

The logo for Plett Platinum Luxury Retirement Hotel features the word "PLETT" in a bold, white, serif font on a dark grey rectangular background. To the right, the word "PLATINUM" is written in a large, elegant, grey script font with decorative flourishes. Below "PLATINUM", the words "LUXURY RETIREMENT HOTEL" are written in a smaller, grey, serif font, separated from "PLATINUM" by a thin horizontal line.

PLETT PLATINUM

LUXURY RETIREMENT HOTEL

Plett Platinum is an exciting new luxury retirement hotel that will be developed in the heart of Plettenberg Bay. This luxury, state of the art building is situated on the corner of Gibb and High Street, Plettenberg Bay – approximately 100 meters from the main street with its convenient shopping experience. The development consists of a four-story building with basement parking.

The ground floor consists of a reception area, comprehensively equipped luxury lounge and dining room, library, gym, spa, aqua-pool, hairdresser and multipurpose room.

A unique feature of this floor is the state of the art care center with a nurse's station, 7 frail care suites with all the necessary ancillary uses.

The care center will cater for different levels of care in the 32 sectional title apartments. Each floor will have a discreet small nursing station.

- There are 6, one bedroom and 26 two-bedroom luxury en suite apartments.
- Some of the first-floor apartments open onto the rooftop garden.
- Apartments range in size from 50 to 85 sq. meters including private balconies.
- Apartments offer stunning sea and mountain views.
- All apartments include basement parking.
- Store rooms in the basement will be for sale.
- The price range of the apartments are from R2.2 million to R3.7 million. All prices include VAT, transfer duty but exclude bond registration cost.

PLETT PLATINUM CARING LEVELS

INDEPENDENT LIVING (Compulsory)

- Luxury hotel style living in your own apartment.
- Meals are served in our beautiful and well-appointed dining room. Per arrangement meals can be served in apartment.
- Meal services included:
 - 10 main 3 course meal per month included.
 - Additional meals (breakfast, lunch and dinner) can be ordered on a pay per meal basis. Orders must be 24 hour in advance of when meal is required.
 - Special diets such as diabetic and low cholesterol diets are catered for.
- Cleaning services included in Independent living levy:
 - Servicing of apartments once per week.
- Nursing services included in Caring Levy
 - 24 Hour nurses call system
 - There is a Registered Nursing Sister on duty or standby 24 hours per day.
 - General health monitoring in conjunction with the resident's doctor.
- General services included in Caring Levy
 - Hairdresser facility on site – service available on fee for service basis.
 - 24-hour security
 - Reception facility
 - Cabling for DSTV provided but the connection is to be arranged by the occupant with the service provider. Installation and monthly fees are for the residents account.

MONTHLY RATE

The rate for first occupant is R 3,500-

The rate for second occupants is R 2,000-

NOT INCLUDED IN MONTHLY RATE

- Doctor's consultations.
- Psychiatric evaluations
- Consumables/ Ward stock
- Medication
- Toiletries and incontinence products
- Any therapy such as occupational and physiotherapy
- Personal household contents insurance

ASSISTED LIVING

- Luxury hotel style living in your own apartment.
- Meals are served in our beautiful and well-appointed dining room. Per arrangement meals can be served in apartment.
- Meal services included:
 - Daily main 3 course meal included.
 - Additional meals (breakfast and dinner) can be ordered on a pay per meal basis. Orders must be 24 hour in advance of when meal is required.
 - Special diets such as diabetic and low cholesterol diets are catered for.
- Cleaning services included in Caring levy:
 - Laundry of bed linen once per week.
 - 5kg of personal laundry once per week.
 - Servicing of apartments twice per week.
 - Daily making of beds if required.
- Nursing services included in Caring Levy
 - 24 Hour nurses call system
 - Daily showering and dressing assistance, if required
 - Visit from duty nursing sister.
 - There is a Registered Nursing Sister on duty or standby 24 hours per day.
 - General health monitoring in conjunction with the resident's doctor.
- General services included in Caring Levy
 - Hairdresser facility on site – service available on fee for service basis.
 - 24-hour security
 - Reception facility
 - Cabling for DSTV provided but the connection is to be arranged by the occupant with the service provider. Installation and monthly fees are for the residents account.

MONTHLY RATE

The rate for first occupant is R 9,500-

The rate for second occupants is R 7,500-

NOT INCLUDED IN MONTHLY RATE

- Doctor's consultations.
- Psychiatric evaluations
- Consumables/ Ward stock
- Medication
- Toiletries and incontinence products
- Any therapy such as occupational and physiotherapy
- Personal household contents insurance

GENERAL REMARKS ON INDEPENDENT LIVING AND ASSISTED LIVING

- All furniture to be provided by resident.
- Resident must apply for telephone connection if required. Monthly bill for residents account.
- We require a full medical history prior to admission.
- Before admission to the frail care facility the person in question might be required to undergo a psychiatric evaluation at his/her own cost.
- Wheelchairs and/or any other assisted devices are to be provided by the resident/family of the resident.
- Resident must upgrade to higher level of caring levy or frail care if deemed necessary by Nursing Sister in conjunction with doctor.

FRAIL CARE

- Private single rooms en suite hand basin and toilet.
- 24 Hour care and nursing by nursing team.
- Nurses call system in each room.
- Activities program developed by occupational therapist.
- 3 meals per day prepared by in house chef.
- Special diets catered for such as diabetic and low cholesterol diets.
- Morning and afternoon tea as well as hot drinks and snacks before bedtime.
- Daily laundry and cleaning services.
- Selected DSTV bouquet in all rooms.
- Hairdresser on site.

Monthly Rate

- R20 000 - Residents
- R25 000 - Non-Residents

NOT INCLUDED IN THE MONTHLY RATE

- Doctor's consultation
- Medication
- Consumables/ Ward stock (Dressings, nappies etc.)
- Physiotherapy and/or occupational therapy
- Hairdresser

GENERAL REMARKS

- We require a full medical history prior to admission.
- Before admission to the frail care facility the person in question might be required to undergo a psychiatric evaluation at his/her own cost.
- Wheelchairs and/or any other assisted devices are to be provided by the resident/ family of the resident.
- One month's written notice is required.
- Short term frail care (post- operative or convalescence) is available to residents at a cost of R750 – per day and R900 – per day for non-residents.

SALE OF APARTMENTS

- Construction of the sectional title complex will commence when 60% pre-sales of the 32 apartments are achieved.
- A 10% deposit will secure your apartment but no other payment is required until transfer mid 2018.
- The deposit of 10% of the full purchase price shall be paid by the Purchaser to the Conveyancer and this amount shall be held in trust until registration of transfer and shall be invested in an interest-bearing trust account with interest to accrue to the Purchaser on transfer.
- The Purchaser shall pay the Seller's Conveyancer the balance of the purchase price within 7 (seven) days after being requested to do so, or such later date as the Seller may agree to in writing. This amount shall be held in an interest-bearing trust account with the interest to accrue to the Purchaser.
- There is no age restriction on a Purchaser, however tenants and occupants of the apartments must be older than 50 years of age.
- Apartments can be purchased as investment and rented to persons older than 50 years of age.
- The ground floor and all the equipment will remain the asset of the Plett Platinum Management Company and will not form part of the common property in terms of the Sectional Title Scheme. It will be a separate title unit in the Sectional Title Scheme. This floor will be developed, equipped and managed to the advantage of the owners and residents/occupants of the apartments in the building.

SPECIAL LEVY

- Upon the alienation of a unit (apartment) (excluding sales by the developer) the owner must pay an amount equal to 7,5% (seven comma five per centum) of the gross selling price to the Body Corporate. For purposes of this rule an alienation is considered to be:
 - a sale, donation, bequest or any other form of alienation (except for the registration of a bond) of an erf,
 - a sale, donation, bequest or any other form of alienation of shares in a company or Members' interest in a close corporation;
 - a sale, donation, bequest or any other form of alienation or any other form of alienation of the rights of existing beneficiaries in a Trust.
- 33,33% (thirty-three comma three three per centum) of the amount so received shall be for the benefit of the Body Corporate and may be utilized to limit future increase in levies payable by members to the Body Corporate or for any other purposes in furthering the objectives of the Body Corporate.
- 66,67% (sixty six comma six seven per centum) of the amount so received shall be paid to the Plett Platinum Management Company who are responsible for providing the caring services on erf 8 Plettenberg Bay.

IN CASE OF LETTING

An owner who lets an apartment to a tenant may only do so on condition that the tenant and the tenant's life partner (if 50 years or older) concludes a contract for caring services by Plett Platinum Management Company.

The owner of the apartment shall for the duration of the lease remain liable for the payment of all levies to the Body Corporate and service charges for the provision of caring services to the tenant.