



MANAGER: MELINDA VAN GEEMS

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After the storms of life, **Stormhaven Park** offers a safe and contented sanctuary in which to meet the diverse challenges of your retirement.

The beautiful Hottentots Holland Mountains form a resplendent panorama and background to the complex.

Stormhaven Park is virtually in the centre of Somerset West and thus close to all essential facilities - major retail stores – the Somerset Mall is but a fifteen minute drive away, the library, all medical facilities (Stormhaven Park borders the Vergelegen Medi-Clinic) and with sporting and leisure centres that cater for all wishes and needs.

Within the complex there are active gardening members, bridge players – with at least four schools, a small library, a fully functional kitchen, a well-appointed swimming bath, a hair salon, as well as a laundromat.

Stormhaven Park is a Sectional Title complex with annually elected Board of Trustees appointed to manage the financial obligations, social interests and the over-all-well-being of title-deed holders.

The 81 units vary in size and design, ranging from the larger three bedroom/two bath roomed (one bathroom en-suite) to the smaller units suitable for single residents. The units are surrounded by gardens. Most residents maintain a small garden for their own enjoyment, but the larger lawns and garden areas are cared for by an experienced maintenance staff.

The units are sheltered by a perimeter fence, controlled entrance gates and a security guard that patrols the complex at night.

Stormhaven Park promotes independent living, with the assurance of medical assistance at the push of a button.

A fully qualified medical sister is on duty during the normal working day, whilst her duties are taken over by trained medical staff during the course of the night.

(Author: Dr RC Davies)



BASIC INFORMATION

(Full set of Management and Conduct Rules available at office upon request)

1. Each owner shall, upon the re-sale of a unit by him or her or, if the unit is owned by a Company, Close Corporation, Trust or other Corporate Body, upon any change in shareholders, members or beneficiaries, pay an amount to the body corporate to be retained by it in a Levy Stabilization Fund, to be used for the purpose contemplated in Section 37 of the Act, as amended from time to time, and in particular as a provision for Contingencies and periodic expenses. A testamentary request by an owner shall not be regarded as a re-sale.

2.
$$20 \quad \times \quad \frac{A - (B + C + D + E)}{100}$$

Where:

A = Gross selling price of unit of gross amount payable by any person acquiring shares and member's interest, not only in respect of such shares and interest, but also any claims which the owner may dispose of pursuant thereto;

B = Agent's Commission, if applicable;

C = Price which Seller paid for Unit when he purchased it;

D = Transfer costs and transfer duty paid by Seller when he purchased the unit; And

E = All taxes or imposts payable by the Seller as a direct result of the Sale

Provided: That A is greater than the aggregate of B, C, D and E.

3. AGE RESTRICTIONS (Rule 32)

The Purchaser acknowledges and undertakes that except for the following persons, no person may occupy the unit who has not yet attained the age of 50 years:-

a. The spouse of the occupant.

b. A wholly dependent child of the occupant.

c. A bona-fide guest of the occupant provided that no guest may remain for longer than a total of 6 weeks per annum unless the written consent of the Trustees has first been obtained.

4. RULE OF OCCUPANCY (Conduct Rule 10)

No owner, lessee or occupier of a unit shall allow more than two (2) persons per bedroom to reside in the unit at any one time. The prior permission of the Board of Trustees must be obtained before any person other than the owner or his/her spouse is permitted to reside permanently in a unit.

5. CATERING SHARED COST

Every permanent resident will be billed for a Catering Shared Cost every month, which is calculated per resident and is reflected as a separate line item on resident's monthly statement of account. This Catering Shared Cost covers the overhead expenses of running the kitchen.

6. MEDICAL SERVICE

A 24-hour medical emergency service is provided. A qualified Nursing Sister is on Duty during working hours and a nurse-aid at other times. Limited home nursing services are therefore available to residents. There are no frail-care facilities available at Stormhaven Park, but we do make use of a home caregiving nursing system. More information on this available at the office. Prospective residents requiring full-time nursing are advised not to buy into Stormhaven Park.

7. RULES AND REGULATIONS

Owners and residents must adhere to Stormhaven Park's Regulations, Rules and Conduct Rules. An electronic copy of these Rules and Regulations will be made available to each new owner and resident but they can also be accessed on the Stormhaven Park website.

8. SATELLITE DISH TV

Stormhaven Park offers a retirement village DSTV package consisting of a number of channels at a reduced rate. Alternatively, an owner can sign his/her own agreement with Multichoice for the package of his/her choice.

Any owner who wishes to install a satellite dish may do so at his/her own cost, subject to the following provisions:

- a. An owner must apply in writing to the office for permission to do so.
- b. Only one dish per block of units and one for the double-storey block will be permitted and must be installed so as to be unobtrusive.
- c. If more than one owner per block wishes to have satellite dish TV, costs must be shared with the first owner who had the dish installed.

9. MAINTENANCE OF UNITS

- a. The Sectional Titles Act provides for the maintenance of the exterior of units by the Body Corporate. This means that funds of the Body Corporate will be used for the painting and varnishing of the outside of units. It does not extend to the carrying out of repairs to units, which is the financial responsibility of owners. (For awnings over doors and windows, covers over patios, please request detail rules from Manager)
- b. Interior maintenance of units is the responsibility of owners.

10. PETS

No owner tenant or occupier of a section shall be allowed to keep dogs or cats, or any visitor allowed to bring dogs and cats within the boundaries of Stormhaven Park. (Rule registered on 16 October 2003)

MONTHLY FEES

(REVISED OCTOBER 2019)

MONTHLY BODY CORPORATE LEVY

Levy includes:

24 Medical Emergency Service, Insurance, Gardening, Maintenance (refer guidelines included), Security, and other Body Corporate Expenses

Depends on the size
of the unit

CATERING SHARED COST:

Meal Prices:

Starter R 7.00

Main Meal R37.00

Dessert R 7.00

Sunday 3 course R65.00

A la Carte Menu (different prices)

R650.00
per person per month

DSTV:

DSTV Retirement Village Package (Optional – refer list of channels below)

Stay Basic: R255.00
Stay Essential: R375.00
Stay Ultra: R519.00
PVR Add-On: R90.00

EXTRA SERVICES AVAILABLE

Laundromat

Copies

Faxes (Send and Receive)

Stamps

Aerograms

Prices available
at office

**Property Rates and Electricity payable directly to
City of Cape Town.**

LIST OF APPROXIMATE SIZES OF UNITS

Large 3-bedroom Unit (including garage)

145m² - 162m²

Small 3-bedroom Unit (including garage)

135m² - 140m²

Large 2-bedroom Unit (including garage)

135m² - 140m²

Small 2-bedroom Unit (including garage)

105m² - 120m²

1-bedroom Unit (including garage)

90m² - 110m²

Selling Rate: +-R13,000 per m²

(July 2020)

(This rate depends on the size, condition and location of unit.)

REGULAR HAPPENINGS AT STORMHAVEN PARK

Mondays: Social events ranging from interesting speakers on various subjects to a fun filled afternoon.

Tuesdays: Canasta in the Clubroom at 15h00.

Wednesdays: Ladies Tea at 10h00.

Thursdays: DVD afternoon at 15h00.

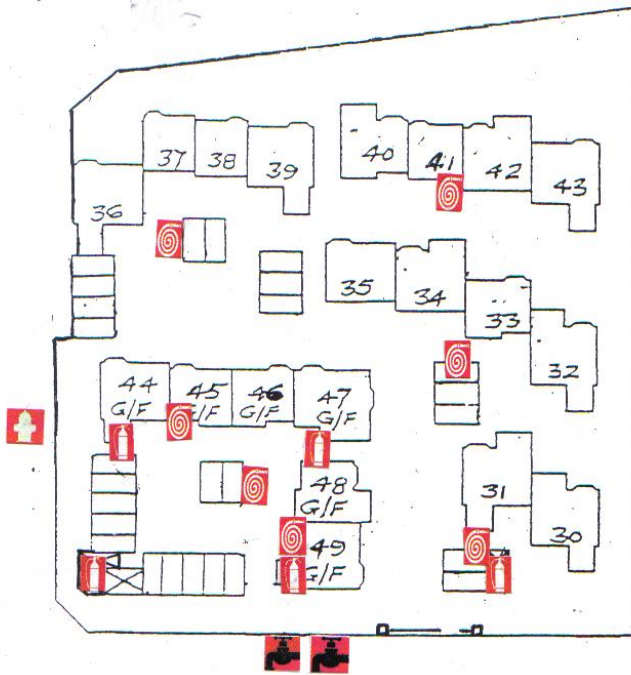
Fridays: “*Happy Hour*” in the Lounge and Bar from 18h00.

We also host church services in Afrikaans and English and Bible study get-togethers monthly.



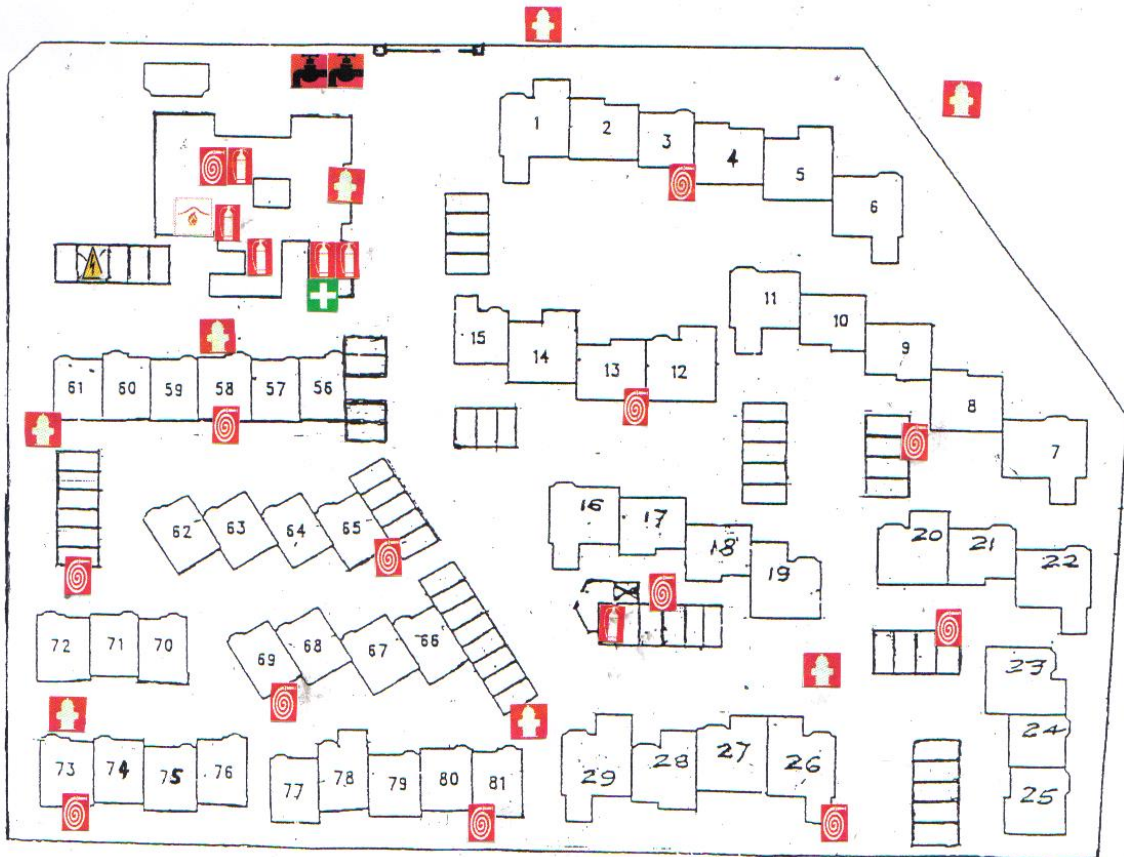
STORMHAVEN PARK

-  Fire Extinguisher
-  Fire Hose Reel
-  Fire Hydrant
-  Fire Blanket
-  Water Valve
-  Electrical Sub Station
-  Medical Personnel



RD
MAIN

BIZWENI AVE





STORMHAVEN PARK
S O M E R S E T · W E S T



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