



# KENNERSLEY PARK

Leisure Homes for Senior Citizens

## LEISURE HOMES FOR SENIOR CITIZENS

### COTTAGE MONTHLY LEVIES

Period: 1 April 2024 – 31 March 2025

The Cottage Levy increases on the 1 April each year.

COTTAGE TYPE	1 OCCUPANT	2 OCCUPANTS
2-BEDROOM COTTAGE	R2,358.64	R2,586.90
1-BEDROOM COTTAGE	R1,788.00	R2,016.26
FLATLET	R1,217.36	1 Occupant only
APARTMENT*	R5,900.00	R6,450.00

\* The difference in the Apartment Occupational Rights Agreement is clause 9 below compared to the standard Occupational Rights Agreement whereby the apartment offers a more supportive Independent Living.

## **9. MONTHLY LEVY**

- 9.1. The OCCUPANT shall from date of taking occupation pay in advance to LEISURE HOMES such monthly levy as may from time to time be determined by LEISURE HOMES after consultation with the LIFE OCCUPATION RIGHTS HOLDERS ASSOCIATION COMMITTEE. The present levy is **RX,XXX.XX** per month, and it is estimated this will increase to **RX,XXX.XX** over the next two years.
- 9.2. The levy shall be based on LEISURE HOMES' estimate of the costs of fulfilling LEISURE HOMES' obligations in connection with the housing interests and bad debts arising therefrom, including:
- 9.2.1.1. Maintaining adjoining grounds
  - 9.2.1.2. Water, sewerage and refuse removals
  - 9.2.1.3. Security services
  - 9.2.1.4. Comprehensive insurance on buildings and assets, including political riot cover
  - 9.2.1.5. General maintenance, exterior repairs and replacements due to normal wear and tear
  - 9.2.1.6. Rates and taxes, if any
  - 9.2.1.7. Administration
  - 9.2.1.8. Electricity
  - 9.2.1.9. Twice weekly housekeeping
  - 9.2.1.10. Daily laundry of which draperies will be done every 6-months
  - 9.2.1.11. Access to WIFI services limited to OCCUPANT devices only
  - 9.2.1.12. Blister Packs for Medicine and Medicine supervision.
  - 9.2.1.13. Any other relevant item including provision for a reserve fund for extraordinary expenditure
  - 9.2.1.14. An allowance for levies unpaid by reason of units being unsold all-in relation to life occupation rights residential units.
- 9.3. A levy is chargeable in accordance with the tariff prevailing from time to time in terms of the Community Schemes Ombud Service Act No 9 of 2011;
- 9.4. Meals provided by the Care Home is paid for by the OCCUPANT by pre-paid tickets or on a monthly debit order should it be required by the OCCUPANT and is not included in the levy.