

## Frequently asked questions

### What title do residents receive?

Purchasing a life right means you will acquire, for a capital sum, the right to occupy the housing unit for the remainder of your life. This right is not the same as ownership of a property; the housing unit remains the property of The RA Welfare Development Trust (the seller of the life right) and therefore you do not receive a title deed and transfer duty is not applicable. A couple or two non-related persons may purchase a life right and they are then regarded as joint purchasers. When one person passes away or transfers to the care centre, the other person may continue to occupy the unit.

### What is the capital cost?

The cottage or apartment is available for a cash payment of the purchase amount. Unfortunately we cannot permit occupation until the full purchase price has been paid. eighty percent of the original purchase price will, upon leaving or in the event of death, be re-paid. The costs of permanent frail care are applicable only to those residents using the care centre and are not built into the operating cost of cottages and apartments.

### What will the levy be?

There will be a monthly levy charged for the units based on actual annual cost of services such as rates, sewerage, electricity, water, servicing of unit, external maintenance, insurance, administration costs, security and 24 days per annum per unit recuperation in the care centre. The levy is calculated at cost and every endeavour is made to keep escalation to the bare minimum.

### What happens should transfer to the care centre be necessary?

Residents remain responsible for the charges for frail care. However, a percentage of the original purchase price will be available towards this cost as explained hereunder:

#### Single occupancy:

An amount equal to eighty percent of the original purchase price will be placed in an interest bearing trust with the interest credited to your frail care account.

#### Double occupancy:

On transfer of the first person to the care centre, an amount equal to thirty five percent of the original purchase price is placed in an interest bearing trust with the interest credited to your frail care account.

On transfer of the second person to the care centre, an amount equal to forty five percent of the original purchase price is placed in an interest bearing trust with the interest credited to your frail care account.

Preferential rates apply for purchasers transferring to the care centre.

### What happens on death?

On death, in a cottage or apartment of a joint purchaser there is no accrual to the estate of the deceased person. On death, in a cottage or apartment of the last surviving person, eighty percent of the original purchase price will accrue to the estate. On the death of the first purchaser after frail care, no amount accrues to the estate of the deceased person. On the death of the last surviving person after frail care, any capital balance remaining in the trust will accrue to the estate of that person.

The twenty percent of the purchase price retained by Rand Aid will be used for the continuous provision of services to the less advantaged.



INYONI CREEK

RAND AID ASSOCIATION . NON-PROFIT ORGANISATION

REGISTRATION NUMBER: 000 605 NPO

### Contact details

Inyoni Creek  
Complex Manager or Deputy Complex Manager  
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F: 011 - 882 8926  
200 Corner of Modderfontein and Wordsworth roads  
Edenvale  
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[www.randaid.co.za](http://www.randaid.co.za)

GPS Co-ordinates

S26°07.709

E28°07.481

RAND AID  
ADVANCE

A registered non-profit organisation that provides hope and

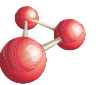
enables people to shape their purpose in life.

# INYONI CREEK

Inyoni Creek is special due to its river frontage, gradual slopes providing good views over a green belt area and large dams that attract a variety of birdlife. The 20 hectares of land provide many opportunities for tranquil and safe walking as well as a general enjoyment of nature. The village offers a total of 175 modern and well-appointed units, from one-bedroom apartments to large three-bedroom cottages, catering for all needs. These units are available to purchase on a life right basis to persons aged 65 years and over.

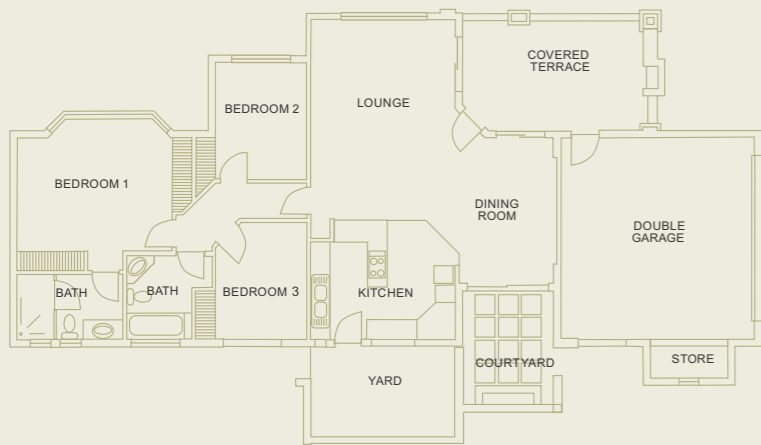


*Inyoni Creek is situated off the N3 on Modderfontein Road and easily accessible from Bedfordview, Edenvale and Johannesburg. Frail care is available at Rand Aid's Ron Smith Care Centre situated in the grounds of Elphin Lodge. A footbridge linking Inyoni Creek with Elphin Lodge ensures easy access.*

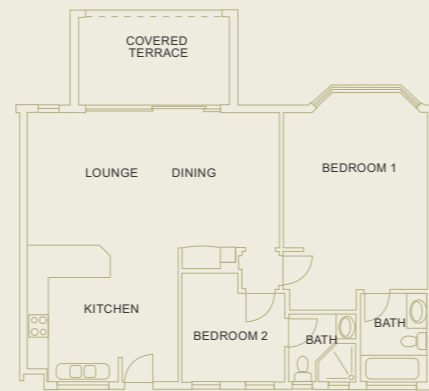


## TYPICAL LAYOUT OF UNITS

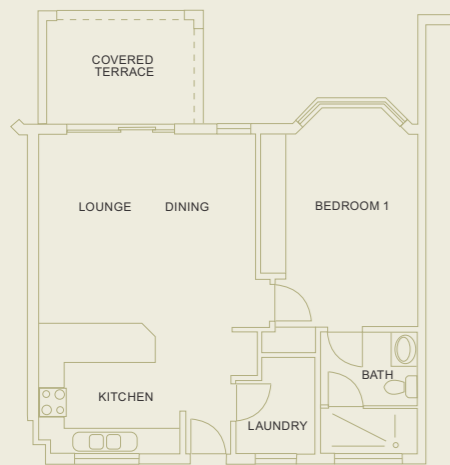
### Three-bedroom stand-alone cottage



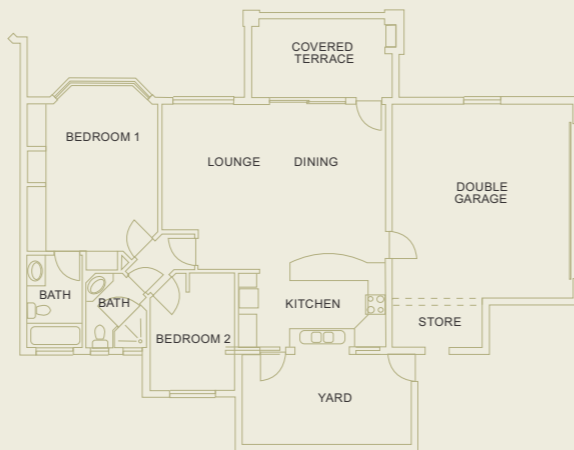
### Two-bedroom apartment



### One-bedroom apartment



### Semi-detached two-bedroom cottage



### On-site facilities for the comfort of residents are:

- Sophisticated but comfortable clubhouse with wooden deck, providing a magnificent view across the two dams. The clubhouse also accommodates a communal lounge with DSTV, well-stocked library, a reading room and snooker and card rooms. Dining room facilities are available for special occasions.
- Pool centre, which is situated centrally in the village and boasts a solar heated pool as well as hairdressing facilities, a beauty salon, launderette and a gym.
- A physiotherapist and podiatrist provide services by appointment.
- An inter-denominational chapel and e-media centre situated at Tarentaal Village, right next to Inyoni Creek.
- Residential care facilities (frail care) at Ron Smith Care or Thembalami Care Centre.

### Inyoni Creek cottages and apartments

All units are north facing and boast a large lounge/dining room leading onto a spacious veranda. The cottages verandas have been equipped with a built-in braai. Kitchens are spacious and well designed with granite counters, providing space for a fridge, freezer (or fridge/freezer in the one-bedroom units), dishwasher, washing machine and tumble drier. All two- and three-bedroom units have two bathrooms. The one-bedroom units have a bathroom with shower. Under-floor heating has been installed, in the lounges and main bedrooms of all units.

### Waiting list

Interested persons can put their name on the primary waiting list for Inyoni Creek by paying a small refundable deposit. This includes, should you wish, your name on the secondary waiting list for any other village of your choice. You can also be on the primary waiting list of any other village which an additional refundable deposit will secure. Please contact Inyoni Creek for more information.

### Inyoni Creek's 175 units offer the following choices:

- 12 One-bedroom apartments (86,69m<sup>2</sup>).
- 30 Two-bedroom apartments (102,45m<sup>2</sup>).
- 14 Two-bedroom apartments (113,52m<sup>2</sup>).
- 14 Two-bedroom apartments (114,88m<sup>2</sup>).
- 2 Three-bedroom apartments (139,85m<sup>2</sup>).
- 10 Two-bedroom semi-detached cottages (166m<sup>2</sup>) inclusive of covered terrace and double garage.
- 93 Three-bedroom free standing cottages (210m<sup>2</sup>) inclusive of covered terrace and double garage.

### Services offered (included in the levy)

- Emergency call system.
- 24-hour security: Access control, patrolling personnel and electrified fencing with CCTV monitoring perimeter cameras.
- Village sister for preventive nursing care.
- Garden service.
- Weekly servicing of apartments and cottages.
- Postal delivery.
- Wi-fi enabled.
- Recuperative care facilities (24 days p.a./unit).

Additional garages (limited) are available to rent and all garage doors are automated.

The levy also covers rates, water, building insurance, external maintenance and administration costs.

Rand Aid, a registered South African non-profit organisation, serves a dual purpose. Quality accommodation for the discerning retiree- which provides a portion of the funding needed to carry out its welfare work - assisting the aged in need, and people suffering from substance abuse.