

BEREA GARDENS RETIREMENT FOUNDATION

LIFE-RIGHT APPLICATION FORM

- You are under no obligation as a result of having completed this form
- You may indicate a preference for more than one type of unit
- PLEASE PRINT ALL RESPONSES** **PLEASE NOTE: No smoking in flats, only in designated smoking areas**

INITIALS & SURNAME: _____ TITLE: _____

IDENTITY NUMBER: _____

APPLICANT

SPOUSE

ADDRESS: _____ POSTAL CODE: _____

TELEPHONE NO's: CODE: ____ RES: _____ CELL:(MR) _____ CELL:(MRS) _____

EMAIL ADDRESS: _____

MY PREFERENCE TO OCCUPY SUCH A UNIT WOULD BE:

- As soon as one becomes available ____ (Please tick if applicable)/Not before (year) _____

SIGNED: _____ DATE: _____

THE VALLEY

UNIT TYPE/SIZE	DESCRIPTION	LIST PRICE (FEB 2026)	Sustainability Levy	TOTAL COST (FEB 2026)	MONTHLY LEVY 2026 -27	PREFEREN CE (please tick)
A (130m2)	2 bedrooms, 2 bathrooms, study (No ground level)	R1,600,000	R56,000	R1,656,000	R6,568.00	
B (90m2)	2 bedrooms, 2 bathrooms (No ground level)	R1,310,000	R46,000	R1,356,000	R5,056.00	
C (75m2)	2 bedrooms, 1 bathroom (No ground level)	R1,035,000	R36,000	R1,071,000	R4,432.00	
D (61m2)	1 bedroom, 1 bathroom (No ground level)	R854,000	R30,000	R884,000	R3,563.00	
E (69m2)	2 bedrooms, 1 bathroom	R907,000	R32,000	R939,000	R3,953.00	
E (69m2)	2 bedrooms, 1 bathroom (8 ground level)	R922,000	R32,000	R954,000	R3,953.00	
F (64m2)	1 bedroom, 1 bathroom (No ground level)	R859,000	R30,000	R889,000	R3,603.00	
F (64m2)	1 bedroom, 1 bathroom (1 ground level)	R870,000	R30,000	R900,000	R3,603.00	
G (82m2)	2 bedrooms, 2 bathrooms	R1,180,000	R42,000	R1,222,000	R4,652.00	
G (82m2)	2 bedrooms, 2 bathrooms (3 ground level)	R1,196,000	R42,000	R1,238,000	R4,652.00	
H (72m2)	2 bedrooms, 1 bathroom	R1,035,000	R36,000	R1,071,000	R4,243.00	
H (72m2)	2 bedrooms, 1 bathroom (6 ground level)	R1,050,000	R37,000	R1,087,000	R4,243.00	
I (48m2)	Bedsitter (ground level)	R725,000	R25,000	R750,000	R3,202.00	
J (72m²)	2 bedrooms, 1 bathroom (No ground level)	R1,035,000	R36,000	R1,071,000	R4,243.00	

- unit size includes patio

PARKLANDS HIGHRISE

UNIT TYPE/SIZE	DESCRIPTION	LIST PRICE	Sustainability Levy	TOTAL COST	MONTHLY LEVY	PREFERENCE
One Bedroom (62m2)	1 bedroom, 1 bathroom (No ground level)	R854,000	R30,000	R884,000	R4,072.00	
Two Bedroom (80m2)	2 bedrooms, 1 bathroom, guest toilet	R1,070,000	R37,000	R1,107,000	R4,977.00	
Two Bedroom (80m2)	2 bedrooms, 1 bathroom, guest Toilet (4 ground level)	R1,082,000	R38,000	R1,120,000	R4,977.00	
Combined Unit (124m2)	2 bedrooms, 2 bathrooms, study	R1,565,000	R55,000	R1,620,000	R7,335.00	
Combined Unit (124m2)	2 bedrooms 2bathrooms, study (1 ground level)	R1,585,000	R55,000	R1,640,000	R7,335.00	
A Unit (133m2)	2 bedrooms, 2 bathrooms	R1,600,000	R56,000	R1,656,000	R7,765.00	
A Unit (133m2)	2 bedrooms, 2 bathrooms (1 ground level)	R1,615,000	R57,000	R1,672,000	R7,765.00	

- unit size includes patio

PARKLANDS COTTAGES

UNIT TYPE/SIZE	DESCRIPTION	LIST PRICE	Sustainability Levy	TOTAL COST	MONTHLY LEVY	PREFERENCE
Jarvis Road (115m2)	2 bedrooms, 2 bathrooms, garage C1 to C8	R1,525,000	R53,000	R1,578,000	R6,062.00	
Valley View (115m2)	2 bedrooms, 2 bathrooms, garage C9 to C17 C12 (124m²)	R1,555,000 R1,585,000	R54,000 R55,000	R1,609,000 R1,640,000	R6,062.00 R6,062.00	
Jarvis Road (101m2)	2 bedrooms, 1 bathroom, garage B1	R1,330,000	R47,000	R1,377,000	R5,667.00	
Valley View (93m2)	2 bedrooms, 2 bathrooms, carport A3	R1,400,000	R49,000	R1,449,000	R5,667.00	
Island Units (115m2)	2 bedrooms, 2 bathrooms, garage C18 to C21	R1,525,000	R53,000	R1,578,000	R6,062.00	

- unit size includes patio

STIRLING LODGE COTTAGES

UNIT TYPE/SIZE	DESCRIPTION	LIST PRICE	Sustainability Levy	TOTAL COST	MONTHLY LEVY	PREFERENCE
Two Bedroom (108m2)	2 bedrooms, 2 bathrooms, garage	R1,455,000	R51,000	R1,506,000	R4,638.00	

- unit size excludes patio

Updated 01/04/2026

MONTHLY LEVIES

The subject of Levies is covered in the Occupancy Agreement.

Levies are determined by the Board of Directors of the Foundation in consultation with the Management Committees of the respective complexes. Monthly levies are adjusted annually with effect from 1 April each year.

The items included in the monthly levies are:

1. General maintenance, repairs and replacements arising from normal wear and tear.
2. Security services/personnel.
3. Cleaning costs in the public areas.
4. Gardening costs.
5. Light and water charges for the public areas.
6. Lift maintenance costs, where applicable.
7. Insurance premiums and costs.
8. Rates and Local Authority assessments.
9. Refuse removal.
10. Management, secretarial and administration expenses.
11. Sewerage Availability.