

Dear Prospective Resident

**Thank you for the interest shown in our retirement village.**

At Deansgate we strive to deliver a holistic approach to care to all our residents by working together, communicating openly, acting with integrity, and respecting one another.

Deansgate offers different tiers of accommodation to suit any prospective resident's needs:

- Independent living- in one- or two-bedroom Cottages  
Or
- Care accommodation in our Main building

We trust that the information contained in the following documents will be useful to assist you in applying to become part of the Deansgate Community.

To apply please complete the following application forms and e-mail to:  
[admin@deansgate.co.za](mailto:admin@deansgate.co.za)

Please contact Deansgate either through email or telephonically should you require further assistance.

Yours sincerely

*Paula Boshoff*  
Paula Boshoff  
General Manager

**Deansgate Pricelist as of 1 March 2024**

<p><b><u>Main Building: Care Unit:</u></b></p> <p><b>A non-refundable Administration fee is payable to secure any of the rooms before occupation.</b></p> <p><b><i>Deluxe Ensuite Room</i></b> (Private room with bathroom &amp; kitchenette)</p> <p><b>Semi-deluxe Single Room:</b> (Private toilet- shared shower &amp; kitchenette)</p> <p><b><i>Garden View Private Room</i></b> (Room only)</p> <p><b><i>Standard Single Room</i></b></p> <p><b>Sharing Room</b> (2 bed)</p> <p>(3 to 8 bed)</p> <p><b>High Care Unit</b></p> <p><b>Transport:</b> Once weekly trips to Rosebank and Victory Park</p> <p>Other trips</p> <p><b>The following services are also available:</b> Hairdresser, Podiatrist, Occupational therapist, Physiotherapist</p> <p><b>Medication</b></p> <p><b>Incontinence Wear</b></p>	<p>R 3 750</p> <p>R 27 525 per month</p> <p>R 26 723 per month</p> <p>R 26 210 per month</p> <p>R 24 450 per month</p> <p>R 22 470 per month</p> <p>R 21 560 per month</p> <p>R 28 569 per month</p> <p>No Charge</p> <p>R112 in a radius of 5km R165 in a radius of 10km Airports: R530 one way during office hours Airports: R 670 one way After Hours</p> <p>All paid by the resident.</p> <p>For the resident's account Please note that we make use of blister packing. (Our staff will assist you should your pharmacy not offer this service)</p> <p>We can provide these products and it will be charged to the resident's account.</p>
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**Cottages for Sale on Life Rights:**

1 Bedroom cottage  
2 Bedroom cottage

From R1 300 000  
From R 2 700 000

Levy

Between R3 750 to R 9 095 per month,  
depending on the size of the cottage.

Lunch tokens for cottage residents or visitors

R90 each

Laundry tokens for cottage residents

R 30 each

**Transport:**

Once weekly trips to Rosebank and Victory Park

No Charge

Other trips

R112 in a radius of 5km  
R165 in a radius of 10km  
Airports: R530 one way during office hours  
Airports: R 670 one way After Hours

## Independent Living: Cottages

Deansgate is a unique retirement village in the suburb of Craighall Park just a few minutes away from different shopping malls and hospitals.

We offer 40 unique one- and / or two-bedroom cottages purchased on the Life Rights System.

Our Cottages are nestled in between beautiful, lush green gardens guaranteeing a tranquil laid-back lifestyle for every resident.

Prospective residents who wish to purchase the cottage will be requested to submit their application documents before the contract can be signed. Once the contract has been signed a 10% deposit is required to secure the cottage. The balance of the purchase price must be paid no later than 48 hours prior to occupation.

Residents shall abide by and observe all the Conduct Rules or specific directions as may be made by Deansgate from time to time.

### **Documents required before purchasing of the Cottage:**

- Application documents
- Doctors report (Confirming ability to live independently (mentally and physically))
- Financial Statements and / or bank statements must be presented, to ensure the sustainability and payment of the monthly levy
- Copies of ID documents, Medical Aid and Covid vaccination

### **Monthly levies:**

Monthly levies shall be utilised to maintain and fund the retirement village and is based on the expenditure, which can vary from the estimates stated and which includes but is not limited to all rates and taxes, insurance premiums, maintenance and any other cost reasonably needed to run the retirement village.

Levies are paid monthly in advance or before the 7th day of the month. The first such payment shall be made on date of occupation or on the date the resident becomes entitled to occupation whichever shall first occur.

Prices are subject to change and are reviewed annually on the 1<sup>st</sup> of March.

Services Included in the cottage levy:

- Visits by a Professional Nurse according to schedule
- Cleaning of cottages once a week (hours will be allocated)
- Gardens and lawns are maintained by our gardeners.
- Maintenance as per service level agreement
- Or any other cost as determined by the Executive Committee

### **Maintenance of Cottages:**

Deansgate ensures all maintenance is done outside and the resident shall maintain the interior of the cottage in the same condition as it was as at the date of occupation.

Any requests for alterations (structural or decorative in nature) shall be done in writing and forwarded to the attention of the General Manager for approval. No alterations are to be made without the written permission of the General Manger.

Permit any persons employed by Deansgate access to his Unit at all reasonable times for the purpose of inspection, the performance of maintenance work or for any other reasonable purposes.

Residents should ensure that no action is taken in the cottage which would invalidate any insurance policy held by Deansgate or impact upon the premium payable by Deansgate in respect of such insurance.

### **Medical and Nursing Care:**

All residents must be fully independent (mentally and physically) when moving into a cottage.

An assessment will be conducted by a Deansgate Registered Nurse before finalising the sale of the cottage to establish a baseline to assist us in monitoring your health in future.

A Professional Nurse assigned to the cottages is available from 08:00 to 13:00 and visits all cottages regularly according to the schedule.

Deansgate can provide Care workers to assist residents in the cottages with their activities of daily living. The carers work under the direct supervision of the Professional Nurse assigned to the cottages. An hourly rate is charged for these services. Unfortunately, we do not place carers at night and would then rather recommend our care services in the main building.

Deansgate reserves the right to advise the resident on the best care options. We will be in consultation with the care team (doctor, therapists, staff & family) of the resident when making these suggestions. The resident may qualify to have a Deansgate care giver in the cottage to assist with support required. Should the resident not qualify in terms of our policy a recommendation might be made to move the resident to the main building for the appropriate care and support.

### **Meals:**

Cottage residents are welcome to buy meals offered by our kitchen. Meals can be delivered to the cottages or collected daily.

For special occasions and private functions, a part of the dining room can be hired out to residents and their friends and family.

\*See pricelist for prices

### **Laundry:**

Laundries are available on the premises to be utilised by cottage residents. Tokens can be bought at reception for your convenience. \*See pricelist for prices.



**DSTV, Wi-Fi & Telephone Connections:**

DSTV & Wi-Fi connections are available in all units. All costs associated with the repair, maintenance and upgrade of the DSTV system (inclusive of the DSTV dish) and Wi-Fi are for the account of the resident.

**Pets:**

Deansgate only allows small breed dogs or cats with prior permission to stay in the Cottages. All residents or prospective residents must request prior permission from the General Manager to bring a pet to stay on the premises. Permission may be granted or denied depending on circumstances. (Please refer to our pet's policy for more details)

**Liability:**

The resident's safety is always Deansgate's top priority. However, Deansgate cannot be held liable for any injury to a resident. Every precaution is taken to prevent theft, but no responsibility is accepted for loss or damage of any kind.

## **Dependent Living: Main Building**

### **Care Unit:**

Our trained staff will assist and guide you when seeking accommodation for you and / or your loved one.

We have a variety of room options in our main building to accommodate individual preference living, from our deluxe- en-suite rooms to standard and shared options.

Our care unit does not label our residents needs ensuring privacy, dignity and independence. Our care can range from assistance with minimal tasks to more dedicated care to frail bedridden residents. We encourage residents to live independently for as long as they can while providing the assistance they need in their journey.

Our Care unit is structured in such a way that we can offer services to people with memory loss and additional supervision for those who need it in our 8-bed Hi-care unit. In this unit we provide 24/7 supervision and support with activities of daily living.

Our Residents have their meals in the different dining rooms and assistance with feeding will be provided should it be required. (We can also accommodate PEG feedings).

Although Deansgate strives to care for residents where they reside, we do reserve the right to intervene and move a resident should it be necessary. This might mean moving to another area in our care unit to ensure additional supervision and assistance.

### **Monthly levies**

Deansgate is a non-profit organization but not government subsidised. We charge a monthly levy depending on the type of accommodation ensuring an affordable option to all who would like to make Deansgate their home. Prices are subject to change and are reviewed annually on the 1<sup>st</sup> of March.

### **Medical**

Residents are responsible for their own medical expenses. The Deansgate Doctor visits Deansgate once a week, but residents are welcome to see the medical practitioner of their choice.

### **Medication**

All residents residing in the main building's medication needs to be blistered packed.

The Nursing staff will dispense the medication according to the Dr's script. (Please note that we would need a valid script prior admission of a new resident).

We will assist you with the arrangements for blister-packing at one of our pharmacies should your current one not provide the services.

### **Smoking**

Smoking is not permitted in the rooms, and residents will have to smoke outside the main building.

### **Meals**

Three meals a day are provided for all the residents in the main building. We also provide tea during tea-times and a late-night snack.

For special occasions and private functions, a part of the dining room can be hired out to residents and their friends and family.

### **Laundry**

We are responsible for all the residents' laundry once a week. In circumstances where it is needed more often, we will provide the additional service without any additional cost.

Please note that all clothes must be clearly marked.

### **Liability**

The resident's safety is always Deansgate's top priority. However, Deansgate cannot be held liable for any injury to a resident. Every precaution is taken to prevent theft, but no responsibility is accepted for loss or damage of any kind.

### **Staff**

Deansgate has a full complement of professional, dedicated staff to take care of the resident's needs.

### **Pets**

Residents in the main building are not allowed to have pets but we do allow family and friends to bring their well socialised dogs to visit. No animal is allowed to wander around the communal areas and / or gardens of Deansgate unattended. We regret no pets are allowed in the dining rooms.

(Please refer to our pets' policy for more details)

### **Furniture, fittings & Décor for Rooms**

Residents are allowed to bring their own furniture and décor for their rooms. In instances where a resident needs assistance with mobility and bed care one of our beds will be provided. Please note that we do not allow any rugs and or carpets as this is a major tripping hazard.

### **DSTV, Wi-Fi & Telephone Connections:**

DSTV, Wi-Fi Connections are available in all rooms.

Main Building residents are responsible for all costs associated with the installation, repair, maintenance upgrade of the DSTV system (exclusive of the DSTV dish), Wi-Fi and telephone systems.

### **Cleaning:**

All rooms are serviced as per daily cleaning schedule.