

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.



RAND AID ASSOCIATION.
NON-PROFIT ORGANISATION
REGISTRATION NUMBER:
000 605 NPO

Contact details

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THORNHILL MANOR

RAND AID
ADVANCE

A registered non-profit organisation that provides hope

and enables people to shape their purpose in life.

THORNHILL MANOR

Thornhill Manor is characterised by a sense of tranquility and complemented by its landscaped gardens and beautiful water features.

It offers 112 two- and 101 three-bedroom cottages all with single or double garages. Garage doors are automated. All cottages are north facing and have two bathrooms, a roofed terrace and enclosed drying yard. The kitchens are fully equipped with ample cupboard space. Provision has been made for a dishwasher, washing machine and fridge / freezer. They also have telephone sockets and a connection to a central DSTV satellite dish.

The units are available for purchase on a life right basis to persons aged 65 years and over. Frail care is available at Rand Aid's Ron Smith Care Centre, a mere 5 kms away.

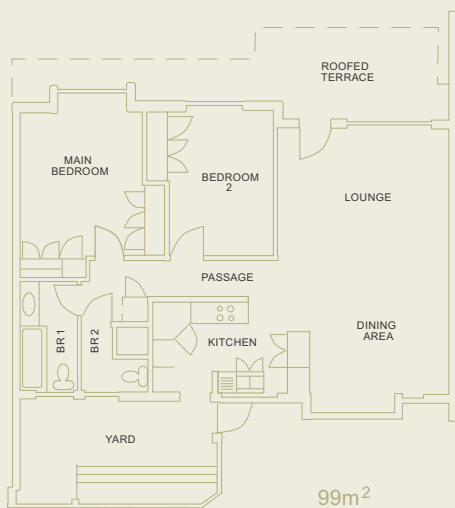


Thornhill Manor is set on 18 hectares of land within a fully-secured residential village on the historical site of Modderfontein. It is easily accessible off the N3 to Modderfontein and close to a variety of shops, sport and golf clubs. A conservation area is situated close by, offering the opportunity for walks in a natural environment.

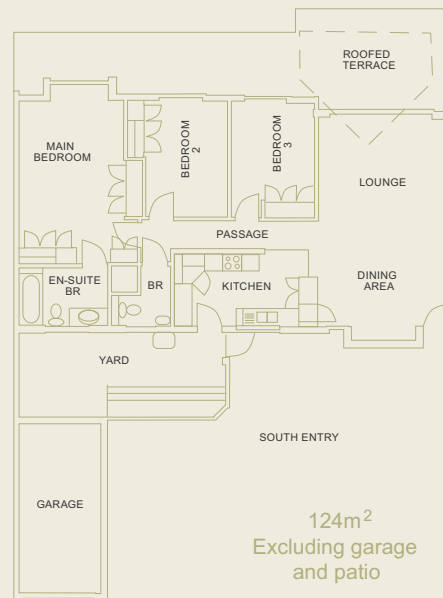


Two-bedroom cottage

Three-bedroom cottage



99m²
Excluding garage
and patio



124m²
Excluding garage
and patio



Services offered (included in 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 cottages.
- Postal delivery.
- DSTV aerial connection points in cottages.
- Recuperative care facilities (24 days p.a./unit).

The levy also covers the cost of rates, water, building insurance, external maintenance and administration costs. Electricity is charged separately.

Other facilities available for the comfort of residents are:

- Inter-denominational chapel.
- Recreation centre comprising a large, well-equipped hall with a stage.
- Swimming pool.
- Combi transport to shops and amenities, which are in close proximity.
- Comfortable community centre with TV, lounge, kitchen and dining facilities. Residents may use the community centre for celebrating occasions with friends and family.
- Library, snooker and card rooms.
- A hairdresser, physiotherapist, podiatrist and beautician services are available on-site by appointment.
- Residential care facilities (frail care) at Ron Smith Care Centre or Thembalami Care Centre.

Waiting list

Interested persons can place their names on the primary waiting list by paying a small refundable deposit. You can also be on the secondary waiting list for any other village of your choice. If you wish to be on the primary list for more than one village, an additional deposit will be required. Please contact Thornhill Manor for more information.

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.