



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 5-8 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 _____

COMPREHENSIVE FINANCIAL DISCLOSURE

Thank you for your interest in joining the Randjes Estate community. As part of our application process, we require a full and transparent overview of each applicant's financial position. This is essential not only for assessing eligibility, but also for ensuring that we can match you with accommodation that best suits your long-term needs and financial sustainability.

We understand that financial matters are personal and sometimes complex. Please be assured that all information provided will be treated with the utmost confidentiality and used solely for the purpose of evaluating your application.

To assist you, we have detailed the information we require below. Kindly complete all sections and attach the relevant supporting documentation. This includes, but is not limited to:

- Pension statement
- Investment and income statements
- Property valuations
- Rental income details (if applicable)
- Should family/friends be supporting you, we would require their financials plus three months bank statements and their SARS tax clearance certificate. They would need to sign surety for you.

If you are unsure about any part of the form or require assistance in compiling your documentation, please do not hesitate to contact our office. We are here to support you through the process.

Each applicant must complete this form individually and submit it with all relevant supporting documentation. Applications cannot be processed without full financial disclosure.

Section 1: Monthly pension income

Please indicate your **total monthly pension income, excluding** income from assets. Tick the appropriate box:

Less than R10,000

R12,000

R14,000

R16,000

R18,000

R20,000 or more

Is your pension inflation-linked? Yes No

Name of Pension Scheme: _____

Section 2: Property ownership and value

Please provide details of any property you own, including your primary residence and any additional real estate.

Primary residence market value: R _____

Is the property still bonded: Yes No If yes, please provide outstanding amount _____

Do you own additional properties? Yes No

If yes, please list each property and its estimated market value:

- Property 1: Location _____ Value R _____
- Property 2: Location _____ Value R _____

Do you earn rental income from any of these properties? Yes No

If yes, please specify monthly rental income: R _____

Will you need to sell your primary residence to afford a unit at Randjes Estate? Yes No

Section 3: Investments and other income

Please declare all investments and other sources of income.

Estimated total value of net assets/investments (**excluding** property):

- R5,000,000+
- R7,000,000+
- R9,000,000+
- R11,000,000+

Types of investments held (tick all that apply):

- Shares
- Unit Trusts
- Retirement Annuities
- Retail Bonds
- Offshore Investments
- Other: _____

Monthly income derived from these investments: R _____

Do you receive any other regular income (e.g., annuities, trusts, business income)? Yes No

If yes, please specify source and monthly amount:

Source: _____ Amount: R _____

Section 4: Financial support from others

Do you receive financial support from family or friends? Yes No

If yes, please specify monthly contribution: R _____

Note: Individuals providing financial support will have to submit their financial information and will have to sign surety.

Section 5: Supporting documentation checklist

Please ensure the following documents **are attached** to your application:

- Latest pension statement
- Proof of all investment holdings and income
- Property valuation documents (rates and taxes statement)
- Rental income statements (if applicable)

Family/friends providing financial support and signing surety must supply the following:

- Bank statements (last 3 months)
- Proof of investment holding and income
- SARS tax clearance certificate

Section 6: Declaration

I, _____, declare that the information provided above is a true and accurate reflection of my financial position.

Signature: _____ **Date:** _____

ACCOMMODATION PREFERENCES

Please refer to the attached price list before completing this section.

Preferred unit type: _____

Alternative accommodation that would be acceptable: _____

Do you have any family or friends currently residing at Randjes Estate? Yes No

If yes, please provide 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** _____