



# KLOOF RETIREMENT VILLAGES

SINCE 1904

## 1. MEMBERSHIP

Persons who wish to be on a waiting list for any Life Rights Estates (LRE) managed by KRHA are required to make application in writing.

Members are required to renew their membership annually on 1 April each year and pay the prescribed annual membership fee which is currently R100.

Members whose annual membership fee are overdue by more than 60 days will be notified by email and should no response be successful for a further period of one month, they will automatically cease to be members.

Applications must be submitted to KRHA, c/o admin@kloofretirementvillages.co.za.

## 2. MEMBERSHIP APPLICATION

Application forms will be available from KRHA Head Office on which each applicant must include the following.

- Full Names.
- Physical and email addresses as well as all phone numbers.
- KRHA will not be responsible for any delays or failures in communicating with members, particularly those who are not on email. Matters of general interest and newsletters will only be circulated by email. It is the responsibility of each member to inform KRHA of any changes to the original information given on application to become a member.

## 3. EXISTING RESIDENTS

- 3.1 Residents who wish to move to another LRU in the estate they live in or move to another estate must apply to be put on the waiting list for the LRU in their existing estate or the waiting list of the estate they wish to move to. This application must be made to the relevant estate Chairperson.
- 3.2 When a LRU becomes available in an estate, applicants from the four estates will be given priority of one week before any external marketing takes place. Although the list will be prioritised in terms of length of time on the list, KRHA reserve the right, in consultation with each estate Management Committee to accelerate an application if a special need to do so exists.

3.3 In the event that an existing resident wishes to upgrade or downgrade to another unit in any of our four estates, that resident will be given preference to negotiate to purchase the unit on offer, subject to the re-sale of their existing unit for a period of 30 days. If the resident's unit is not sold within the 30 days a further period may be granted at the sole discretion of KRHA.

#### **4. PRIORITY**

Units that become available will be offered to persons on the waiting lists in the following order:

1. Residents of the four estates.
2. The general public.
3. Preference will be given to members highest on the list who are cash buyers.

#### **5. PRICE**

The price at which the Unit will be offered for re-grant will be set by KRHA in consultation with the vacating resident, the executors of his/her deceased estate or liquidators of his/her insolvent estate as the case may be and the Management Committee.

Notwithstanding all of the above, the final decision on the price of any and all units will be made by KRHA.

#### **6. LIFE RIGHTS GRANTS – SPECIFIC REQUIREMENTS**

- Proof of funds.
- Able to live independently.
- 60 years of age or older.
- Some pets, other than cats, are allowed subject to the Conduct Rules for each of the villages.
- Life Right units may not be leased or rented to third parties.
- Members are required to take occupation of their unit.

#### **7. ESTATE AGENTS**

KRHA has appointed three estate agencies to assist with marketing and sale of units after the residents in the four villages and members on the waiting list have received priority.

#### **8. VIEWING UNITS**

Prospective purchasers wishing to view units are requested to contact our Head Office in order that arrangements can be made.