



# Bridgewater Manor

Your story begins *here*



IN PARTNERSHIP WITH  
**OLDMUTUAL**  
ALTERNATIVE INVESTMENTS

Licensed Financial Services Provider

# Retirement that revolves around you

Bridgewater Manor represents the retirement ideal, with its scenic gardens and 140 cottages centred around an elegant 18th century Cape Dutch Manor House. While the Village is situated within walking distance of Somerset West's vibrant town centre, it is also beautifully sheltered against the hustle and bustle beyond.

Here, peaceful living combines with the convenience of having modern facilities and amenities at hand. Near the surrounding Cape Winelands, beaches, major shopping malls and modern hospitals, Bridgewater Manor could not be more perfectly placed.

## Choose the home you deserve

All of our attractive one and two bedroom cottage homes have access to beautifully landscaped gardens, while spacious living areas with large windows and well-equipped kitchens offer comfort and convenience. A number of cottages also have remote-controlled garages or carports.

- Number of cottages: 140, comprising of 1 and 2 bedrooms
- Title: Life Right – under the Housing Development Scheme for Retired Persons Act 65 of 1988
- On resale the seller is refunded 95% of the original purchase price

## Age qualification

Our Village offers a tranquil, secure lifestyle for people who are 50 years and over. Management may arrange for an entry interview to assess your individual care needs.

## 24-hour security

To ensure peace of mind, security guards are on duty at the entrance at all times. All visitors to the Village are met by them while electric fencing, perimeter CCTV-surveillance and regular patrols safeguard the premises. In addition, anyone wanting to report suspicious behaviour in the Village can do so by calling security directly from their home telephone/intercom system.

## Nursing assistance

The village sister runs a clinic available for residents at set times daily.

## Social activities

- Themed supper clubs in the dining rooms
- Daily lunches, tea and fine dining dinners
- Evening soirée
- Movies in the clubhouse
- Bus excursions to planned destinations (such as the Theatre and Winelands)
- Pancake Day (monthly)
- Club activities in heated swimming pool
- Gym
- Craft club
- Music events (monthly)
- Church services (different denominations)
- Games afternoons
- Men's club
- Monthly brunches
- Snooker Table
- Table Tennis
- Darts

## Other services & facilities

- Each unit is equipped with a telephone line / intercom system that allows for internal calls at no extra cost. Future-proof Fibre Optic Cabling is in place and fibre internet is available on request.
- An attractive Manor House with lounges and dining rooms
- Midday meals are served daily in the dining rooms (private catering for functions is available)
- Clubhouse with coffee shop/bar, activity room, games room and gym
- Shuttle service offers regular trips to nearby shopping centres
- Well-stocked library
- Free WiFi in Manor House and Clubhouse
- Indoor heated swimming pool
- Access to support staff for assessment and temporary assistance (including Occupational Therapist and Social Worker)
- Cottage cleaning services (at an additional cost)
- Weekly laundering of towels and bed linen (at an additional cost.)



## Monthly levies

(adjusted annually on the 1st of March, based on CPI)

- Property Levy: R3 915.00 (effective 1 March 2020)
- Catering Levy: R1 500.00 per person. This entitles residents to meals in the dining room to the value of R1 500.00, (or R3 000.00) per month)
- Garages are rented out at R350.00 per month

*\* Prices are subject to change without prior notice*

### **The monthly property levy fee covers the following:**

- Weekly garden service for your private garden
- Refuse and recycling collection
- Primary healthcare (this comprises the nursing staff of the Healthcare Centre attending to the application of medications, dressings, injections, monitoring of tests and calling on residents requiring assistance, advice or reassurance and any medical emergency)
- Repairs and maintenance of the cottages, both externally and internally
- Lawn and gardening services of the common gardens
- The payment of electricity and water for the common areas
- Municipal rates and taxes
- Subsidised transport to shopping centres
- Insurance on all building structures (residents are advised to take out their own insurance to cover all contents of their cottages)
- 24-Hour security
- The management of The Associations' Finances
- The reception facilities
- The provision of administrative staff

*\* Please note that whilst hot water cylinders are covered by The Association, in terms of The Sectional Title Act, the maintenance of such remains the responsibility of the owner.*



# Your story begins *here*

By taking care of today, we bring you carefree living for the future.



# Advantages to Life Rights

Advantages to acquiring a property at **Bridgewater Manor** in terms of a Life Right compared to traditional forms of ownership.

## What is a Life Right?

A Life Right is a real right to occupy a specific property for the remainder of the holder's life and the housing interest afforded to the holder is governed and protected by the Housing Schemes for Retired Persons Act of 1988 ("The Retired Persons Act").

## What are the advantages of a Life Right?

Our village offers a tranquil, secure lifestyle for people who are 50 years and over. Management may arrange for an entry interview to assess your individual care needs.

### **Some key advantages to a Life Right include the following:**

#### **There is no transfer duty or VAT payable on a Life Right.**

After the title deed has been endorsed in terms of Section 4(C) of the Retired Persons Act, it is not necessary to register with the Deeds Office every time the Life Right transfers from one holder to another.

#### **The rights of each Life Right holder are protected.**

The Retired Persons Act provides a number of prerequisites for the benefit and protection of the Life Right holder including levy transparency, restrictions of alienation and restrictions on the developer in respect of receipt of consideration.

#### **Enjoy the privileges of ownership without the stress.**

Residents enjoy similar privileges to that of a sectional title owner however the developer remains the sole owner of each unit and therefore carries the responsibility of external maintenance and the upkeep of the village and its facilities. This relationship therefore ensures that all facilities are kept to a high standard. Among the many benefits afforded by Life Rights, the freedom from the stress of managing and maintaining one's home ranks paramount.

#### **Quick registration**

Due to the fact that a new Life Right owner does not have to be registered in the Deeds Office, from the time a Life Right is sold to the time the new resident takes occupation can be a number of days provided the unit is not in need of refurbishments. There is no need for complicated paperwork and lengthy delays that are often experienced in a sectional title transfer.

## **Estate planning**

When the Life Right terminates the estate is refunded. The funds are received much quicker than they would be if the property was a sectional title because a sectional title transfer of a deceased estate is subject to the usual lengthy transfer process in the deeds office and furthermore requires consent from the Master of the High Court which often causes further delays. Before a sectional title from a deceased estate can even be sold, the Master must appoint an executor who is the only person authorised to sign the sale agreement on behalf of the deceased estate.

The Conveyancer then submits the Power of Attorney to pass transfer to the Master who must endorse the power of attorney in terms of Section 42(2) of the Administration of Deceased Estates Act. Life Rights, on the other hand, terminate immediately on the death of a Life Right holder and the estate is paid out as soon as a new Life Right occupies the unit which can happen quickly as no Master's consent is required.

## **Cost effective**

As already mentioned there is no transfer duty or VAT payable on Life Rights. Furthermore there are no legal fees and registration costs are minimal in comparison to a sectional title transfer. In addition to these saved costs, there is also the advantage of transparent levies and budget forecasts allowing residents to plan ahead.

## **Additional benefits when retiring with Faircape**

Faircape has experience in providing a successful, secure, and stress-free environment to our residents. We go the extra mile to ensure you retire with confidence.

## **Fixed levies**

Your levies will only increase by CPI allowing you to budget your life without the stress of uncertainties.



### **Loan facility**

Should you need to move into the Healthcare Centre, Faircape offers a loan facility to residents wanting to use their Life Right as security for their Health Care expenses. Faircape can also offer loan facilities to residents wanting to fix their levies so that Faircape subsidizes the annual CPI increases or similarly the full levy amount can be subsidized by Faircape which shall be repayable only upon termination of the Life Right agreement.

### **Refurbishments**

Units are sometimes neglected and become outdated and exiting parties are not inclined to refurbish vacated homes Faircape will, prior to the occupation by the new resident, refurbish the unit. This ensures the home is brought in line with modern living trends and that the village retains its quality. Should you have a specific request or any special needs this can be discussed with our sales team who will do their very best to accommodate you as far as possible.

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### **Dedicated Sales Representatives**

Faircape has a dedicated team of sales representatives who will manage and drive the resale of your unit offering you and/or your family a convenient and efficient transfer process. We have a waiting list for all our villages which ensures fast and efficient turnaround times.

### **Professional Legal Assistance**

Faircape has an in-house legal department consisting of registered Conveyancers who facilitate a quick and painless transfer. There are no legal fees payable by the exiting party or estate and our legal team will talk you through the process to ensure a stress-free transaction.



Should you be interested in selling your sectional title unit or in purchasing a Life Right, kindly contact:

**Sales Manager**

Candice Vietri

Direct: (021) 815 5762

Switchboard: (021) 815 5700

Cell: 082 460 9221

Email: [candicev@faircape.co.za](mailto:candicev@faircape.co.za)

6th Floor, The Terraces, 25 Protea Road,

Claremont, 7708

**Village Manager**

Yolandi Beadsworth

Tel: 021 850 2100

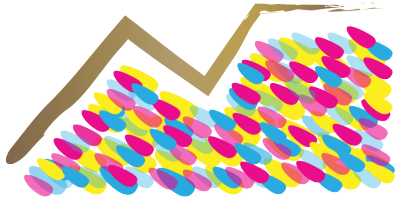
Cell: 066 010 3529

Email: [yolandib@faircape.co.za](mailto:yolandib@faircape.co.za)

1 Andries Pretorius Street,

Somerset West, 7130

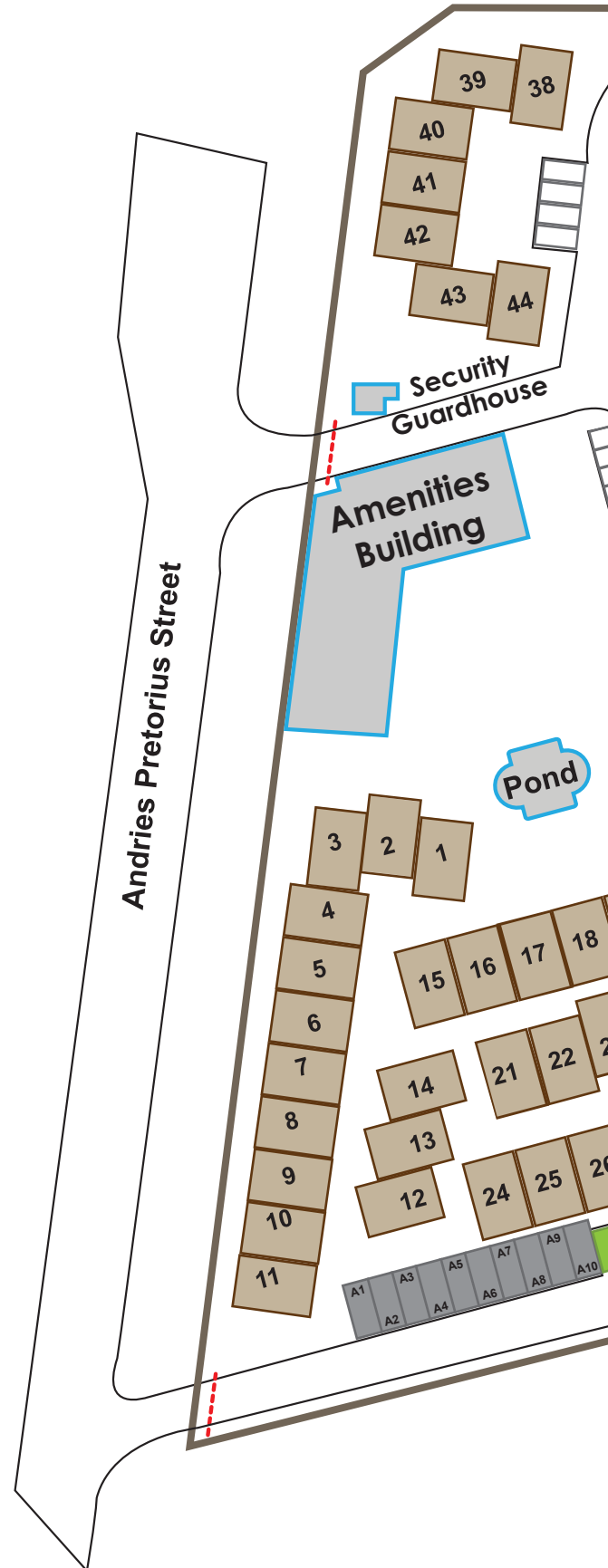




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**BRIDGEWATER  
MANOR**

	Cottages
	Apartments
	Garages
	Parking bays
	Car ports
	Village facilities





Somerset Road



# Type One

## Unit Name:

Type 1

## Description:

Small 1 Bedroom

## Price:

\*Starting from R980,000

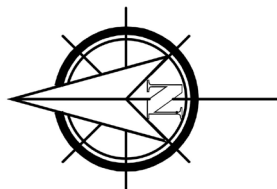
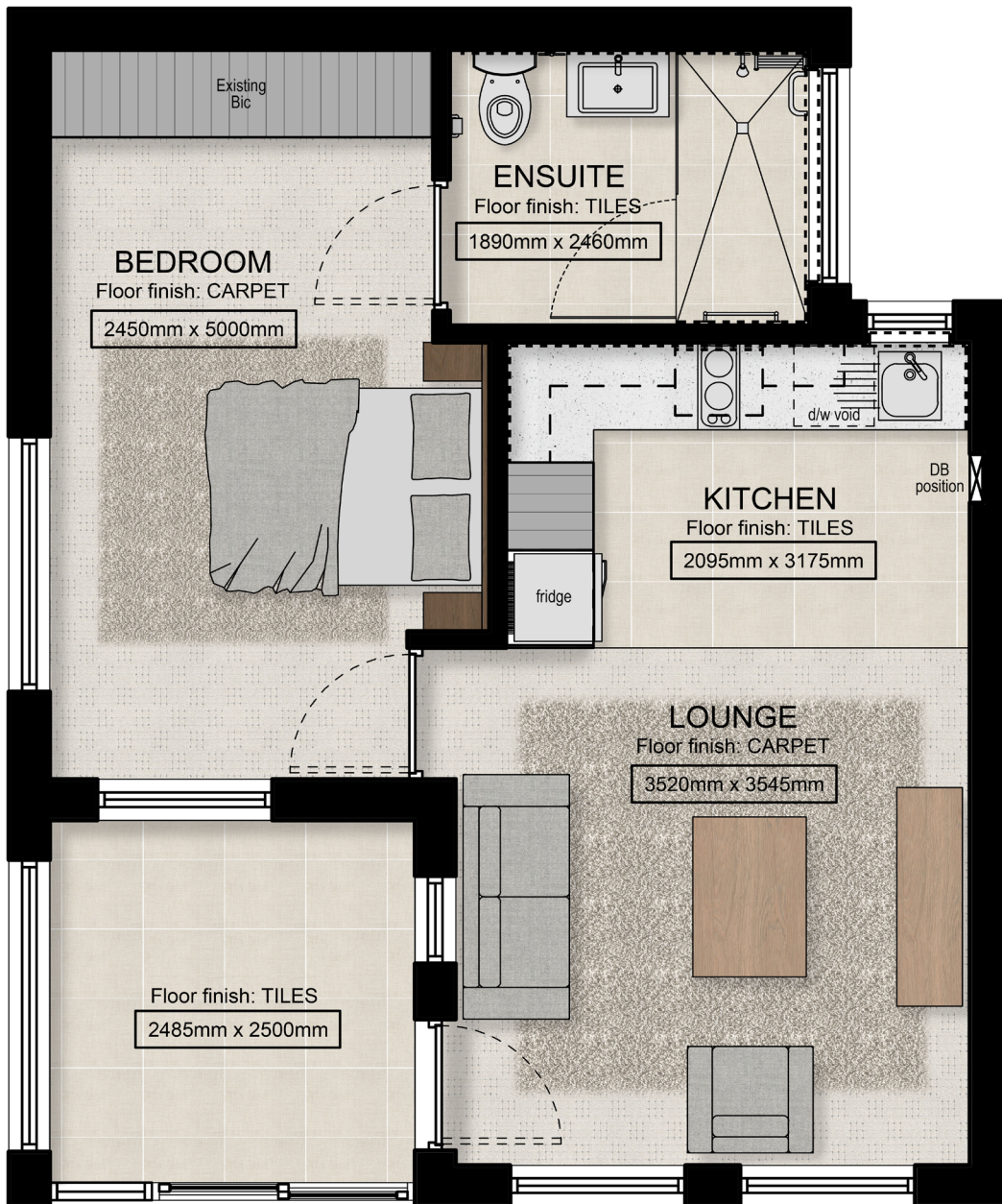
## Village unit size:

\*Starting from 38 m<sup>2</sup>

\*For exact sizing on available units, please view on our website at:  
[www.faircapelife.co.za/properties](http://www.faircapelife.co.za/properties)

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# Bridgewater Manor

## Type 1

Scale 1:50

Village unit size:  
Sunroom area:

38m<sup>2</sup>  
6.2m<sup>2</sup>



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# Type Three

## Unit Name:

Type 3

## Description:

Large 1 Bedroom

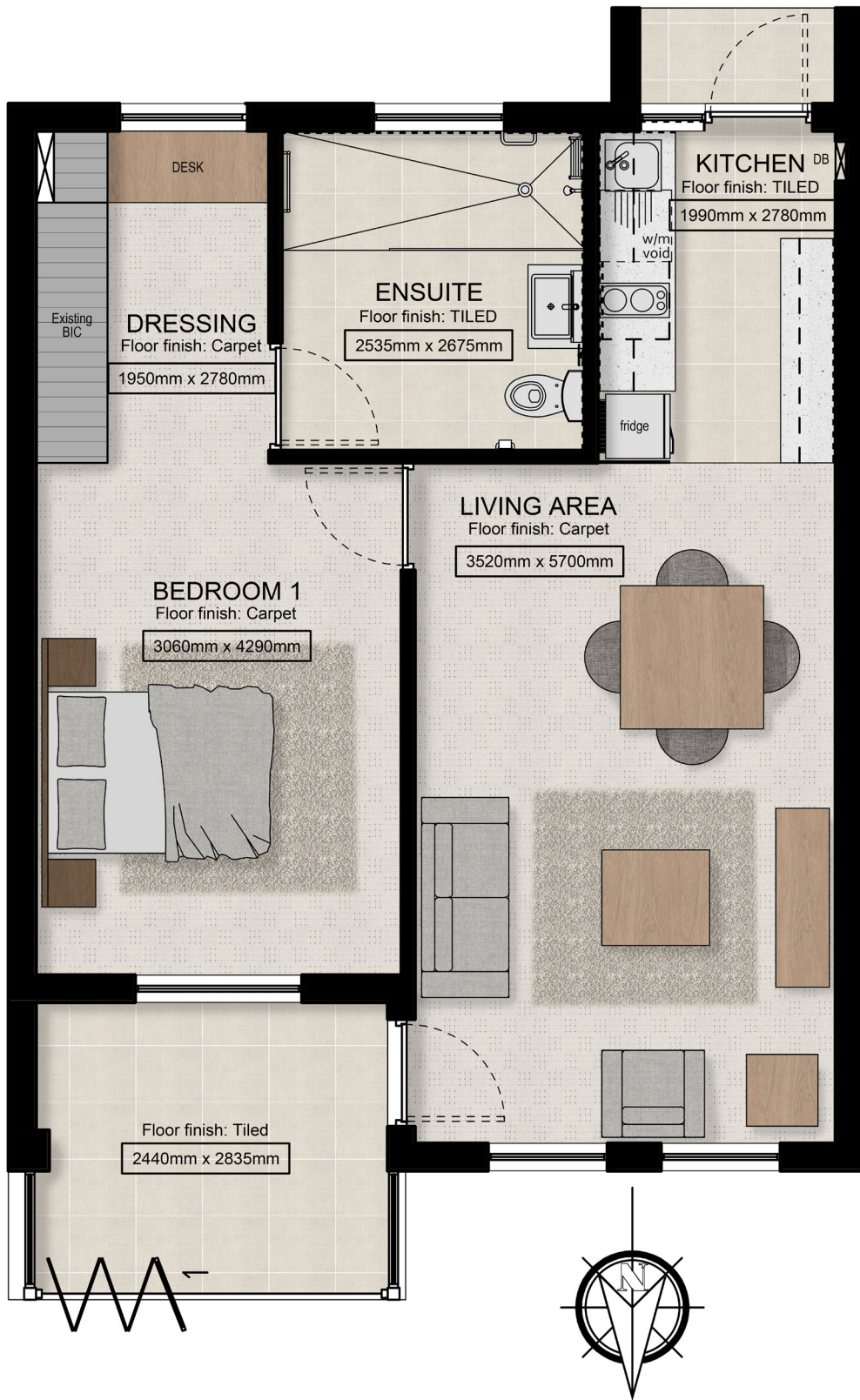
## Price:

\*Starting from R1050,000

## Village unit size:

\*Starting from 51 m<sup>2</sup>

\*For exact sizing on available units, please view on our website at:  
[www.faircapelife.co.za/properties](http://www.faircapelife.co.za/properties)



# Bridgewater Manor

## Type 3

Scale 1:50

Village unit size:  
Sunroom area:

51m<sup>2</sup>  
7m<sup>2</sup>



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# Type Four

**Unit Name:**

Type 4

**Description:**

2 bedroom Apartment

**Price:**

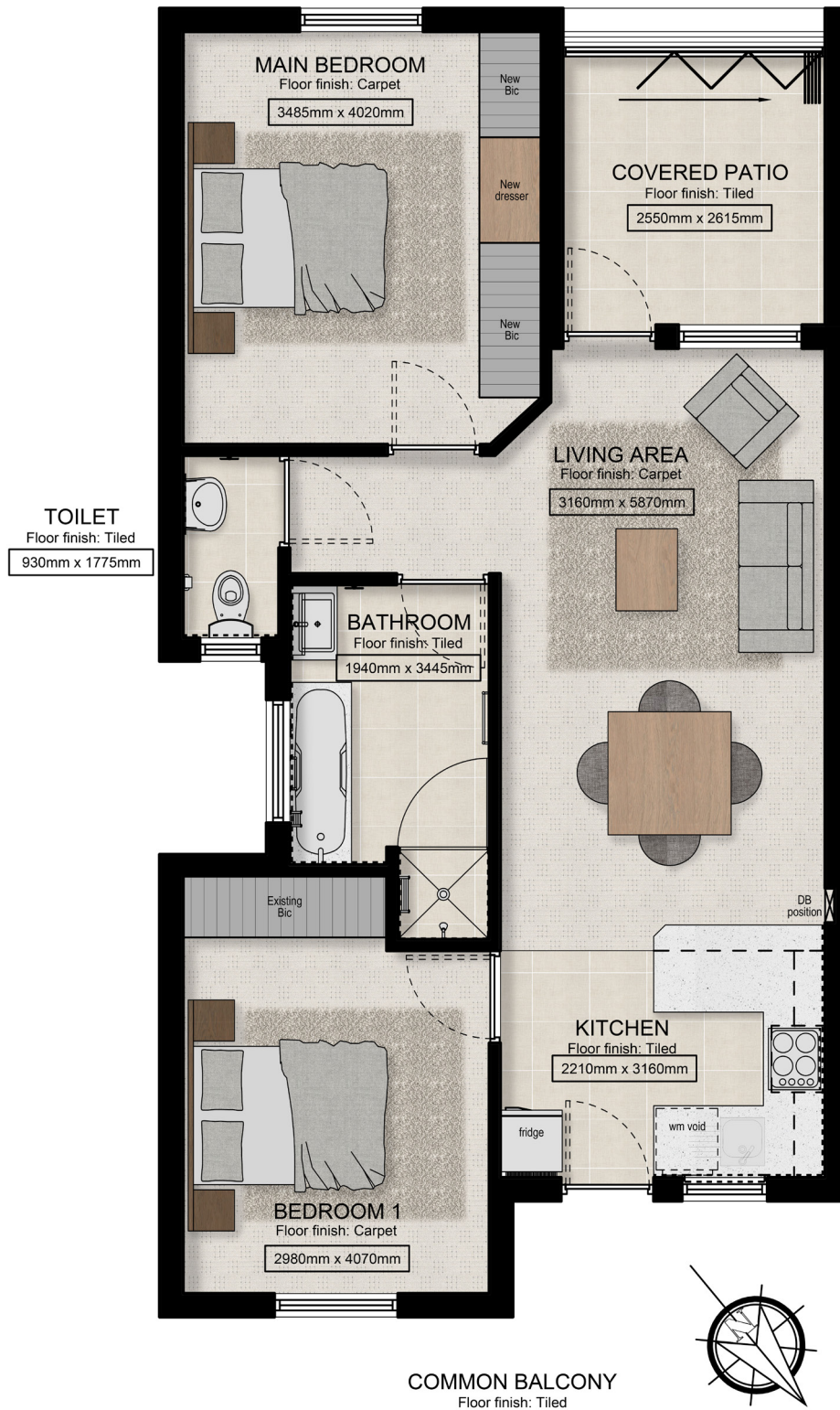
\*Starting from R1.25 million

**Village unit size:**

\*Starting from 61 m<sup>2</sup>

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## Bridgewater Manor

Type 4

Scale 1:50

Village unit size:  
Covered patio area:

61m<sup>2</sup>  
7m<sup>2</sup>



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# Type Five

## Unit Name:

Type 5

## Description:

Standard 2 Bedroom

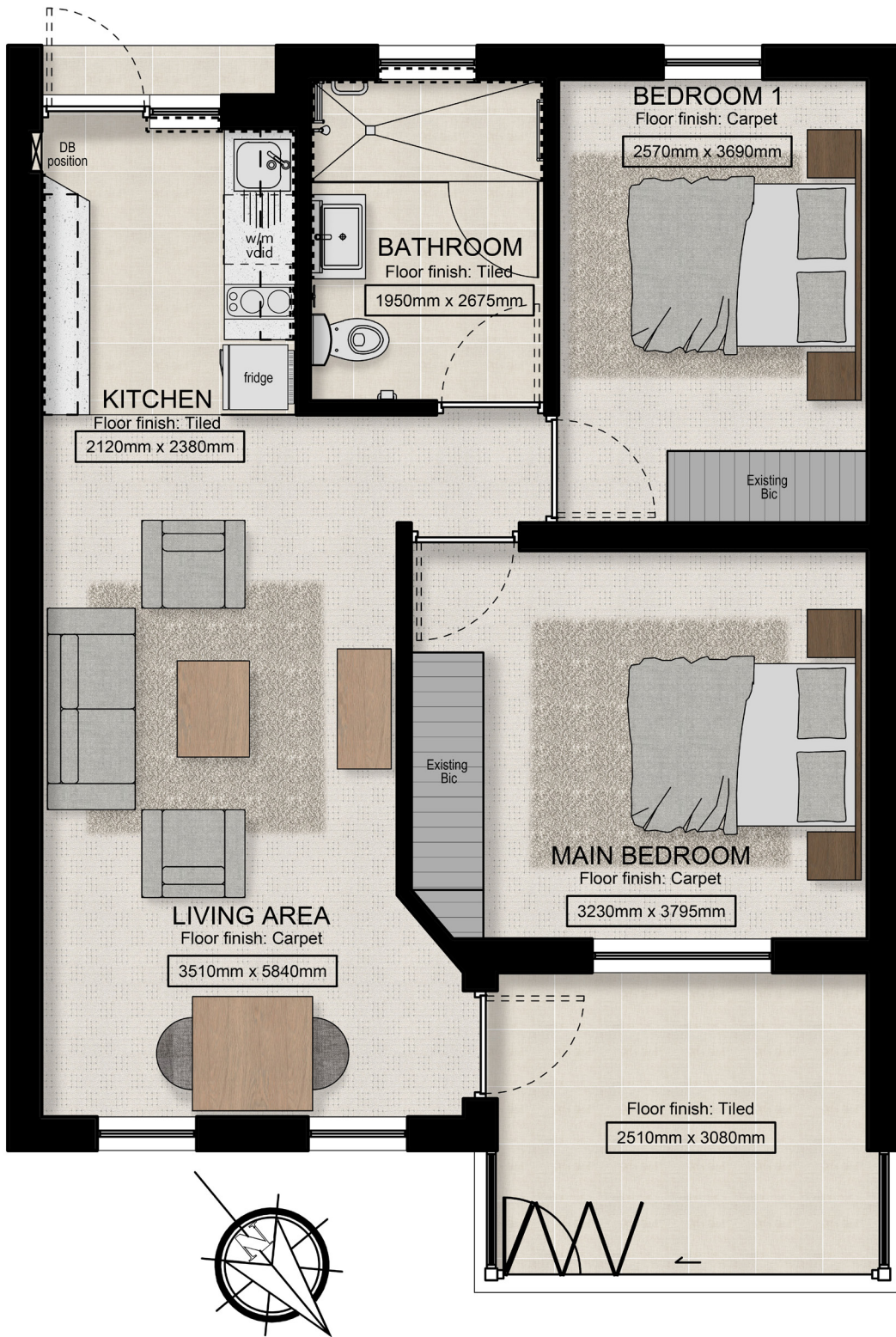
## Price:

\*Starting from R1.15 million

## Village unit size:

\*Starting from 52 m<sup>2</sup>

\*For exact sizing on available units, please view on our website at:  
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# Bridgewater Manor

## Type 5

Scale 1:50

Village unit size:  
Sunroom patio area:

52m<sup>2</sup>  
8m<sup>2</sup>



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# Healthcare Centre

Bridgewater Manor is a fully equipped Healthcare Centre, where residents can be admitted if the need arises. The Healthcare Centre is a primary health facility and can offer additional services to residents in need of sub-acute, palliative, step-down and respite care.

Admission to the facility requires completion of a pre-admission process, including a medical report, whereafter admission will be granted and a tariff set. The tariff will be adjusted for the level of care required as determined by our clinical head and support professionals.

## Prices range from:

- Monthly Rate:  
Shared Rooms from R19 500,00 (depending on room size and features)  
Single Rooms with En Suite from R26 500,00 (depending on room size and features)
- Daily Rate: R1 500,00

*\* Prices are subject to change without prior notice. Tariffs include all meals, accommodation, domestic services, laundry and 24 hour nursing care. All medical supplies are charged to residents' accounts.*

## Contact us

### Village Manager

Yolandi Beadsworth

Tel: 021 850 2100

Cell: 066 010 3529

Email: [yolandib@faircape.co.za](mailto:yolandib@faircape.co.za)

1 Andries Pretorius Street,

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*Information in this brochure is deemed to be correct as of March 2020 and is subject to change without prior notice.*





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