

# ETHELBERT VILLAGE



**Are you looking to enjoy a vivacious community in a serene setting for your retirement? Then Ethelbert Village is for you!**

## **WHAT IS ETHELBERT VILLAGE**

A life-rights retirement village for persons over age of 60 years consisting of 16 x 1 bedroom flats and 15 x 2 bedroom flats. The Village is owned and managed by Ethelbert Child and Youth Care Centre (referred to as the Centre) under the auspices of the Methodist Church of Southern Africa.

## **WHAT IS LIFE-RIGHTS**

The purchaser buys the life-right to occupy a particular flat. No title is awarded as the flat remains the property of the owner. An Occupancy Agreement is entered into between the Centre and the occupant and flats may not be sub-let or occupied by persons other than those whose names appear in the Agreement.

## **IS FRAIL CARE OFFERED**

The Village promotes the concept of independent living and no nursing services or frail care is available. Various facilities in the community are available for persons needing such services.

## **WHAT HAPPENS WHEN THE OCCUPANT DIES / LEAVES**

In terms of the agreement the life-right is resold to a new occupant and the original purchase price less any costs incurred for damages or outstanding levies is refunded to the "seller". In the event of a married spouse dying the remaining spouse enjoys the life-right occupancy. In the event of there being no surviving spouse the proceeds of the re-sale of the life-right is paid into the deceased estate. The life-right is not transferable and ceases upon the death of the remaining occupant.

## Is Any Profit Refunded

The Agreement states that the seller/estate share in any nett profits that may have been made upon resale. This amount varies between 10% and 30% and is dependent upon how long the occupant has been a resident in Ethelbert Village.

## Are Any Levies Paid

Each occupant pays a monthly levy that covers items such as building insurance, maintenance, common property electricity, water etc. Levies are payable in advance and adjusted annually at an annual General Meeting of occupants. Occupants have pre-paid electricity meters and vouchers are bought at any supermarket, garage etc.

## Personal Insurance

Occupants are responsible for having personal and household insurance.

## Available Services and Facilities

The Village has a "Lapa" where community gatherings and functions are arranged and transport to the local shops is offered at a minimal cost once a week. A Management Committee elected by occupants serves alongside members of the Centre to ensure the smooth running of the Village.

**If you are interested in the Ethelbert Village community,  
contact us on  
[admin@ethelbert.co.za](mailto:admin@ethelbert.co.za) or 031 4646555**



**"After climbing  
the mountain,  
you can finally  
enjoy the view"**