



ODW/27.10.2020

**DEVELOPER'S DETERMINATION**

*For purposes of sustainability and fairness, the Developer has made a determination in terms of section 32(4) of the Sectional Titles Act (now section 11(2) of the Sectional Titles Schemes Management Act) in terms of which certain components of the compulsory levy contributions will be based on the Floor Area/Participation Quota of a Section (PQ), and other components will be charged per Section, irrespective of the size of the Section. This Annexure indicates the basis of allocation of each of the levy components*

<b><u>BODY CORPORATE EXPENSE ITEM</u></b>	<b><u>BASIS</u></b>
<p><b>1. <u>Management and Administration</u></b></p> <p>Hospitality style retirement management with a service excellence focus. Professional and participative Body Corporate management. Administration &amp; accounting practices aligned to GAAP. Ongoing Health &amp; Safety Audits.</p>	PQ
<p><b>2. <u>Garden Services</u></b></p> <p>Beautifying and upkeep of communal gardens, herb garden and exclusive use areas including maintenance and irrigation. A horticulturalist will be appointed by the Estate Manager / Body Corporate to landscape and attend to all gardens and exclusive use areas.</p>	PQ
<p><b>3. <u>Water and Electricity</u></b></p> <p>The supply of water and electricity to communal areas. The supply of water and electricity to all residential sections (apartments and houses) will be metered separately, and paid for by the relevant owner/resident. The water for irrigation to exclusive use gardens will be metered separately, and paid for by the relevant owner/resident.</p>	PQ



<p><b>4. <u>Insurance</u></b></p> <p>All buildings will be Insured at their replacement value.</p> <p>The insurance for any additional cover e.g. internal and household insurance, is the responsibility of the owner/resident.</p>	PQ
<p><b>5. <u>Municipal Rates and Taxes</u></b></p> <p>The municipal taxes for communal areas are included.</p> <p>The municipal taxes on individual apartments and houses is the responsibility of the respective owners/residents.</p>	PQ
<p><b>6. <u>Maintenance</u></b></p> <p>Maintenance on the exterior of all buildings and the communal areas are included.</p> <p>Maintenance on the interior of the residential sections (apartments and houses) will be the responsibility of the owners/residents. An on-site maintenance manager and handyman will be available to the residents and can be booked via the concierge – this will be an additional cost which will be levied to the resident.</p>	PQ
<p><b>7. <u>Security</u></b></p> <p>A 24-Hour Security and emergency response will be provided.</p> <p>The latest technology in 24-hour manned access control will be used.</p> <p>Electrified external fence/wall.</p> <p>Real-time CCTV monitoring supported by armed response.</p>	PER SECTION



<p>Total integrated security service will be operated by professionals in security management.</p> <p>Immediate response panic button system</p>	
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<p><b>8. <u>Refuse Removal</u></b></p> <p>The removal of refuse on a weekly basis. Baboon proof bins will be provided to each section.</p>	<p><b>PER SECTION</b></p>
<p><b>9. <u>Telephony, Television and Data</u></b></p> <p>All internal telephone calls are free.</p> <p>Owners/Residents will purchase airtime for all external calls.</p> <p>All apartments and houses will be provided with DSTV-ready television points.</p> <p>Television sets and decoders will be provided by the owners/residents themselves.</p> <p>Owners/residents will be responsible for their own subscriptions and SABC licence fees.</p> <p>Included for owners/residents is 10 GB Wi-Fi data at 10Mbps line speed – from WIFI ready router installed to each section</p> <p>Additional data and line speed is available to owners/residents on request, at an extra cost.</p> <p>The maintenance of telephone, television &amp; data infrastructure is included with on-site support during business hours to be arranged by the resident through the concierge.</p> <p>1 x telephone handset will be provided per section</p>	<p><b>PER SECTION</b></p>



<p><b>10. <u>Care Services</u></b></p> <p>A detailed summary of the Care Services available to residents is annexed to the agreement of sale marked Annexure “J” which includes the following:</p> <ol style="list-style-type: none"> <li>1. A care centre with a frail care service;</li> <li>2. Primary - and Premier Living Care providing assisted living and care services as detailed on Annexure “J”;</li> <li>3. Access to 24-hour emergency via panic button;</li> <li>4. Managed home care services</li> <li>5. One home visit per month for those residents unable to visit the care centre.</li> <li>6. Medical aid claims on behalf of the resident for qualifying services and procedures;</li> <li>7. Assistance to obtain benefits from medical Aid;</li> <li>8. Care provider with home nursing practice number for medical aid claims</li> <li>9. <b>A specialized Memory Care Unit is available in the Admiral Building at additional cost (only available from completion of phase 1B).</b></li> </ol>	<p><b>PER SECTION</b></p>
<p><b>11. <u>Cleaning and Laundry</u></b></p> <p>Cleaning services at any frequency will be available on request at an additional charge.</p> <p>The housekeeping of all communal buildings and areas is included.</p> <p>Laundry services inclusive of bed linen, towels and personal clothing will be available on request at an additional charge</p>	<p><b>PER SECTION</b></p>



<p><b>12. <u>Food, beverage &amp; catering.</u></b></p> <p>All day restaurant and clubhouse facility situated in the Admiral Building will be available.</p> <p>Compulsory monthly Food &amp; Beverage Discretionary Spend to be redeemed at the restaurant, Library Lounge and Captain Quarters clubhouse.</p> <p>A dietitian will be available to assist with menus, dietary intervention and weight management.</p> <p>The liquor license application is in progress.</p> <p>Additional meals and private catering can be provided upon request.</p>	<p><b>PER SECTION</b></p>
<p><b>13. <u>Other facilities and services:</u></b></p> <p><b><u>Concierge:</u></b></p> <p>A concierge will be available to residents from 8am to 5pm, 7 x days a week. Bookings can be made with the concierge based at reception at the Admiral building.</p> <p><b><u>Business Centre</u></b></p> <p>IT manager will be stationed at the Business Centre from Monday to Friday, 9am to 5pm to provide the following services:</p> <ul style="list-style-type: none"> <li>• General IT support and trouble shooting</li> <li>• Faxing</li> <li>• Printing</li> <li>• Scanning</li> </ul>	<p><b>PER SECTION</b></p>



**Wellness Centre: (only on completion of phase 2C)**

Fully equipped gymnasium with heated indoor pool will be available.

Resident fitness instructor for weight, cardio, yoga, pilates, general stretching and water aerobics training will be available daily Monday to Friday from 6am to 11am and 4pm to 7pm and 7am to 10 am on Saturdays.

Fully equipped hairdresser and beauty area will be available

Hair and beauty services cost will be charged over and above the levies payable and will be provided by external service providers by appointment only.

**Harbour Bay Village Shuttle Service:**

Harbour Bay Village mini-van shuttle service available for fixed pre – arranged excursions outside the complex is included in the levy. Bookings to be done with concierge.

**Harbour Bay Village Golf Cart**

Available to residents for excursions within the complex.

Bookings to be done with concierge.



**Harbour Bay Village Yacht – FBYC**

Available to residents for excursions within False Bay on Wednesdays and Saturdays – weather permitting.

Bookings to be done with concierge.

**Harbour Bay Village Resort Pool**

**A resort class outdoor pool with leisure decks and sunken cocktail bar will be available to residents and their guests on completion of 2C.**