



oostvallei[®]
RETIREMENT VILLAGE

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Index

About us	2
Facilities	3
Medical Centre	4
Restaurant	6
Functions & Conferences	7
Social	8
Management	9
Sales	12
Road map	14
Area map	15

OOSTVALLEI RETIREMENT VILLAGE

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About us

About us

Oostvallei retirement village is situated in the East of Pretoria. The 120 residential units nestle among old leafy trees. The development of the village commenced in 1990 and the first occupants moved in a number of years ago.

Oostvallei's beautiful tree rich gardens with its water streamlets and the added peace of mind brought about by the knowledge that anywhere within the village is entirely safe for walks are among the factors that enhance the graceful environment. This is indeed a little paradise. These are the lasting impressions after a visit to the village situated on the corner of Coley and Serene Streets in Garsfontein.

The developers, the Meyer family, did not skimp on the development costs for the creation of a retirement village where senior citizens can enjoy complete peace of mind. From the planning stages the owners' point of view and philosophy was that this was not merely the creation of "a roof over the head" that they planned to provide, but a lifestyle for Oostvallei's senior citizens at the stage of their lives where a comfortable home offering relaxation, peace of mind, convenience, safety and security are of prime importance.

"The focus is on a pleasant, peaceful and carefree old age," say Mr. Heiner Meyer and his wife, Dr Adé Meyer. Mr. Meyer and his father, Mr. Heinz Meyer were the developers of the luxurious village. Mrs. Anna Meyer, Barbara and her husband, Jacques van Niekerk are trained horticulturists who are allied to both the Safari Garden Centre and the owner company, Oostvallei and they are responsible for the lay-out of the picturesque gardens. Murmuring water streams wind among the sub-tropical plants and create an unbelievably peaceful environment in strong contrast to the busy city life on the other side of the high security wall that surrounds the village. The landscaping, water streams and dams featuring ducks and safe walks are skilfully laid out with top quality plants that look attractive all year round. Indigenous trees were preserved and new trees were planted in suitable areas.

This is the only village that has been developed entirely by the owners and they gave all their attention to the provision of a stunning village.



Facilities

The various facilities offered by Oostvallei are inclusive of the following:

1. Main Building

The main building forms the heart of the village. It is centrally situated and comprises a dining room, a conference room that can be extended to suit the occasion, a pub, hairdresser, administrative offices, a library and a lounge.

2. Dining Room

This is where well-balanced, tasty meals are available at reasonable prices. Only lunches are served daily, but special arrangements can be made with the caterer for larger meals and functions such as parties, family gatherings and conferences.

3. Assembly Hall

In the main building there is a large hall with a stage for special events such as annual general meetings, church services, performances or theatrical productions and various exhibitions. Smaller venues are also available.

4. Pub

In addition there is a large lounge with satellite TV, a pub and billiard room, as well as a library offering a wide variety of books.

5. Administrative Office

The administrative office in the village has the necessary facilities that enable them to assist with a variety of aspects, which give the residents peace of mind. The monthly accounts and levies are also administered from here.

6. Post Boxes

The village has its own private bag and therefore the residents' mail is delivered daily. Outgoing mail can also conveniently be sent from the safe environment of the village.



Facilities Facilities

7. Hair Salon

The hair salon in the main building is exceptionally popular, especially with the ladies, but men are also regular customers. The salon's specialties are haircuts, hair colouring, perms, highlights, blow wave etc. Clients who are not residents in the village are also welcome, but it is essential to make appointments beforehand.



8. Laundry

The laundry is operated by means of a coin system and is available to residents at a nominal fee. The washing machines conveniently allow for the washing of larger items such as curtains or sheets.



9. Security

There is only one entrance to the village and the guards have been specially trained to provide outstanding service. This simplifies access and makes it visible. Digital cameras have been placed in strategic positions in and around the village.



A high cement wall with electrified fencing surrounds the village. This too has been divided into zones that simplify effective inspections, especially in emergency situations. Management's security committee keeps a sharp eye on the guards to ensure that they deliver impeccable service. Security measures are constantly reviewed and fine tuned to ensure a safe and peaceful environment in the village. Safety and security is one of the most important aspects in the village.

Medical Centre

The care unit comprises a sick bay for first level care, a unit for frail elderly patients and provision is made for elderly persons who are still independent, but who want to be close to speedy nursing assistance. The clinic has been registered as a "step down clinic". The advantage of registration is that expenditure can be claimed from medical aids.

Physiotherapy, massaging, feet and nail treatments are also provided.

The care unit which is located within the village plays a major role in the decision making process to buy a unit in such a village. It has 20 beds of which a couple is kept especially for the use of residents of the village. A further advantage is that the unit is located centrally within the village and is easily accessible for all residents. Another advantage is that should a patient from the village be convalescing there, it is safe and convenient for other residents to visit at any time. The central intercom system links all units as well as the care unit with each other and thus offers peace of mind under any and even emergency circumstances.

An optional advantage is being able to invest in a panic button, which people can carry with them and can use for speedy assistance. These might be the smaller issues in daily life, which a person does not give much thought to until it happens to you.

Outpatients of all age groups are also welcome to make use of this care unit. The facilities are especially suitable for those patients who are recuperating from an operation. The tree rich environment with its water streams and walks close by creates a peaceful atmosphere – exactly what a doctor will prescribe in such a situation.

The friendly competent staff will ensure that your stay will be extremely pleasant. As a result of the popularity of Oostvallei among hospital patients in the adjacent areas it is necessary to book in advance to avoid disappointment.

Come and see for yourself the high standards of our services and facilities and contact the care unit for an appointment. You will undoubtedly be impressed.



Well-known large hospitals in the immediate vicinity of Oostvallei are:

- Pretoria East Hospital
- Kloof Hospital
- Wilgers Hospital
- Faerie Glen Hospital

A large variety of **pharmacies** in the area are operating a 24-hour service.



Restaurant

Residents of the village can enjoy their daily meals in the restaurant. These meals are entirely optional as every unit also has a fully equipped kitchen with an eye level oven and stove. However, the restaurant meals are offered at such reasonable prices that it could be more cost-effective to enjoy a well-balanced meal there than having to prepare your own meals every day.

The restaurant is also popular with senior citizens who live in the neighbouring areas and who come there especially to enjoy tasty balanced meals at reasonable prices seven days per week. To avoid disappointment it is recommended that bookings be made in good time.

The Oostvallei kitchen prepares fresh meals daily and therefore those who have requests for special diets or vegetarian dishes should book and notify the kitchen well in advance.

The kitchen also caters for private functions or family gatherings and clients can select from a wide variety of options inclusive of pastries, cake and savoury snacks. Oostvallei's gardens that abound with trees, spacious entertainment areas and safe parking facilities make it the ideal venue for weddings, birthdays,

An outside wooden deck overlooks the murmuring water streams and is ideal for relaxing with friends over a cup of filter coffee or tea and scrumptious, freshly baked cake. The kitchen is well known for a variety of cakes, which is one of its specialities. Orders can be placed for specific and wedding cakes at competitive prices.



Functions & Conferences

Venues:

In the main building there is a large meeting hall as well as a dining hall that can each accommodate 100 people. The two halls can be utilised as one, but then it becomes either a dining facility or a meeting facility. In such a case it is more practical for a group of 140 rather than for 200 people, because it then allows for sufficient room for serving areas.

Furthermore there is a lounge as well as a pub area, which can be converted into a meeting or private eating facility for 40 people and the adjacent pub has room for a further 20 guests.

A committee room that can accommodate 12 people is also available for private meals or discussion groups.

Equipment:

A sound system has been installed in the meeting room and the dining room. The meeting room is further equipped with a large screen (2,4 by 3,5 meter) and projector as well as a projector that can be linked to a computer, video machine or DVD player. A flip chart and cathedra that can be utilised in any of the rooms are also available.

Catering:

All crockery, glasses, cutlery, tablecloths and decorations required for functions can be arranged and provided. This is also applicable to food, snacks, and liquor that can be arranged per agreement. Guests are not allowed to provide their own food and liquor unless by prior arrangement. However, in the case of liquor they will be charged corkage. Serving will be provided as per prior arrangements and if it incorporates serving at the tables, the costs are for the client's account.

Parking:

Oostvallei is a security area and therefore provides safe parking.



Social

Oostvallei residents are socially busy with activities such as functions, gatherings, theatrical performances and outings that are widely supported. The monthly happy hour has different themes from month to month and has over the years gained momentum with residents.

Lounge, Pub & Hall

There is a large big screen television with a projector and a pub for those who enjoy having a drink there. Furthermore a billiard table is popular and a number of patios are utilised for various gatherings. Here it is always buzzing with activities such as the weekly rummy cup and needlework sessions.

Library

The village also boasts a library that offers a wide variety of books, which grows annually thanks to donations made by new residents.

Choir

CELESTE, Oostvallei's resident choir is much in demand at functions and other events.

Christmas and Easter

The annual Christmas and Easter meals are exceptionally popular. Much effort goes into the preparation of gourmet meals for residents and visitors. Therefore this is the ideal opportunity to invite family without the stress of having to prepare a meal at home.

Garment Sales

Garment sales enjoy much interest. The clothing is of good quality and is on offer at reasonable prices. Various companies regularly exhibit their products there.

Mini Bus

Although we are situated on the bus route, the village's mini bus takes residents to shopping centres to do their shopping twice a week. Special arrangements can also be made for group outings.

Hiking Trails

The most popular activity is strolling along the hiking trails through the village for daily exercise. The trails meander among the water streams, under the huge old trees and through the exquisite gardens – truly a paradise!



Management

General

In compliance with the Housing Development Scheme for Retired Persons Act (Act. No. 65 as amended in 1988) and the Regulations in accordance with the specified act promulgated in the Government Gazette R1351/1989, the Oostvallei Body Corporate is responsible for the control, administration and management of Oostvallei Retirement village. All persons who obtain a housing interest in the Oostvallei Retirement village automatically become members of the Oostvallei Body Corporate and thus have the right to peruse its responsibilities, as well as the right to access its records and financial statements.

The above-mentioned legal responsibilities indicate that it is the duty of the Oostvallei Body Corporate to insure the buildings in the common area, as well as the residential units, the common property and the exterior of the residential units with the exception of the exterior of the exterior doors and windows and hot water cylinders – as well as to maintain and keep in proper running order all installations on the property. The Oostvallei Body Corporate must also enforce the House Rules and keep a register of its members.

In order to expedite these responsibilities the Oostvallei Body Corporate have been given the power to establish a levy to finance the expenditure related to its responsibilities; to appoint staff and a managing agent in order to deliver the services agreed to by its members, to improve the facilities in the interest of its members – in fact to implement everything that is required to ensure effective management and administration at the Oostvallei retirement village. The Oostvallei Body Corporate also has the right to appoint a management committee at its Annual General Meeting to act on its behalf through honoring its obligations.

Managing Committee

The Managing Committee comprises seven members of which four are office-bearers responsible for the day-to-day management. The Managing Committee works closely with the developer who, apart from daily interaction with the committee members, also attends the monthly committee meeting. Each committee member is responsible for a specific portfolio to ensure effective management.

The various functions and portfolios are:

Chairman: Leadership and external communication.

Deputy Chairman: Internal communication, health and wellness.

Treasurer: Finance, maintenance, upkeep, repairs and administration.

Secretary: Secretarial and human resources.

Additional members: Security, social and catering service, domestic and garden services.

Description of tasks

External communication comprises all external communication with i.e. local and

Internal communication incorporates communication with occupants of units and their children or guardians.



Management Management

Internal communication incorporates communication with occupants of units and their children or guardians.

Health and Wellness is focused on the spiritual and physical health of the residents and can be likened to good neighbourliness i.e. efforts to support them in times of need. This is inclusive of making arrangements with the frail care unit, which has been outsourced to a medical doctor, and nursing staff who deliver basic medical services to all residents who are in need thereof. This service is inclusive of a 24-hour emergency service.

Finance covers the full spectrum, from the creation of an annual budget to the ongoing supervision of income and expenditure. The proposed monthly levies together with the budget are tabled at the Annual General Meeting for the residents' approval. An independent chartered accountant audits the monthly financial statements of the village and residents are presented with audited statements annually.

Maintenance, upkeep and repairs are implemented by a supervisor who reports to the Body Corporate and who also renders a limited service at the request of residents who require assistance at their units.

Administration is inclusive of routine office work, as well as the maintenance of the records that are legally required.

Secretarial incorporates the keeping of minutes of the various meetings as well as the handling of a wide range of correspondence.

Human Resources involve the canvassing for, appointment of, dismissal and pensioning of staff, as well as compiling employment contracts and the handling of other personnel matters inclusive of disciplinary hearings. The services of a qualified human resources expert are utilised in handling staff matters.

Security is an important issue that involves two components:

First non-medical emergency situations for which there is an emergency plan that has been registered with the Directorate of Civil Protection of the Tshwane Municipality. The safety sub-committee handles such matters with the cooperation of block leaders and assistant-block leaders who were in any event appointed from the nine phases of the village.

In the second place there are security issues that are aimed at maintaining the most outstanding perimeter security. Strict entry control is maintained. The security service has been contracted out, but the gatekeepers have been personally trained by residents in an effort to ensure that they comply with the village's exclusive requirements. In addition use is made of video cameras, electrified fences, alarms and lights that are automatically activated if untoward entry is sought. In areas where a high fence wall is interspersed with a strengthened trellis fence cement has been applied to prevent efforts to tunnel through under the fence. In addition the fence has been electrified from the bottom up. There are also further security measures that are not being made public.

In an effort to stimulate social life, regular cultural outings and productions featuring well-



Management Management

known artists are organised. In addition there are various groups who play cards, word games and billiards. The committee member responsible for the social portfolio and culinary services takes care of this and also organises monthly events as well as theme evenings where residents can make contact with other residents in the village. A large screen and projector makes sport broadcasts and other television programmes and films possible in the community hall.

The catering service has been outsourced and provides residents and their guests with affordable lunches. The responsible committee member keeps a watchful eye to ensure that pricing is always reasonable and quality is maintained.

As a result of security issues private domestic services are no longer allowed in the village and the odd domestic help who are still working in the village are being phased out. The management association is now offering this service and every resident is entitled to one shift of three hours per week. Additional shifts are available at a reasonable tariff and can be obtained through the administrative office. This service is managed by office management, but monitored by a committee member.

For the same reason private gardeners are no longer allowed, but a gardening service supervised by the garden caretaker is rendered. Depending on the size of the garden residents are allowed one hour or half an hour shift per week by the gardener who is in the employ of the Body Corporate. This does not include mowing the lawn, which is attended to on a communal basis. A committee member controls this service.

Sub-Committee

The sub-committees support the management committee in the implementation of its responsibilities. The sub-committees comprise voluntary residents who have specific specialities. A major objective of the appointment of these sub-committees is to ensure resident contributions and involvement in the daily management of the village.

There are the following sub-committees:

- Library sub-committee
- Financial sub-committee
- Legal sub-committee
- Garden sub-committee
- Security sub-committee
- Welfare sub-committee

Even where it is not considered necessary to have sub-committees residents are regularly consulted on the strengths of their specialist knowledge to make contributions on the strength of their knowledge.

The resident architect would for instance be requested to contribute to building matters by assisting with the drawing up of building plans. By the same token residents who have been involved in the medical field will be consulted on medical matters. In this way all tasks can be handled in a professional manner.



Sales Sales

There are a variety of units available to select from at Oostvallei i.e. one, two and three bedroom units varying in size from 97 square meters to 275 square meters for the larger three bedroom units. All have lock-up garages that are either freestanding or coupled to the unit. The advantage of the freestanding garage is that it creates a private garden between the unit and the garage. All units have private gardens that have been landscaped by the developers and are maintained by the gardening staff at the village.

Bachelor units without garages are also available and allowance has been made for sufficient space for parking. All the units at Oostvallei are on ground level with private patios and gardens, as well as sunny rooms. Oostvallei do not just sell housing, because here the first priority is the care and service that you deserve and a valuable and added advantage is that you obtain your residential right and a luxurious home on ground level, surrounded by nature, in a private garden that is taken care of for you.

- Here people really care – it is a community that is supportive of each other.
- Oostvallei is a luxury village in the sought after east of Pretoria.
- Professional landscaping has created a garden paradise.
- Enjoy peaceful, carefree living in a private environment.
- At Oostvallei you don't only maintain your current lifestyle standards, but here you can even improve it!
- Only Oostvallei offers what no other retirement village offers – lifelong service and peace of mind.
- Indigenous gardening turns Oostvallei Retirement Village into a paradise.
- Senior citizens experience convenience and emotional security at Oostvallei.



Style and *convenience* were the key words in the planning of this Retirement Village. Only the best building materials were used. Each room has spacious built in cupboards – even the bathrooms. The bathrooms feature slide resistant, marble baths and the tiling reaches from floor to the ceiling. Apart from a bath the bathroom also features a roomy shower cubicle with a small built-in bench and it is also large enough to accommodate a wheel chair. The spacious kitchen features an eye level oven and a stove and some units also have a pantry.

Every unit has a spacious lock-up garage that simplifies parking maneuvering with sufficient outdoor parking for a second car. Some of the larger units have double garages. Residents do not have to become involved in the gardening, because the management tend to the gardens.

How to select a Retirement village

If you want to protect your hard-earned money and secure peace of mind in your old age, you should investigate your options meticulously, says Mr. Heiner Meyer, the developer of Oostvallei Retirement Village. Under the Housing Development Scheme for Retired Persons Act (Act. No. 65 as amended in 1988) the property

Sales Sales

of a Retirement Village should be endorsed in the deeds office to ensure that this forms the quintessence of the occupation agreements. This in short means that the residents own more rights and enjoy more protection than any other institution or person equal to the amount of his or her investment. There is however other retirement villagees that were developed before the passing of the Act commenced and therefore the Act is not applicable to them. In such cases the potential buyer should meticulously scrutinise the scheme and perhaps obtain some or other guarantee to be on the safe side.

You should especially ensure that no bond has been registered on the property. In cases where Retirement villagees run into problems, the cause is almost always as a result of the debt burden that irresponsible developers have placed on it. The only safe option is as in the case of Oostvallei where no bond or debt threatens the property. Everything is done on a cash basis in order to protect its residents' hard earned investments. Oostvallei is marketed on the occupational right principle. If the deal is handled in the Oostvallei manner it is as safe as a title. Another safe way is sectional title which is however not appropriate for a retirement village. The developer of a sectional title scheme will sell the units at the highest possible profit and is then no longer involved. In their old age the residents are then responsible for the upkeep of the village.

Apart from the financial security, personal safety, healthcare, communal facilities and a happy co-existence with other residents is important. It is after all the last choice of home a person makes and you then expect to have a peaceful and untroubled life.

Oostvallei is not an old age home, but a retirement village. Many residents are only 50 years old and are still in employment. The village could even be referred to as a *holiday resort* instead of a *retirement village*. This is in fact the comment of many people who come to view Oostvallei. Senior citizens who are on the lookout for comfort, convenience and financial security will find it in the Oostvallei Retirement Village in Garsfontein. This is a private village with no ties to financial institutions that want to enrich themselves at the cost of retired persons. It is not a sectional title scheme and the residents therefore have full authority. Persons who wish to put their savings into a secure investment therefore do not have to think twice before they contact the Oostvallei management.

The unit prices in retirement villagees cannot be compared with those of an ordinary townhouse development, because cost of the infrastructure for the development of a retirement village is much higher than in the case of an ordinary residential development.



Roadmap Kwaumap





SERENE STREET

COLEY STREET

