed', the rate will be increased in line with the size of the enclosed patio.			
Telephone Levy		118		118
<b>Monthly Levy</b>		<b>6 949</b>		<b>7 812</b>
<b>Loadshedding levy</b>	will be determined when applicable	-		-
<b>Ombudsman Levy</b>	Community Schemes Ombud	<b>40</b>		<b>40</b>
<b>Other Costs:</b>				
DSTV - Standard (Estimate) ] <b>Optional</b>		<b>625</b>		
DSTV - PVR enabled (Estimate) ] <b>Optional</b>		<b>750</b>		
Data - 5 Meg Line uncapped ] <b>Optional</b>		<b>244</b>		
Data - 10 Meg Line uncapped ] <b>Optional</b>		<b>488</b>		
Electricity units (Estimate) <b>*Prepaid Meter:</b> Tokens purchased from Reception		<b>3,99</b>		
<b>Levy Wallet (Meals)</b>	Approx. 15 'Hearty' Meals	<b>772.50</b>	*	<b>1545</b>
Hospitality suites: daily rate		<b>990</b>		
Sick bay: daily rate		<b>730</b>		
Sick bay: days free p.a. incl breakfast & supper		<b>2</b>		
Parking rental (Undercover Bays - only if available)		<b>250</b>		
<b>MEAL</b>	<b>MEAL PRICES</b>	<b>Golden Spoon App. (Ordering of Meals)</b>		
PREMIUM	R64,50	<b>"LEVY" Wallet</b>		
SUNDAY PREMIUM	R75,00	*Mandatory		
HEARTY MEAL	R51,50	*Restaurant meals, coffee shop purchases, Pub brunches and lunches.		
LIGHT MEAL	R51,50			
SUPPER MEAL	R51,50	*Any balance left: will clear to zero at the end of the month.		
STARTER	R24,50	<b>"PRE-PAID" Wallet</b>		
DESSERT	R24,50	*Used once the 'Levy' Wallet is empty. Balance is the Average monthly meal spend.		
LAMB ROAST	SQ			
WEDNESDAY ROAST	R75,00			
GOLDEN PLATE	SQ	*Special function lunches/dinners.		
SOUP	R26,75	*Any balance left: will rollover at the end of the month.		
Takeaway Container: Cost	Large: R6.50 / Small: R2.00			



# 1 BEDROOM SOUTH ENTRY



# 2 BEDROOM NORTH ENTRY



# 3 BEDROOM SOUTH ENTRY

# RINGWOOD DRIVE



# UNIVERSITY DRIVE

## PINEWOOD VILLAGE

UPDATED 2021

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- ASSISTED LIVING
- ADVANCED CARE
- BEDSITTERS
- HOSPITALITY UNITS