



Question and Answers

WHO CAN PURCHASE A UNIT? Being sectional title, any person can own a unit. The unit can be owned by the occupant, children or family members can own the unit for a person over 50 to reside in, and investors can own and rent to a qualifying person.

WHAT HAPPENS TO THE INVESTMENT WHEN I PASS AWAY? The unit would form part of the owner's estate and should be included in the last will and testament. The home is owned sectional title. The investment would be the same as any property owned. The property may be sold or rented.

WHAT ABOUT PETS? Small dogs are allowed in the simplex units and ground floor apartments. The pet must be registered with the management. Any new pet needs to be approved by the management.

WHAT SERVICES ARE INCLUDED IN THE LEVY? Basic health care, shuttle service, water, external and common property maintenance, fixed asset insurance, security, garden upkeep, cleaning of the common areas, reception service (5days/week) 8am-5pm, common electricity and management.

RATES AND TAXES This is paid by the owner. There is a formula that is used by the local council with regards to a reduction should you be a retiree. The management will assist with the application documentation.

HOW IS THE ELECTRICITY METERED IN THE UNIT? There is a pre-paid meter to every unit.

CAN FAMILY AND FRIENDS VISIT? Family and friends may stay over for 14 days and possibly longer with approval from the management. There is a limit of two persons per bedroom and one in the lounge, including the residents.

WHAT DOES THE BASIC HEALTH CARE INCLUDE? There will be nursing personnel to monitor the residents on set times and days. This includes blood pressure, sugar, weight monitoring and wound care. All consumables are charged for and are not included in the levy. The Village Nurse will be available to assist with basic assessments.

WHO RESPONDS TO PANIC BUTTON? Every home receives a 24/hr panic button. The nursing staff from the frail care will respond to stabilise, assist and summon an ambulance if required. The service is free, however, the ambulance or further medical services required is for the residents account.

HOW DOES THE RESTAURANT OPERATE? The restaurant serves lunch every day. This is a healthy two course meal with tea or coffee. Each unit receives ten meal tickets per month for their kitchen levy. This is in order to encourage the residents to keep active and to socialise as well as to keep the facility sustainable, operational and functioning at a high standard. Lunches must be reserved two days (48 hours) before to facilitate catering requirements. Extra meal tickets are available at reception if required. Three meals a day are served to the frail care residents.

CAN FACILITY BE USED FOR PRIVATE FUNCTIONS? The facility is available at a nominal charge for functions such as birthdays, anniversaries and more. The facility would be subject to availability and management approval. Note: there is a common outside patio and braai area next to the restaurant for use by residents. The restaurant/lounge facility adds much value and convenience to the village and it is an integral part of the package offered.

HOW DOES THE SHUTTLE OPERATE? The shuttle has a weekly route to and from shops and operates within a strict timetable to drop and collect residents. There is no private shuttle use or varying from the route or scheduled times. By special arrangement and quotation the shuttle may be hired for special occasions if available and approved by the management.



HOW IS THE BODY CORPORATE FUND TOPPED UP? Upon re-sale, the agent marketing the unit must be aware that 2% of the sales commission is paid into the body corporate stabilization fund. This means, should the agent ask 6% commission, they would only receive 4% as the other 2% would be paid to the village.

HOW DOES THE MAINTENANCE WORK? The owner is only responsible for the inside of their unit. The management is responsible to maintain the common areas, gardens, roadways and external areas.

WHAT ABOUT INSURANCE? The village management must insure all improvements, equipment and fixtures. The owner must insure all valuables, vehicles and home contents.

IS A SATELLITE DISH PROVIDED? A shared satellite dish is provided (Cable to the room), however, each residence must supply their own decoder and subscription.

WHEN WILL THE FRAIL CARE BE BUILT? The frail care is part of phase 1. The frail care will be run by an outsourced company that specialises in the different categories of care. The frail care will offer home care, assisted care and be responsible for the monitoring of the panic button.

WHO WILL RUN THE FRAIL CARE? A company that specialises in frail care as well as home care, and is run independently from the village.

WHAT SECURITY WILL BE IN PLACE? There is security at the main gate of the estate controlling access as well as security at the village. There is an electric fence that is fitted to a 2,4m Clearview (or similar) fence and 4 cameras to monitor activities.

WILL A SIMPLEX HOME HAVE A GARDEN? Each lower ground and single story simplex home has a fenced off garden. The garden size is determined by the unit's location.

WHEN WILL CONSTRUCTION TAKE PLACE? The site clearing has been started. Plans for the 1st phase is expected to be approved within the month of August 2016. The show houses should be complete by December 2016 (weather permitting). Phase one occupation is planned for April 2017.

HOW DO I SECURE A HOME? The home can be secured by completing a reservation form (not a binding sale document) to secure the unit for a 14 day period while the offer to purchase is finalised. Within 7 days from the OTP being signed, a refundable deposit is paid to the attorney (R10,000-00 for an apartment and R20,000-00 for a simplex). The balance in the form of cash or guarantee (acceptable to the attorney) needs to be handed to the attorney within 45 days.

WHEN DO I CHOOSE MY FINISHES? The finishes will be available on site in September 2016. There are 3 different kitchen and bic's and 2 different carpets for the bedrooms to choose from. The tiles will be subject to availability at the time of completion.

WHAT IF MY SPOUSE IS UNDER 50? A spouse that is under 50 is welcome as the spouse over 50 qualifies both.

WHAT IF I HAVE A DEPENDENT OR A SPECIAL NEEDS PERSON LIVING WITH ME THAT IS UNDER 50? An application to the management would need to be approved. Every case would be given due consideration and treated on its own merits.

WHAT IS THE ADVANTAGE AS A RESIDENT WITH REGARDS TO THE FRAIL CARE? Beside the 24hr panic button response, residents/owners get a preferential rate and priority over non-residents/owners when a position becomes available. The frail care can also assist with post-operative care (in your own home) for a short period or as required at negotiated cost.

MILKWOOD

LIFESTYLE VILLAGE

WHAT AM I BUYING? Ownership and title to the occupied portion, exclusive use where applicable and access to the facilities that are common (lounge, dining, reception, convenience shop, consulting room and pool) as well as security, basic medical care, shuttle and most of all an upmarket tranquil lifestyle. The unit may be sold at any time, and the growth realised by the owner. Renting the unit to an over 50 requiring the security and healthcare of a village could also be a good option.

WHY SECTIONAL TITLE? We believe persons over 50 need to retain their sense of ownership, be part of the body corporate and in control of their investment. The growth on sectional retirement villages have shown larger financial growth than the average residential property due to the high demand. Owning title to your unit (occupied), benefiting from the growth in value and having the various services available is essential to the lifestyle on offer.

WHY THIS LOCATION? The property was specifically chosen for a number of reasons. It is situated in the Ukusa River estate with secure controlled access while offering km's to exercise in the estate. The village is far from the hustle and bustle of holiday makers in a tranquil setting, yet close to shops, hospitals (private and state), the beach and situated on the banks of the Mtentweni River.

