Life Right Homes for Independent Living

RANDJES ESTATE (EST. 1936)
RETIREMENT LIVING AT ITS BEST.

Contact
Haley Howroyd - haleyh@randjesestate.co.za
Telephone - 011 440 4441 or 011 887 8160

Randjes Estate is a non-profit entity. We offer a variety of independent and assisted living accommodation in our beautiful well established 42 acre estate. Randjes celebrated its 89th birthday in December 2025.

Our Estate provides Seniors with a secure, vibrant (or tranquil if you prefer), stress free way of life amongst other like minded Seniors. Our professional management team and Board of Directors have the expertise required to effectively manage a retirement estate.

Life Right Homes on our Estate

Our homes provide a lock-up and go lifestyle for independent Seniors whilst also providing the convenience of a range of support services. You have security of tenure for the rest of your life and the peace of mind that comes from knowing that you have access to our excellent care accommodation, should it be required at any stage.

Our first one bedroom homes were built in the 1930's and we now have 205 beautiful homes at Randjes. We are continually looking at ways to improve what we offer our Seniors. One of the charming features of Randjes is that our Estate looks like a small suburb or village, with one in four of our homes being different (layout/design/size).

As homes become available we undertake a refurbishment to modernise and contemporise them.

The wait for a life right home can be lengthy particularly for our two bedroom options as this is what most of our applicants prefer. The wait is dependent on how many homes become available at any point and how many applicants on our waiting list are ready (or not) to make the transition to Randjes when we call.

We offer one, two and three bedroom homes of varying sizes. Some homes have a garage and others a carport. The majority of our homes are north facing.

205 Life Right units on our Estate consist of:

66	One bedroom homes (62 - 106 sqm)
10	Two bedroom compact apartments (76 sqm)
122	Two bedroom homes (102 – 177sqm)
7	Three bedroom homes (153 – 211 sqm)

Price list

Our price list can be downloaded from our website or collected from our Estate Office Reception during office hours, Monday to Friday 8.15am to 4.15pm. Alternatively email info@randjesestate.co.za or haleyh@randjesestate.co.za and a price list will be emailed to you.

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Why purchase a Life Right?

Purchasing a Life Right is an investment in a lifestyle that eliminates the responsibility and hassle factor of owning a property.
Randjes adopted the Life Right model in the 1980's, along with many other retirement organisations. We are in a strong financial position as a result of this decision, and we are mindful of our responsibility to constantly be looking at how we can serve future generations to come.

Benefits of Purchasing a Life Right

1. No transfer duties or registration fees
2. No title deeds
3. No sales commission
4. No VAT
5. You only need to insure your household contents, we insure all buildings on the Estate
6. No need to deal with the City Council on any issues
7. Maintenance is taken care of by the Estate's maintenance team
8. Our homes are well priced

The Randjes team takes care of pretty much all administrative matters, municipal bills, maintenance, access control, security, mowing of lawns and trimming of edges and the upkeep of communal gardens allowing you the time and freedom to enjoy your well-deserved retirement in a beautiful carefree environment.

Other aspects of choosing Life Rights

When purchasing a Life Right it is important to remember that you do not own the home you have selected. You are purchasing the right to live in your home, or in our care accommodation if applicable, for the duration of your lifetime.

Life Rights are governed by the Housing Development Schemes for Retired Persons Act, 65 of 1988 which safeguards both you as the purchaser and the seller.

Should you wish to leave our Estate, or in the event of your death, you or your estate/beneficiaries will receive a percentage back of the original purchase price as follows:

Period of Occupation	1 - 30 months	31 - 60 months	5 years & longer
Percentage pay back of original purchase price	75%	62.5%	50%

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Facilities and Services

We have many facilities and services available at Randjes for our Residents to enjoy.

- Our **Resthaven Lifestyle Centre** serves as a central hub for gathering and socialising with friends and includes:
  - **Lounge** with individual seating areas, big screen TV, puzzle table, two fireplaces and a large outdoor patio
  - **Bistro** – open Tuesday to Sunday for lunches and early dinners
  - **PerkUP** Coffee shop – open Tuesday to Sunday
  - **TopUP Convenience store**
  - Fully equipped **Gym**
  - **Heritage Room** – a history of Randjes and early Johannesburg
  - **Aladdins Cave** – our second-hand store

- **Guesthaven** – four guest suites to accommodate families visiting from out of town.
- **24-hour Security** with strict access control, electric fencing, cameras and patrols.
- **Medical panic button** in partnership with Medi-Response, you can be tracked wherever you are in South Africa where there is cell phone reception.
- **Estate Nurse** - runs a diabetic and blood pressure clinic once a week and is available for preventative nursing care and dressings.
- **Laundry –** your items are washed, ironed and folded for as little as R35 per dry kilogram*
- **Library** – reading (over 6 000 books), audio CD's and DVD's.
- **Transport to shops** – Norwood Pick n Pay, Killarney and Balfour weekly*
- **Transport to Doctors and hospitals** within a 15km radius*
- **3 course midday meal** available from our Fleming House dining room*
- **Professional Nurses** on site for emergencies.
- **Doctor Claudette Ginsberg** is on site Monday, Wednesday and Friday mornings.
- **Hairdressers** on site three times a week.
- **Podiatrist** on site once a month and available for house calls.
- **Beautician** on site once a week.
- **Reflexologist** available for house visits.
- **Recuperative Care Facility** - 28 free days per annum in Fleming House for Life Righters.
- **Physiotherapist** available for house visits.
- **Biokineticist –** on site by appointment.
- **Fibre** on the Estate – the fibre backbone is owned by Vumatel. You would need to engage with an ISP (internet service provider) of your choice to get your WiFi connectivity up and running.
- **Postal** delivery to our post rooms.

***** Tickets purchased from the Estate Office.

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Our RJM Hall is a beautiful building that was built in 1939 and is situated in the heart of Randjes. It is a multi-purpose facility and serves as a central hive for activities. The Rotary Park Hall is our smaller, more intimate multi-purpose hall.

Activities on the Estate

- Creative Corner – our Arts and Crafts centre
- Pilates classes
- Exercise groups
- Line dancing
- Snooker/pool room
- Wood and metal workshop
- Scrabble Club
- Embroidery group
- Bridge
- Art Club
- Bereavement Support Group
- Classic film society
- Top Dogs (therapy dog visits)
- Cool Classics and music lectures
- Our Chapel has services every Tuesday afternoon and a once-a-month service on a Sunday.
- Shabbat service on Friday evenings.
- U3A (University of the 3rd Age) organize monthly talks on interesting and stimulating topics.
- Special holidays and seasons are celebrated.
- Interesting events and talks are organised throughout the year by various groups.
- Walking Club - our Estate offers a safe environment for walking or jogging.
- Knitting and crocheting – these groups meet weekly. The knitting group is part of an outreach programme for the Door of Hope which takes in abandoned babies.
- Gardening group - If you enjoy gardening there is ample opportunity to do so in our beautiful gardens. Our gardens are home to an abundance of bird life and a rather large extended family of Guinea Fowl.

Application Form

Due to the lengthy wait for our units, we encourage you to complete an application form as soon as possible. Submit this together with the supporting documentation requested, a deposit of R3 000 and the annual admin fee of R200, to join our waiting list.

Our application form can be downloaded from our website or collected from our Estate Office Reception during office hours, Monday to Friday 8.15am to 4.15pm. Alternatively email info@randjesestate.co.za or haleyh@randjesestate.co.za and an application form will be emailed to you.