



Application for Admission for Independent Living

(Life Right Homes and Rental Studio Apartments)

6 Randjeslaagte Road, Highlands North, Johannesburg, 2092

info@randjesestate.co.za or **haleyh@randjesestate.co.za**

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www.randjesestate.co.za



Randjes Estate, established in 1936, is a picturesque 42-acre village that offers the following accommodation:

- Life Right Homes
- Rental Studio Apartments
- Mid Care/Assisted Living (exclusive to Randjes Residents)
- Frail Care and Memory Care (exclusive to Randjes Residents)

What is a life right?

A life right provides security of tenure for your lifetime and the assurance that you will have access to top-quality care accommodation should the need arise.

Benefits of purchasing a life right:

- No transfer duty or registration fees
- No VAT
- No title deeds
- No sales commission
- You only need to insure your household contents, as all buildings on the Estate are insured by us
- No need to deal with the City Council on any issues

Period of Occupation	1 - 30 months	31 – 60 months	5 years and longer
Percentage pay back of original purchase price	75%	62.5%	50%
This is subject to change from time to time by written notice.			

Resident Relations and Care

Maintaining a harmonious relationship among Residents is crucial for a pleasant living environment. Randjes Estate reserves the right to terminate any agreement and discharge any individual whose behaviour disrupts or negatively affects other Residents and the Estate's ambience.

In the event of a mental or physical disability, whether temporary or permanent, Randjes Estate retains the right to move a Resident to our Frail or Mid Care Accommodation, as detailed in our contract. This decision will be made at the discretion of Randjes Estate, in consultation with the Chief Executive Officer, Matron, a medical doctor, and the Resident's family. Independent homes are not permitted to have 24-hour home-based care, as our excellent Care Accommodation caters to Residents in need of assistance with activities of daily living.

Vacating the Accommodation

If a Resident wishes to vacate the accommodation, one calendar month's written notice is required.

Medical Costs

All Residents are responsible for their own medical costs and arrangements.



Admissions List Deposit and Admin Fee

To process your application, please ensure the following fees are paid:

- Admissions List Deposit
- Annual Administration Fee

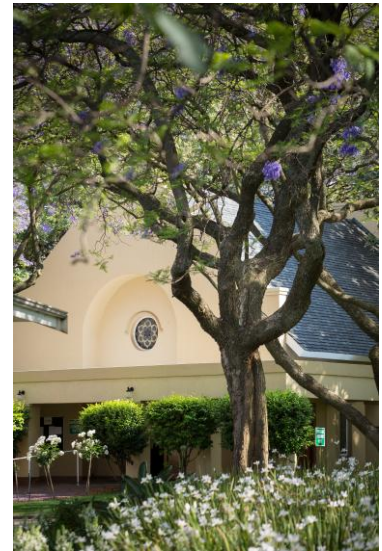
Paying the annual administration fee is crucial as it indicates your continued interest in remaining on the waiting list.

Life Right Admissions List deposit - non-interest bearing (refundable only on entry to the Estate)	R3 000
Rental Admissions List deposit - non-interest bearing (refundable only on entry to the Estate)	R1 000
Annual non-refundable administration fee for all applicants	R200

Payment can be made via EFT or by debit/credit card at our Reception.

Our banking details are as follows:

Name of Account: Randjes Estate
Name of Bank: First National Bank (FNB)
Account Number: 6277 533 9924
Branch Code: 210554
Branch: Commercial Account Services
Swift code: FIRNZAJJ



We can only process your application once we have received the following:

- 1. A completed application form.**
- 2. Supporting financial documentation as requested on page 5 of the form.**
- 3. Proof of payment of the R3 200/R1 200 fee.**

Important – a form submitted without ALL the items listed above will not be processed.

APPLICATION FORM FOR RANDJES ESTATE

Please note that in the case of couples **each** individual is to complete a form.

Surname _____ Prof/Dr/Mr/Mrs/Miss/Ms _____

Initials _____ Forenames _____

Physical Address _____

_____ Postal code _____

Telephone Nos - Home _____ Work _____

Cell _____ Email _____

I.D. Number _____ Date of Birth _____

South African Citizen? **YES / NO**. If no, citizen of which country? _____

Place of birth _____ Religion _____

Occupation or previous occupation _____

Hobbies and interests _____

Marital status _____ If married, full name of spouse _____

If sharing with another person, name of person _____

Medical Aid Scheme, Type and Number _____

How did you get to know about Randjes Estate? _____

NEXT OF KIN AND / OR OTHER CONTACTS

1st Next of Kin / Contact Person _____

Relationship _____ Email address _____

Physical address _____

Home Tel _____ Work _____ Cell _____

2nd Next of Kin / Contact Person _____

Relationship _____ Email address _____

Physical address _____

Home Tel _____ Work _____ Cell _____

STATEMENT OF INCOME AND ASSETS

Each individual must submit separate statements. Please ensure that you provide supporting documentation on income and assets with your application form. We will not be able to process your application without this financial documentation.

Current Income

My total pension is more than (this **excludes** income earned from assets):

< R 10 000	R 12 000	R14 0000	R16 000	R18 000	R20 000+
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Is your pension inflation linked? (Please tick which applies): **YES / NO**

Pension scheme name and number _____

Assets / Investments

This should include income derived from property that is let.

My total net assets/investments available for the generation of income are valued in excess of

R 5 000 000 +	R 7 000 000 +	R 9 000 000 +	R11 000 000 +
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What monthly income do you derive from these assets/investments? R _____

Present value of my house/flat/apartment (**not included above**)? R _____

I **will / will not** have to sell my abode to generate the income to buy a unit at Randjes Estate.

Other monthly income

From family/friends contribute R _____ per month.

(Family or friends supporting you will need to sign surety).

Declaration of income and assets specified above

I _____ declare that the foregoing information is a true statement of my financial position.

Signature _____ Date _____

ACCOMMODATION REQUIRED

We have various categories of accommodation available. Please use the price list attached as a guideline.

1. Preferred unit type _____

2. Alternative accommodation that would be acceptable _____

Do you have any family/friends already living here? Please give details:

MEDICAL HISTORY

To assist our medical team, it is essential that all details concerning any previous serious illness, recent operations or accidents and approximate dates should be recorded. Any relevant information regarding unusual reactions to medicine should be included.

1. Physical Health

Please state below any recent illness, operations, injuries, period spent in hospital (with dates).

i) _____

ii) _____

iii) _____

Any chronic problems should be disclosed _____

2. Mental Health (latest report from your doctor is required)

Have you received any treatment in a hospital for a mental health issue? **YES / NO**. If yes, please specify.

i) _____

ii) _____

Any chronic problems should be disclosed _____

Do you suffer from CONFUSION/AGGRESSION/DEPRESSION? If so, please give details.

3. General Health

Do you use a stick, walker or wheelchair? _____

Do you use a hearing aid? If yes, is your hearing dull or are you deaf? _____

Is your eyesight good, fair or poor? _____

Is your speech good, fair or have you suffered any loss of speech? _____

Do you require any assistance? If so, in what ways? _____

Do you smoke? If so, how many per day? _____

Please note that smokers are **NOT** admitted into our Fleming House Care Accommodation.

Important Note:

We do not have facilities to cater for individuals with alcohol or drug addiction problems. Additionally, we are not equipped to provide appropriate care for individuals with serious mental health or psychiatric problems. If these issues have not been disclosed and become noticeable after you take up residence here, you will be asked to vacate within 60 days.

We trust that you will appreciate that we have a committee who reviews all applications.

I declare the above information a true statement of the facts.

Signature _____ Date _____