



# NORFOLK PLACE

A St Luke's Hospice Owned Initiative

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*Norfolk Place is located in the gardens of*

*St Luke's Hospice  
94 Harfield Road, Kenilworth*





## NORFOLK PLACE

# The Retirement Alternative

### Main Features:

- Resale profits go to **St Luke's Hospice** for the promotion of its work
- **Personal medical care** and attention - Norfolk Place does not offer frailcare
- **Central location**, close to Kenilworth Station, shops, banks, doctors etc.,
- Join a small select community, only 44 units
- **Club House:** Lounge/dining room/ Library/ TV/Music Centre/ Tea/Coffee / Daily Newspapers
- **DSTV Satellite signal:** bouquet of 96 channels available to all apartments
- **Levy escalation:**
  - 7% per annum for residents up to 85 years old.
  - 4% for residents between 85 and 90 years old.
  - 0% escalation for residents 90 years and older.
- **Meals:** Residents are required to take any 10 main meals per month. All other meals are optional. Family and friends are welcome.







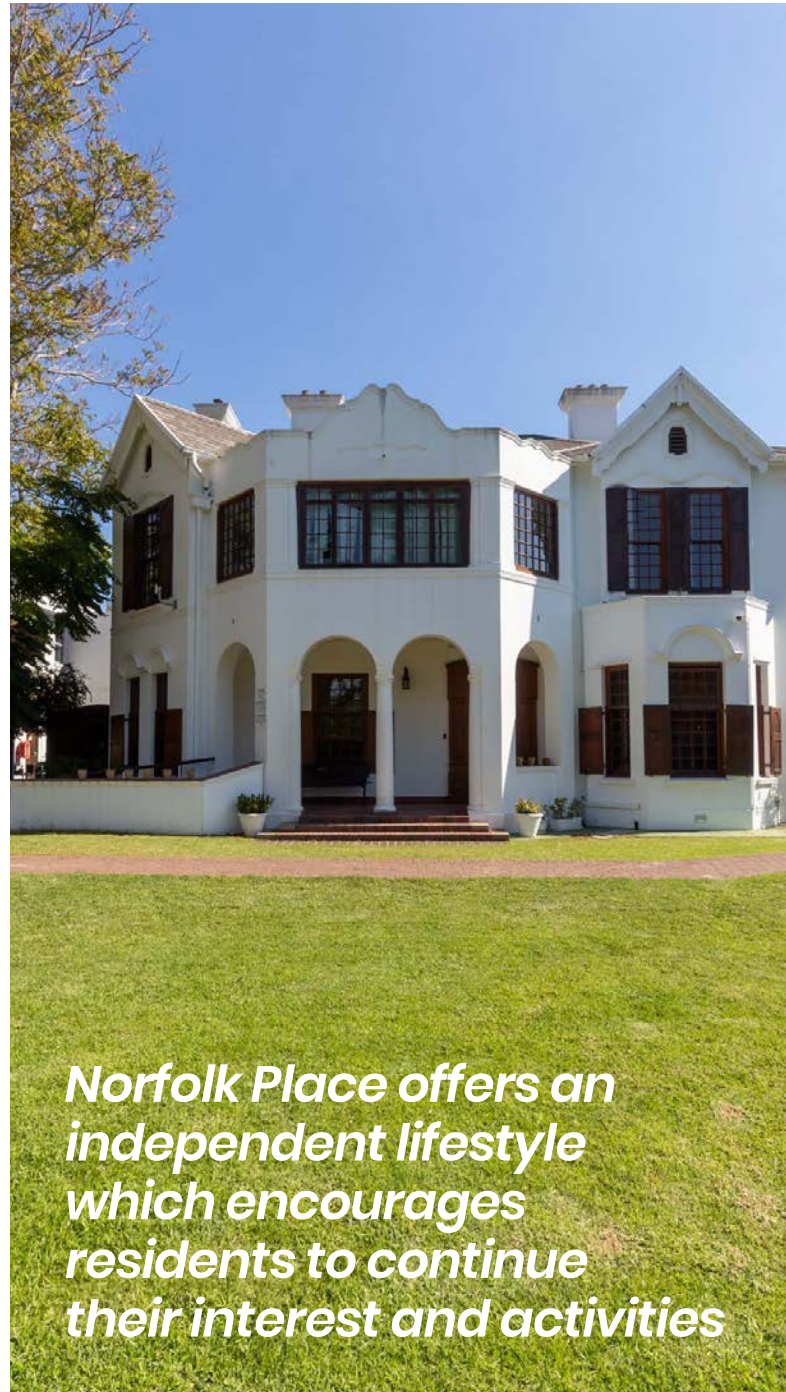
## NORFOLK PLACE

# Norfolk Place, Kenilworth

**N**orfolk Place is a 44 apartment retirement centre which has been developed and owned by St Luke's Hospice NPC on a portion of its existing property on Harfield Rd, Kenilworth. The apartments are in two separate 3 story buildings situated on either side of the well-known Norfolk Pine in front of the existing St Luke's Combined Hospices building. The motivation for this development is twofold, firstly to raise funds to finance the ongoing work of St Luke's Combined Hospices, and secondly, to maximise the use of its existing property for the benefit of elderly/retired people. The first residents took occupation in November 2000.

Norfolk Place offers an independent lifestyle which encourages residents to continue their interest and activities but from a smaller home base. It provides a secure and affordable way of spending one's retirement years within a caring and supportive community of staff and fellow residents.

Norfolk Place is managed by Norfolk Place Management Association. All residents are automatically members of the Norfolk Place Management Association and elect new members to serve on the committee each year.



***Norfolk Place offers an independent lifestyle which encourages residents to continue their interest and activities***

*\*Resales are managed by Nick Vanlierde of Robshaw Property*



# NORFOLK PLACE

## Accommodation offered

The complex offers: bedsitters, 1, 2 and 2 bedroom + study apartments of varying sizes in each category. Each apartment has a parking bay in the basement of the building in which the apartment is located.

This parking is secure and provides direct access via a lift to each floor of accommodation, providing protection from sun, wind and rain as well as excellent security for vehicles.

## Is Life Right safe?

Norfolk Place is sold on the well-known Life Right basis. Local retirement projects which use Life Right include Woodside Village, Rondebosch, Pinewood Village, Pinelands and Larmenier Village, Tamboerskloof, Peers Village in Fish Hoek, CPOA developments e.g. Constantia Place, Good Hope Park in Mouille Point, and Rathfelder and Trianon in Diep River. Life Right is a legally acceptable

form of "ownership". Purchasers are protected by the provisions of the Housing Development Schemes for Retired Persons Act No 65 of 1988 which requires, inter alia, for the title deeds to be endorsed with the fact that a retirement project has been erected on the property. St Luke's Hospice as the owner of Norfolk Place adheres to the Disclosures as stipulated in the Act.







## NORFOLK PLACE

# How does one purchase an apartment in Norfolk Place? **Join the Waiting List**

A Waiting List for those interested in retiring to Norfolk Place was opened in 2003. One completes an Application Form and submits it together with a non-refundable Listing Fee of R1500 to St. Luke's Hospice. There is no age limit to joining the Waiting List. People younger than 65 can join the Waiting List which secures where they would like to retire in the future, even if only in 10 or 15 years' time.

## Who qualifies to be a resident?

One needs to be at least 65 years of age to be offered an apartment, the spouse/partner may be younger. As it is a modern independent lifestyle retirement development, it is important that new residents are fit and well, able to manage their homes, finances and live independently, and be able to benefit from and contribute to the lifestyle offered.

New applicants should be aware that they may need to wait at least 5 years to be offered accommodation of their choice although there is a wide variety of unit sizes, one doesn't know what will become available for resale and when. It is therefore advisable to indicate various accommodation types on the Application Form which widens the options.



These can be amended at any time by phoning **Nick Vanlierde on (064 867 2507)** or emailing **[nick@robshaw.co.za](mailto:nick@robshaw.co.za)**

The Waiting List is operated in strict chronological order dependent on the date of receipt of the **Waiting List Fee**. However one is able to decline an offer of accommodation when offered as we respect that one comes to Norfolk Place when one feels the time is right.

A Newsletter is sent out to every Applicant in March each year indicating each person's updated position, new prices and levies for the year agreed by the St Luke's Hospice NPC, and general update information about Norfolk Place and its activities.

## How does one purchase a Life Right?

A “purchaser” acquires the right to live in an apartment for his/her life and that of the surviving spouse (i.e. current spouse). The purchase price is returned to the purchaser on termination of the agreement. The Life Right Agreement is for a maximum of two people.

A 10% deposit is payable on signature of the Life Right Agreement (which includes Conduct Rules and Constitution). The Balance of the Purchase Price is due on the agreed date as stated in the signed Life Right Agreement. **There are no transfer or conveyancing costs.** Late payments incur interest charges.

Because of the Waiting List and the number of people waiting to move into Norfolk Place, rentals are not possible. No sub-letting is permitted.

On resale the seller or Estate is refunded his/her original purchase consideration less any cost to reinstate the apartment to its original condition, fair wear and tear accepted. The resale profit is retained by St Luke’s Hospice NPC to (i) subsidise levies and shortfalls, if any, in the running costs of Norfolk Place, and to (ii) finance its work in the community with regard to helping the terminally ill.



# Norfolk Place Management Association

All purchasers become members of the Norfolk Place Management Association as Life Rights holders and the members elect 4 members of the Committee, with the 5th member elected by St. Luke's Hospice to represent the owner. The Committee is elected annually and elects its own Chairman. In effect, the Committee runs the Association for its members – there is no outside party involved.



## Cleaning of apartments

The Management Association of Norfolk Place does not provide a cleaning service to the apartments, but residents are free to employ their own domestic worker, subject to security clearance. The exterior of the building, including the windows, are cleaned by the Association. The proximity to Kenilworth Station and the Main Road is an advantage to domestic workers and nursing staff/ carers.

## Television

Norfolk Place provides a Commercial bouquet of 96 DSTV channels including all Supersport channels. One brings in one's own decoder which is tuned to the Norfolk Place system. The monthly subscription for the Commercial bouquet of R395 is subject to the DSTV annual increase on 1st April each year. There is a once-off payment of R 400 to link one's TV decoder to the satellite dish. If one wishes to subscribe independently to the full DSTV package or another package, one may do so with Management approval.



# NORFOLK PLACE

## Security

There is an electrified fence around the Norfolk Place property, separating it from St Luke's itself. The ground floor apartments have burglar bars and security gates to patio doors. Surveillance cameras are operational at all times. The security staff patrol the grounds on a regular basis during the night hours.

## Laundry

1 x washing machine and tumble dryer is located in the basement garage. There is also a secure external drying area. Apartments are able to accommodate a washing machine for those who prefer to bring their own.

**Please note:** No washing may be hung on patios.

## Telephone system

An advanced NEC telephone system is installed. Each apartment already has a telephone number. The entire building has been wired for Optic Fibre.

## Meals

Lunch is available each day. Norfolk Place provides good wholesome food at a reasonable price. This is important because as residents age, catering can become more of a chore. A full 3 course midday meal is offered and is operated on a booking system. On the 1st & 3rd Wednesday of the month a special evening meal is served at 7pm. There

is a Sunday lunch menu each week. Currently, meals can be ordered and delivered to the units due to Covid.

Each resident is required to pay for **10 main courses per month** in advance, with other courses and meals being optional. Family and guests are welcome provided they have been pre-booked.

## Clubhouse

(In normal non-covid times)

This provides a popular meeting place for residents. It has a sunny patio looking onto the lovely gardens of Norfolk Place and the famous Norfolk Pine, providing a relaxing setting to chat and socialise. Daily newspapers are provided. There is a large flat screen used for movie evenings and especially sports coverage of tennis, rugby and cricket etc. The library is a very popular facility, managed by knowledgeable residents and has an excellent range of books. It is open 24/7 which makes it accessible to everyone at any time.

Residents can meet for exercise classes, bridge, Rummikub and Scrabble afternoons and there is always a jigsaw puzzle to complete. Wednesday and Friday mornings are very popular for residents to gather to watch and/or play croquet beneath the Norfolk Pine in front of Reception – fresh air and time to socialise!





# NORFOLK PLACE

## Medical care

The Nursing Sister is responsible for the health and welfare of the residents. She manages the nursing requirements of individuals with the focus on home nursing.

A registered Nurse and carer is available between 09h00 to 14h00 during the week.

Daily routine check ups are performed for those in need and home nursing is provided for those who are recovering from a temporary illness.

Everyone belongs to ER24 which is used for emergencies.

**Frail care on a permanent basis is not available at NORFOLK PLACE**, but arrangements can be made with the frail care operations close by on a temporary basis. It is hoped that a resident will be nursed in his/her own home for as long as possible, this cost being the responsibility of the resident.

## Monthly Levies

All residents pay a monthly levy to Norfolk Place Management Association to cover the running costs of Norfolk Place. Residents are responsible for meals, telephone, water and electricity, and the DSTV subscription fee which are included on their monthly levy statement. The main costs within the levy charge

are security, staff salaries, primary healthcare and catering overheads as this is outsourced.

## Levy Escalation

**The escalation rate of levies is set at 7% per annum for residents up to 85 years old. 4% Escalation for residents between 85 and 90 years old, and 0% escalation for residents 90 years and older.** St Luke's Hospice is required to cover any shortfall in the operating costs of the Association and will finance this from the resale profits which it receives.

**Municipal charges are NOT included** in the levy as they are beyond the control of St Luke's and the Norfolk place Management Association. Currently the charge is **R1.51 per m<sup>2</sup>** and therefore the amount is dependent on the size of unit one purchases. Municipal charges are increased by the City Council in July each year.

## Termination

The Life Right agreement is terminated on the death of the Life Right Holder or by 3 months notice, as per LRA, given in writing to St Luke's that the Occupant wishes to move out of Norfolk Place or is moving to a frail care facility.



# NORFOLK PLACE

The Waiting List ensures that apartments which become available can be sold without delay. It should be noted that the refund of the original purchase price can be made by St Luke's Hospice only when it is in receipt of funds from the new purchaser. In the current market, the resale process should take about 4 months, the delay occurring usually with the sale and approval of a bond relating to the external sale of the new purchaser's property and to obtaining Clearance Certificates from the City Council. Every effort is made to sell the apartment timeously.

The seller or the seller's Estate receives what was paid to St Luke's Hospice originally, less the cost of repainting the apartment, steam cleaning of carpets if required, and repairing any damage caused by the Seller during his/her occupancy. Repairs due to wear and tear are paid for by St Luke's. This ensures that a high standard of quality is maintained. St Luke's benefits from the resale profit from which it covers any approved shortfall in the operating account of the Norfolk Place Management Association, with the balance going into the work of St Luke's Combined Hospice.

## Waiting List enquiries:

Brochures are available at Norfolk Place Reception or can be emailed to you by St Lukes.

### **Waiting List and resales management, and if you wish to visit Norfolk Place**

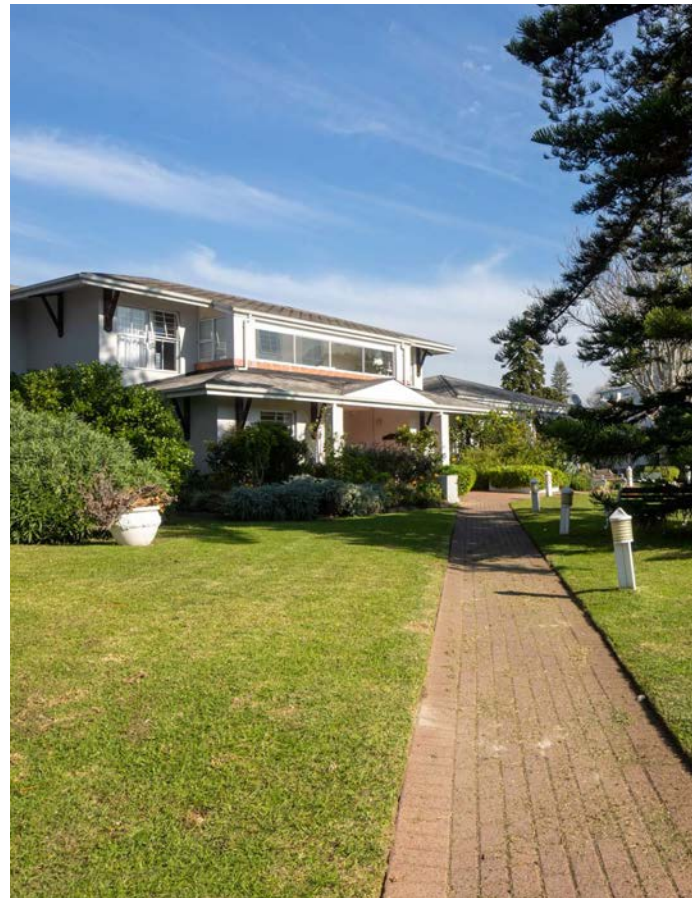
Please contact:



**Nick Vanlierde**

☎ 064 867 2507

✉ [nick@robshaw.co.za](mailto:nick@robshaw.co.za)



## WAITING LIST PROCEDURES

Norfolk Place operates a Waiting List for those interested in moving into Norfolk Place at some stage in the future. One can join the Waiting List at any age but only be offered accommodation after the age of 65.

You complete the Waiting List Application form and return it together with the R 1 500 "Listing Fee" and **proof of deposit** emailed to: **[nick@robshaw.co.za](mailto:nick@robshaw.co.za)**

**The application will be acknowledged and one is informed of one's position on the Waiting List.** Please note that the R 1 500 Listing Fee is **non-refundable** whether you actually come into Norfolk Place or not.

1. The Waiting List is operated strictly in accordance with the date on which one's application and Listing Fee are received. Newsletter is sent out in March each year which gives an update of one's current position on the Waiting List, and other useful information. The Application Form can be amended at any time.
2. When a suitable apartment becomes available, applicants will be contacted in chronological order until a purchaser is secured.
3. one retains one's position on the Waiting List even if one declines an apartment offered. One does not get moved to the bottom of the list. However, one's reason for declining is recorded.
4. When one agrees to purchase an apartment, a 10% deposit is payable on signature of the Life right Agreement.

The balance of purchase price is due upon the agreed due date as per the life right agreement. This gives one time to sell one's current property and is important as the Seller or Estate is refunded out of the purchase of the new Life right. There are no transfer or conveyancing fees.

One purchases an apartment on a Life right basis i.e. the right to occupy an apartment for life and enjoy all that Norfolk has to offer. One cannot take a bond as St Luke's Hospice NPC remains the owner of the development.

Late payment will result in interest being charged to the purchaser from due date to date of receipt of the final payment.

**As Norfolk Place has no frail care facility,** it is essential that one is able to live independently at time of purchasing an apartment at Norfolk Place.





## PRICES AND LEVIES FOR 2025

(Levies exclude Municipal charges)

Type	Area m <sup>2</sup>	Prices from	Monthly levies
Bedsitter	36 – 47	R 780 000 – R 1 200 000	R 2 880 – R 3 760
1 bedroom	62 – 82	R 1 500 000 – R 1 800 000	R 4 960 – R 6 560
2 bedroom	90 – 104	R 2 400 000 – R 2 600 000	R 7 200 – R 8 320
2 bedroom plus study	111 – 130	R 2 900 000 – R 3 100 000	R 8 880 – R 10 400
2 bedroom plus study (large)	133 – 148	R 3 400 000 – R 3 600 000	R 10 640 – R 11 840

### Prices include:

- Patio/balcony and 1 basement parking bay (lift access)
- 10% deposit payable on signature,
- Balance within 4 months.
- No transfer/conveyancing costs.
- Prices adjusted annually by St Luke's Property Board.

**Levy calculation is based on the area** of the apartment.

2025 levy is set at R80.00 per m<sup>2</sup>

### Levies increase by

- 7% per annum for residents up to 85 years old.
- 4% for residents between 85 and 90 years old.
- 0% escalation for residents 90 years and older.

**Municipal charges** are determined by City Council in July each year. Currently they are calculated at **R 1.51 per m<sup>2</sup>**