



*Pembury Bryanston*

**Information Brochure**

*2018*



*Pembury Lifestyle Group*

Retirement Lodges, Hotels and Healthcare

# Welcome

On behalf of Pembury Bryanston, I would like to thank you for considering our lodge as a possible future home for you or your loved one. Pembury Bryanston is a warm, homey retirement lodge where we offer assisted living, frail and dementia care on a rental and purchase basis. I hope that you will find all the necessary information you need in this brochure, but feel free to contact me if you have any further questions. Please also consider paying us a visit to experience our facilities first hand. I look forward to introducing you to the Pembury way of life – It's just like home, only much easier!

Best wishes from me and the Bryanston Team,

**Mike Oosthuizen**

Manager at Pembury Bryanston

Email: [GMBryanston@pemburybryanston.co.za](mailto:GMBryanston@pemburybryanston.co.za)

Call: 011 706 4389 / 011 706 1250



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# Accommodation Options 2018 Pricing

Unit	Description	To Buy*: Occupancy Right Price	To Buy*: OR Levy	To Rent*
<b>Single Suite Upper Level</b>	Small suite overlooking the central gardens. En-suite bathroom. Built -in cupboards. Upper level suite with ramp access. Approx 20m <sup>2</sup>	NA	NA	R12,000 per month*
<b>Single Suite Ground Floor</b>	Small suite opening to the garden. En-suite bathroom. Built -n cupboards. Sliders to Garden. Small patio. Approx 20m <sup>2</sup>	NA	NA	R15,000 per month*
<b>Large Suite Ground Floor</b>	Large suite opening to the garden. Space for a comfortable sitting area. En-suite bathroom. Built -n cupboards. Sliders to Garden. Patio. Approx 25 - 30m <sup>2</sup>	R381,500	R13,860 per month	R19,800 per month*
<b>Double Suite / one bedroom apartment</b>	Ideal for couples. Large and spacious suite. Includes a lounge with kitchenette and guest bathroom, spacious bedroom with en-suite bathroom. Approx 50m <sup>2</sup>	R595,000	R18,200 (Couple rate R22,400)	R26,500 per month*

**Please note  
that all  
suites are  
unfurnished**



*\*2018 Prices; prices are revised and subject to change*

*\* All prices quoted are for assisted living / mid care (includes accommodation, nursing/caregiver assistance, meals, housekeeping)*

# Occupancy Rights – buying a suite

If you prefer to buy rather than rent, **Pembury Bryanston** has a small number of apartments sold on an Occupancy Right (or life right) basis. Although we use the terms 'buying' and 'selling', there is no purchase of actual property; what you are purchasing is the right to occupy a specific unit for the remainder of your life and to receive certain services.

An investment of this nature will cost you between R381,500 to R595,000 depending on the unit's size and will result in a significant saving on your monthly rate; currently, the saving is a **30% reduction\*** on the normal monthly rental rate. When the unit is vacated, a percentage\* of the new retail value is refunded. This refund is based on how long you occupied the unit.

1 - 12 months of occupancy = 90%	13 - 24 months of occupancy = 80%
25 - 36 months of occupancy = 70%	37 - 48 months of occupancy = 60%
49+ months of occupancy = 50% of new retail value is refunded	

Our occupancy rights offer good value because you **save 30%** on your **monthly** rate when you buy and our refund % is competitive

*If you would like more information on the availability of such units, please email Mike [GMBryanston@pembury.co.za](mailto:GMBryanston@pembury.co.za)*

*\*2018 Prices and Terms. Prices subject to change*



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# Services and Facilities included in monthly rate

These services are included in the monthly Assisted Living rate:

- Accommodation
- Nursing and caregiver assistance
- Suites are fully serviced
- Three balanced, home cooked meals and tea twice daily
- DSTV in main lounges
- Bingo
- Movies
- Shuttle to shops
- Family lunch twice a year



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# Services and Facilities available at extra charge

These services will incur extra charges which will be put onto the statement and paid with the monthly rental.

- Hairdressing done by our resident hairdresser
- Manicures once a month by our visiting manicurist
- A podiatrist can be arranged on special request
- A driver for private transport upon request
- Tel line rental
- Medication order and dispensing



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# Nursing

Pembury Bryanston offers the following care:

- **Assisted living / Mid Care**
- **Frail Care**
- **Dementia and Alzheimer's care**

Assisted living care is provided in the comfort of your suite. If you need assistance, the caregivers will assist with bathing and personal care. Should it be required, medication can be ordered and dispensed by our resident nursing sister, at an additional charge. Our nursing staff is on duty 24 hours a day. A matron is on duty during the day to supervise the nursing staff and care for residents.



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# 2018 Rates

<b>Non-refundable deposit:</b>	R9,500 once off	Payable on signing of the contract.
<b>Couple Rate</b>	PoA	Extra charge for 2 <sup>nd</sup> person in the suite
<b>Electricity</b>	R 150 per month	<b>Driver</b> R 80 per round trip
<b>Tel line rental</b>	R 110 per month	<b>Med management</b> R 200 per month
<b>Shift nurses</b>	R 250 per shift	<b>Panic button</b> R 300 initial / replacement

	To Rent *	To Buy *	To Buy *
	Monthly Rate	OR Price	Monthly Rate
<b>Single Suite Upstairs:</b>	R12,000 per month	NA	NA
<b>Single Suite Downstairs:</b>	R15,000 per month	NA	NA
<b>Large Suite:</b>	R19,800 per month	R381,500	R13,860 per month
<b>Double Suite:</b>	R26,500 per month	R595,000	R18,200 per month
			Couples R22,400pm

**Frail care\*:** R19,500 (Sharing)  
R12,000 (Private Room)



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\* Prices are revised annually and are subject to change

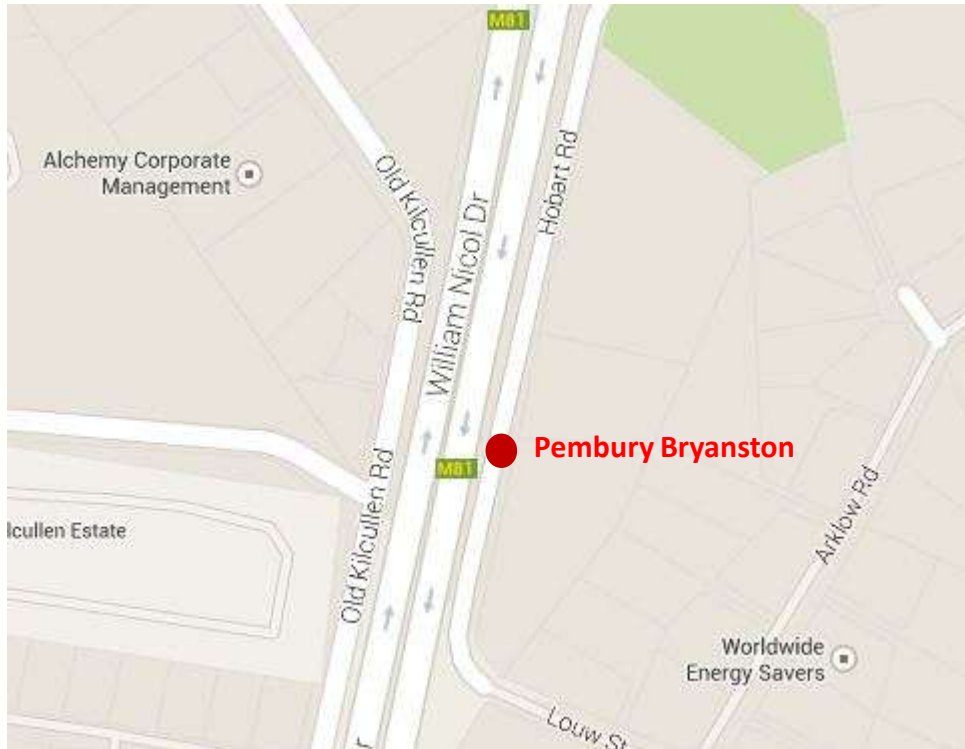


# Gallery



# Contact Us

Please feel welcome to contact us for more information or to arrange a viewing



2 Hobart Road, Bryanston

Lodge Tel: 011 706 4389 / 8362 / 6294

Lodge Cell / Matron Joy : 078 367 5559

Pembury Bryanston Manager:

Mike Oosthuizen

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*Thank You*



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Quality Retirement Accommodation Since 1999