



Pembury Finch Haven

Information Brochure

2018



Pembury Lifestyle Group

South Africa's Leading Premier Retirement Group

Welcome

Pembury Finch Haven is an intimate lodge situated in the heart of Fairland, Randburg. We have a friendly, family atmosphere and enjoy spending time with one another on our patio, the gardens or our comfortable lounge.

On behalf of **Pembury Finch Haven** I would like to take this opportunity to thank you for considering our Lodge as a possible future home for you or a loved-one. I hope that you will find all the information you need in this brochure, and feel welcome to contact me should you have any questions. Please consider arranging a site visit and personal tour of our facilities at your own convenience. I look forward to introducing you to the **Pembury** way of life – **It's just like home, only much easier!**



Warm wishes from the Pembury Finch Haven Team,
Sharon Jenkins - Pembury Finch Haven Management
Email: finchhaven@pembury.co.za
Call: 011 678 8784



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Accommodation Options

Unit	Description	To Buy*: Occupancy Right Price	To Buy*: OR Levy	To Rent*
Assisted Living suite – Shared bathroom	Various types of rooms offered on <i>assisted living basis</i> , to include services below, meals & light nursing and caregiver assistance	From R348,000	TBA per month	From R15,000 per month
Assisted Living suite – ensuite bathroom	Various types of rooms offered on <i>assisted living basis</i> , to include services below, meals & light nursing and caregiver assistance	From R348,000	TBA per month	From R15,000 per month
Serviced Independent Living Cottage	Limited cottages offered on <i>serviced living basis</i> . Approx 48 – 55m ² . Monthly rate includes housekeeping, laundry, medication administration, daily checks & panic button. Meals extra.	R590,000 to R643,000	R10,000	PoA

Please note that all suites are unfurnished



**2018 Price. Effective 1 May, revised annually and subject to change*

Occupancy Rights

Pembury Finch Haven 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 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 Sheldon at sheldon@macrodev.co.za

** 2018 Prices and Terms. Revised annually and subject to change*



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Services and Facilities included in the rate

These services are included in the monthly rental :

- Suites are fully serviced
- Laundry
- Three balanced, home cooked meals and tea twice daily
- Library
- Outdoor patios and beautiful gardens
- Assisted outings and shopping trips
- Craft workshops and games
- Socials and Entertainment
- Movies
- DSTV in Lounge area
- 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 is done by our resident hairdresser.
- Manicures are done by our visiting manicurist.
- A podiatrist can be arranged on special request.
- Parking
- Room service



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Nursing

Pembury Finch Haven offers the following:

- **Independent supported living** and
- **Assisted Living / Mid care living**
with care staff available 24 hours a day

A Matron is on duty during the day and on stand-by at night to supervise the caregivers and care for residents. If necessary, the caregivers will assist with bathing, dressing and personal care.

All medication is handled by our Matron and dispensed when necessary.



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Rates

Non-refundable deposit:	R 9,500 once off	Payable on signing of the contract
Parking:	R 250 per month	
Room service:	R 32 per single delivery; R 74 per single day; R 760 per month	
Electricity surcharge :	Price on request	Applied during May, June, July & August
Couples Rate:	R 4000 per month extra	

To Rent *

Monthly Rate

To Buy *

OR Price

To Buy *

Monthly Rate

**Offered on Assisted Living basis to include nursing assistance*

Single Suite

Shared bathroom:	From R15,000	NA	NA *
Ensuite bathroom:	From R15,000	NA	NA *

Offered on Assisted Living basis, **includes all meals, nursing, housekeeping, laundry*

1 Bedroom Cottage:	TBA	From R580,000 to R640,00	R10,000 per month Housekeeping Laundry Med administration Daily checks & panic button Meals
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**2018 Price. Prices are revised annually and are subject to change*

Gallery



Contact Us



Address: 228 Smit Street,
Fairland, Johannesburg

Telephone:

011 678 8784

Manager: Sharon Jenkins

Email:

finchhaven@pembury.co.za



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Thank You



Pembury Lifestyle Group

Quality Retirement Accommodation Since 1999