

DEVELOPER'S DETERMINATION

For purposes of sustainability and fairness, the Developer has made a determination in terms of section 32(4) of the Sectional Titles Act (now section 11(2) of the Sectional Titles Schemes Management Act) in terms of which certain components of the compulsory levy contributions will be based on the Floor Area/Participation Quota of a Section (PQ), and other components will be charged per Section, irrespective of the size of the Section. This Annexure indicates the basis of allocation of each of the levy components

<u>BODY CORPORATE EXPENSE ITEM</u>	<u>BASIS</u>
<p>1. <u>Management and Administration</u></p> <p>Hospitality style Retirement Management with a service excellence focus. Professional and participative Body Corporate Management. Administration & Accounting practices aligned to GAAP. Ongoing Health & Safety Audits.</p>	PQ
<p>2. <u>Garden Services</u></p> <p>Beautifying and upkeep of communal gardens including maintenance and irrigation. The provision of garden services to exclusive use gardens is available on request at an extra cost.</p>	PQ
<p>3. <u>Water and Electricity</u></p> <p>The supply of water and electricity to communal areas. The supply of water and electricity to all residential sections (apartments and houses) will be metered separately, and paid for by the relevant owner/resident. The water for irrigation to exclusive use gardens will be metered separately, and paid for by the relevant owner/resident.</p>	PQ
<p>4. <u>Insurance</u></p> <p>All buildings will be insured at their replacement value. The insurance for any additional cover e.g. internal and household insurance, is the responsibility of the owner/resident.</p>	PQ
<p>5. <u>Municipal Rates and Taxes</u></p> <p>The municipal taxes for communal areas are included. The municipal taxes on individual apartments and houses is the responsibility of the respective owners/residents.</p>	PQ

<p>6. <u>Maintenance</u></p> <p>Maintenance on the exterior of all buildings and the communal areas is included. Maintenance on the interior of the residential sections (apartments and houses) will be the responsibility of the owners/residents. A handyman will be available on-site.</p>	<p>PQ</p>
<p>7. <u>Security</u></p> <p>A 24-Hour Security and emergency response will be provided. The latest technology in 24-hour manned access control will be used. Electrified 'anti-dig' electrical external fence/wall. Real-time CCTV monitoring supported by armed response. Total integrated security service will be operated by professionals in security management.</p>	<p>PER SECTION</p>
<p>8. <u>Refuse Removal</u></p> <p>The removal of refuse on a weekly basis. The Scheme supports the 'going green' initiative in recycling by providing wet and dry kitchen bins.</p>	<p>PER SECTION</p>
<p>9. <u>Telephony, Television and Data</u></p> <p>All internal telephone calls are free. Owners/Residents will be billed separately for all external calls and line rental. All apartments and houses will be provided with DSTV-ready television points. Television sets and decoders will be provided by the owners/residents themselves. Owners/residents will be responsible for their own subscriptions and SABC licence fees. Included for owners/residents is 5 Gigabyte Wi-Fi data at 5Mbps line speed. Additional data and line speed are available to owners/residents on request, at an extra cost. The maintenance of telephony, television and data infrastructure is included.</p>	<p>PER SECTION</p>
<p>10. <u>Health Care</u></p> <p>A 12-Bed Health Care service will be available as from September 2017. Primary Health Care is included. These services include: Initial medical assessment prior to occupation & annual re-assessment. Clinic will be available from September 2017. Access to 24-hour emergency via call system. One home visit per month where resident's mobility prevents clinic visits. Health Care provider with Home Nursing Practice Number for Medical Aid claims. Assistance to obtain/request benefits from Medical Aid. Medical Aid claims on behalf of the resident for qualifying services and procedures (if required). Managed Home Care Services will be available. Reduced cost for admission to Care Unit.</p>	<p>PER SECTION</p>

11. Cleaning and Laundry

The housekeeping of all communal buildings and areas is included.
Unit cleaning services at any frequency will be available on request, at an extra cost.
Laundry services of any frequency will be available upon request, at an extra cost.

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12. Meals

The choice is yours - no compulsory meals.
Menus with an alternative will be published weekly and owners/residents will be able to book meals in advance, at an extra cost.
A dietitian will be available to assist with menus, dietary intervention and weight management.
The lounge and dining facility will be available from September 2017.
The liquor license application is in progress.
Catering and additional meals can be provided upon request, at an extra cost.

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