



Occupancy Rights at Pembury Retirement Lodges

Pembury Retirement Lodges offers exclusive Occupancy Rights to qualifying retirees and this document sets out to explain this in more detail. It's important to know that although we use terms such as buying and selling, there is no purchase of actual property. What you are purchasing is the right to occupy a specific unit at one of our Pembury Retirement Lodges for the remainder of your life.

The Occupancy Rights purchase price that is calculated on market-related prices and is a pre-determined amount which can also be seen as a lifetime of rent paid upfront. The payment of the sum will be set out in the sale agreement and will usually take the form of a deposit to secure the unit with the outstanding amount being paid when occupation commences.

If a couple is purchasing Occupancy Rights it works as follows: Upon the death of one spouse, the surviving spouse may continue living in the unit until their death.

The positive of Occupancy Rights is there are no transfer duties or registration fees. Please remember however that the unit itself is not an investment or asset and cannot be left to other family members in your will. , it's critical to realise that the property itself does not become an asset in the purchaser's estate and therefore cannot be bequeathed to an heir in their will. When the unit is resold, a market-related percentage will be paid back which is determined on a sliding scale depending on the duration of occupancy.

The Benefits of Occupancy Rights

- No transfer fees
- No registration fees
- No VAT payable
- Lower monthly levies
- Physical Security within our retirement lodge or estate
- 24-hour nursing and care