

1. Plumstead Rusoord in a Nutshell

Plumstead Rusoord is situated in a quiet suburb in the Constantia Valley. We provide a home for 220 residents, 116 live in bachelor, one bedroom or two bedroom flats and 104 in Health Care rooms. Our residents come from all walks of life and enjoy a safe, happy and homely atmosphere. Our vision dictates that we strive continually to provide the sense of being part of a large family. To this end we adopt an open-door management style which allows both residents and staff to be part of the decision making process. Our staff is critical to achieving our goal of being one large, supportive family; for this reason we provide continuous training and coaching which will improve their levels of service.

Our approach to caring for our residents is holistic. It is not only medical but also social, spiritual and occupational and general care. Every resident in Health Care has his/her own care plan. The service to residents in the flats includes a daily lunch, weekly cleaning of the flats and weekly laundry. In addition there are clinic services, group entertainment and regular outings. Twenty-four hour emergency medical care is also available. Residents in Health Care receive 3 meals and tea/coffee daily, have their rooms cleaned daily and laundry weekly. They also enjoy the personal attention and 24 hour assistance from medical staff. An integral part of the service we provide is our entertainment program. This includes Big screen movies once a week, visits by various entertainers, Bingo, coffee shop, hairdresser, church services, bible study groups and a 2nd hand clothing shop. We provide weekly transport to shopping centers and a car-wash on Saturdays. The buildings are surrounded by an attractive garden large enough to keep the fitness fanatics in good shape.

Plumstead Rusoord was established 1988. It is a program of BADISA and is a joint ministry of the Dutch Reformed Church and United Reformed Churches. We are continually improving our relationship with the broader community which surrounds us. We provide day care from Mondays to Sundays (07H00 – 18H00), Clinic Services on Thursdays and daily lunches. We are developing an outreach program with older persons still living in their own homes/flats in our area which will bring the community and Rusoord residents into contact. At the end of the day Rusoord is all about caring and Christian Compassion.

2. The New Building

The Board has decided to build 16 x new Life Right Flats due to the overwhelming enquiries and our very long waiting list. 14 x Two Bedroom and 2 x Three Bedroom flats will be build.

a. Life Right Units – Two bedroom

The owner buys the right to live in the flat. He/She will make a loan to Goeie Hoop Behuisings Maatskappy which will be used to provide people of 55 years and older the opportunity of accessing secure housing and a wide range of services. When the owner dies, the amount of the loan will be paid back to his/her estate.

b. New Building: Cost

Two Bedroom from R 1 485 000 parking bay included

Three Bedroom from R 1 695 000 parking bay included

Including: Built-in Cupboards, undercover parking, lift, 24 Hour Security and access to Health Care facilities, Clubhouse – Protea Lounge, and we are next to Constantiaberg Medi-Clinic,

Services paid for as needed: Electricity pre-paid meter fitted in flat, need your own insurance for your own flat contents and furniture. There is a R15 000 non refundable deposit payable to Plumstead Rusoord.

c. Monthly Cost

- i. **Monthly levy per month per couple in two bedroom is R9020 or R 4 950 per one person-2016 financial year rates. There is a once of non-refundable deposit of R15 000.00 payable to Plumstead Rusoord to secure your flat. This will be paid back to you if we do not build. The non refundable deposit will be utilize as reserved fund for maintenance**

The Monthly Levy includes:

Municipal tax, water, building insurance, building maintenance, garden maintenance, and availability of emergency medical/health care and management/administration costs.

ii. Other services/activities also included:

Access Control/ Security 24 x 7 x 365

Weekly cleaning of flat,

24 x 7 x 365 emergency medical assistance

Library & Rummy club

Spiritual Services, Bible study groups

DSTV Access point & Bouquet

Nurse Call button - for emergencies

Fire and smoke sensors

Two weeks in emergency room frail care as a rehab

iii. Services paid for as needed:

Health Care/Frail Care facilities

Year events

Hairdressing Salon

Installation of own telephone

One meal (lunch) per day 31 meals per month

Weekly laundry,

Group entertainment and events

Indoor "braai" area and Coffee Shop

Men and Women breakfast

Intercom communication point 24 x 7

Telecom Access point

Lift

Home Base Care in own flat

Outings and transport if needed

Protea Coffee Shop

Air conditioning and appliances – for own account

3. Contact Info

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4. **Building layout plans: complex , elevations, basement, ground, first and second floor** - available on request

5. **Two Bedroom and Three Bedroom layout, design and sales prices / Prototype** - available on request (3 bedroom sled out)

6. **Service Level Agreement Plumstead Rusoord: Monthly levy agreement** - available on request

7. **House Rules** - available on request

8. **Goeie Hoop Behuisingsmaatskappy : Life Right Loan Agreement** - available on request