



FAIRCAPE LIFE

IN PARTNERSHIP WITH



Licensed Financial Services Provider

Heritage

Sales Brochure





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A lifestyle that revolves around you

Faircape Life Heritage provides upmarket, care-free living for the discerning retiree. Its 218 contemporary cottages, surrounded by beautiful gardens, maintain an air of peaceful tranquility.

This exclusive community offers the very best of both worlds, including the calm and quiet of village living along with the convenience of having excellent shopping centres and a modern hospital just minutes away. Then, of course, there are the area's breathtaking nature reserves, beaches and vineyards.

Choose The Home You Deserve

Faircape Life Heritage comprises a range of free-standing and semi-detached homes. Varying in layout, these cottages offer two or three bedrooms with one or two bathrooms. With spacious living areas, well equipped modern kitchens with an oven, hob, large windows and sliding doors leading onto patios, these homes are the epitome of comfort and convenience. They also have single or double garages providing direct access.

- Number of homes: 218
- The sizes of the cottages vary from two bedroom, two bathroom to three bedroom, two bathroom.
- Title: Life Rights – under the Housing Development Scheme for Retired Persons Act 65 of 1988.
- Upon termination of your life right agreement, the Payer will receive 95% back less commission of 5% plus VAT. A further 1% per annum will be deducted on the anniversary of your possession date and each year thereafter, for a maximum of 10 years. This means that the minimum amount that will be refunded to you upon termination is 80% of what you paid.

Life Right Period:	Refund Structure	Total Expected Refund excluding any VAT applicable
Less than 1 year:	95% of your capital less 5% (plus VAT) commission	90%
After year 1:	95% of your capital less 5% (plus VAT) commission less 1%	89%
After year 2:	95% of your capital less 5% (plus VAT) commission less 2%	88%
After year 3:	95% of your capital less 5% (plus VAT) commission less 3%	87%
After year 4:	95% of your capital less 5% (plus VAT) commission less 4%	86%
After year 5	95% of your capital less 5% (plus VAT) commission less 5%	85%

Life Right Period:	Refund Structure	Total Expected Refund *excluding any VAT applicable
After year 6:	95% of your capital less 5% (plus VAT) commission less 6%	84%
After year 7:	95% of your capital less 5% (plus VAT) commission less 7%	83%
After year 8:	95% of your capital less 5% (plus VAT) commission less 8%	82%
After year 9:	95% of your capital less 5% (plus VAT) commission less 9%	81%
After year 10:	95% of your capital less 5% (plus VAT) commission less 10%	80%

Age Qualification

Our village offers a tranquil, secure lifestyle for people who are 60 years and over. Management may request an entry interview to assess your individual care needs.

State of the Art Security

Industry-leading security measures including electric fencing, regular patrols and CCTV cameras which are remotely monitored and 24-hour access-control are in place for safety and peace of mind

Nursing Assistance

A Nursing Sister runs a clinic available to residents at set times daily.

Pet-friendly

Pet-friendly living with a dedicated Pet Manager.



Social Activities

- Aqua aerobics
- Bible study
- Bingo evenings
- Book clubs
- Bridge (Duplicate and Social)
- Bring & braai evenings
- Bus excursions to planned destinations (such as the Theatre and Winelands)
- Canasta club
- Pickleball
- Knitting group
- Live entertainment
- Breakfast talks
- Movie afternoons
- Moving to music group
- Line Dancing
- Pilates
- Prayer groups
- Pub evenings
- Quiz evenings
- Seated aerobics
- Snooker / Pool
- Support groups (Dementia etc.)
- Table tennis

Other Services & Facilities

- Onsite healthcare facility with in-house pharmacy support for efficient medication management
- Access to an interdisciplinary management support team i.e. Doctors, Social workers, Occupational Therapists, Physio Therapists, etc.
- Modern Clubhouse with lounge, dining room, bar facilities, fully equipped gym and a well-stocked library
- Top-tier chefs and a dietician ensure balanced, protein-rich, high-quality meals are served in the dining room, seven days a week.
- Private catering for functions
- Indoor heated swimming pool
- Free Wi Fi in the Clubhouse
- Fully Solar Powered with generator backup in the Clubhouse in the clubhouse
- Eco-Friendly Gardening -
- Chemical-free gardening for a healthier, sustainable environment.
- In-house Horticulturist and gardening teams
- Landscaped Gardens with a 450m walking path, creating an open, relaxed environment
- Recycling collection
- Each unit is equipped with an intercom system that allows for internal calls at no extra cost

- Future-proof fibre optic cabling is in place and fibre internet is available on request
- Housekeeping and laundry services are available on request
- Shuttle service offers weekly trips to nearby shopping centres and regular weekly, monthly and adhoc outings





**FAIRCAPE
FIBRE**



EVERYTHING YOU NEED TO
STAY CONNECTED IS
ALREADY HERE

FAST FIBRE AND CLEAR CALLING WITH FAIRCAPEFIBRE.

Faircape Fibre is the internet and VoIP provider right here in your village, and the good news is that we're already set up and ready to go!

YOUR FAIRCAPE FIBRE CONNECTION INCLUDES:



**FAST FIBRE
INTERNET FROM
R329 PM**



**VOIP
CALLING**



**HASSLE-FREE
SETUP**



**FRIENDLY,
LOCAL
SUPPORT**



**MONTH-TO-
MONTH PACKAGES**

Getting connected takes minutes!

Scan the **QR code**, visit our website or have a chat with your **Village Manager**, and we'll take care of everything from there.

info@faircapefibre.co.za | 021 815 5700 | faircapefibre.co.za

*T and Cs Apply



SIMPLER LIVING?

There's an app for that.

Introducing The Faircape Life App



1 Download the My Estate Life App



2 Create your Account

3 Add your Property

Enter the **Estate Identifier** (FA25D2268E) string of **text** or **scan the QR code** below to request approval by your **property manager**.

FA25D2268E



- View menus and book meals effortlessly
- Connect with the healthcare team and book appointments
- Schedule clinic visits with ease
- Book housekeeping at your convenience
- Explore service provider details

- Access emergency contacts instantly
- Discover fitness and recreation amenities
- Review AGM minutes, scheme policies, and documents
- Apply for pet approvals seamlessly

The new Faircape Life App puts everything you need at your fingertips. Whether you're a resident or a next of kin, enjoy simpler, safer, and more connected living across all six of our villages.



Housekeeping Services Offered for an Additional Fee

Faircape Life offers residential cleaning at your village. Our professional housekeepers give a helping hand so that you can take a break. Courteous and thorough, our housekeepers are trained to bring spring-cleaning sparkle to your home, every day of the week. Just leave the cleaning chores to us!

Cleaning Services

A standard cleaning session is a minimum of four hours and includes:



The below additional services are not included in the standard four hour session and can be included as an extra hour.

- Windows: Interior and exterior
- Appliances: Interior and exterior cleaning of microwave, stove and fridge
- Cupboards: Cleaning inside or packing of cupboards
- Walls: Interior cleaning

Please Note:

- All cleaning equipment (broom, mop, window squeegee, dust cloths, etc.) and cleaning products (dishwashing liquid, surface cleaner, oven cleaner, window cleaner, etc.) must be supplied by the resident.

Laundry services

- A standard laundry session is a minimum of four hours and includes:
- Ironing: Of trousers, shirts, dresses, etc
- Folding / Hanging: The neat folding of ironed garments to be packed away inside cupboards / drawers

Please note:

- Resident to supply iron and ironing board
- Excludes washing and drying of laundry
- Maximum amount of 5kg laundry per four hour session booked

NEED A HELPING HAND?

Whether you need help with daily tasks or specialised care, Faircape's Home-Based Care service is available in all six villages. Our professional carers provide essential support in the comfort of your home, enhancing well-being, independence, and quality of life.



Services Tailored to Your Needs Include

- Assistance with showering, bathing, and personal grooming
- Wash, dry, and style hair
- Dressing and preparing for the day (nails, feet, mouth care, shaving etc.)
- Engaging in enjoyable physical or cognitive activities
- Friendly, companion care
- Meal collection from the Clubhouse
- Assistance with bed time routines and making of the bed
- Preparing light snacks and drinks
- Bringing and sorting post and caring for plants
- Taking dogs for walks and providing pet care
- Folding and ironing laundry
- Light housekeeping (vacuuming, dusting, mopping, washing dishes etc.)
- Personal care according to nursing care plan

Rate Options 6-hour care: R450 | 12-hour care: R890

Value-Added Services | R480 P/M

- 24/7 CCTV access via a downloadable mobile app
- Professional healthcare workers provide quality checks
- Receive movement alerts from home cameras
- Two-way communication through built-in microphones

"Thank you for providing such wonderful carers who made what would have been a difficult time so much easier. A special shout-out to Eunicia, who went the extra mile. Even my dog, Jemma, was excited to see her. What fantastic staff you have in healthcare!"

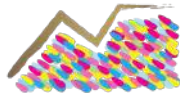
Rosemary Bind

Contact the Healthcare Coordinator to Discuss Your Requirements

Bridgewater | 021 850 2251
Noordhoek | 021 787 0198

Onrus | 028 316 5001
Cle du Cap | 021 702 8226

Heritage | 021 851 4305
Tokai Estate | 021 001 8291



FAIRCAPE
ENERGY

THE **BRIGHTEST** DECISION YOU'LL MAKE!



40+ YEARS OF EXPERIENCE

1000+ SUCCESSFUL INSTALLATIONS

Enjoy greater energy security and long-term savings with tailored solar and backup power solutions for your Faircape Life home.

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✉ sales.energy@faircape.co.za

☎ 021 815 5700

🌐 www.faircapeenergy.co.za



4.9 STAR GOOGLE RATING



PVGreenCard



Monthly Levies

(adjusted annually on the 1st of March, based on CPI)

- Property Levy: From R2 145.00 - R7 756.00 dependent on cottage size (effective 1 March 2026)
- Catering Credit: R2 760.00 (Entitles residents to meals in the dining room to the value of R2 760.00 per month)
- Master Owner Association levy: R500. (including VAT increasing on 1st March each year). It is important to note that Faircape Life Heritage is incorporated into a larger Estate known as Heritage Park. The monthly contribution is payable in advance to cover operational costs. Membership of the Master Owners Association (MOA) is compulsory and automatic upon registration of any ERF within any sub-division of the Park. The members are liable for the payment of monthly contributions (levies). The MOA will advise members of the annual increase.

The monthly property levy fee covers the following:

- Access to the village clinic during operational times (does not include consumables)
- Maintenance of all communal property including the Clubhouse, exterior of buildings and communal gardens
- 24-hour security
- Payment of communal water and electricity bills
- Management of accounts and investments
- Reception facilities
- Provision of administrative staff
- Provision of a transport service (mileage charge may be levied)
- Insurance on communal buildings (residents are advised to take out their own insurance to cover contents of their home)

* Please note that whilst hot water cylinders are covered by the Body Corporate insurance, in terms of The Sectional Title Act, the maintenance of such remains the responsibility of the life right holder.

Advantages of Life Rights

Advantages to acquiring a Life Right compared to traditional forms of ownership.

What is a Life Right?

A Life Right is a real right to occupy a specific property for the remainder of the holder's life and the housing interest afforded to the holder is governed and protected by the Housing Schemes for Retired Persons Act of 1988 ("The Retired Persons Act").

What are the Advantages of a Life Right?

There are many reasons why purchasers opt for life rights instead of traditional forms of ownership and the life rights model is a widely practiced and well recognised retirement model worldwide.

Some key advantages to a Life Right include the following:

There is no transfer duty or VAT payable on a Life Right.

After the title deed has been endorsed in terms of Section 4(C) of the Retired Persons Act, it is not necessary to register with the Deeds Office every time the Life Right Holder changes.

The rights of each Life Right holder are protected.

The Retired Persons Act provides a number of prerequisites for the benefit and protection of the Life Right holder including levy transparency, restrictions of alienation and restrictions on the developer in respect of receipt of consideration.



Enjoy the privileges of ownership without financial stress.

Residents enjoy similar privileges to that of a sectional title owner however they are not subjected to any special levies. Faircape subsidises the difference between the fixed levies collected by residents and the actual operational costs of running the village. Faircape remains liable for any extra capital expenditure ordinarily raised by way of special levies. This continuous investment ensures the upkeep of the village and its facilities to a high standard.

Quick registration

Due to the fact that a new Life Right Holder does not have to be registered in the Deeds Office, from the time a Life Right Agreement is signed to the time the new resident takes occupation can be a number of days provided the unit is not in need of refurbishments. There is no need for complicated paperwork and lengthy delays that are often experienced in a sectional title transfer.

Estate planning

When the Life Right terminates the estate is refunded. The funds are received much quicker than they would be if the property was a sectional title because a sectional title transfer of a deceased estate is subject to the usual lengthy transfer process in the Deeds Office and furthermore requires consent from the Master of the High Court which often causes further delays.

Before a sectional title from a deceased estate can even be sold, the Master must appoint an executor who is the only person authorised to sign the sale agreement on behalf of the deceased estate. The Conveyancer then submits the Power of Attorney to pass transfer to the Master who must endorse the power of attorney in terms of Section 42(2) of the Administration of Deceased Estates Act. Life Rights, on the other hand, terminate immediately on the death of a Life Right holder and the estate is paid out as soon as a new Life Right occupies the unit which can happen quickly as no Master's consent is required.

Cost effective

As already mentioned there is no transfer duty or VAT payable on Life Rights. Furthermore there are no conveyancing fees and registration costs are minimal in comparison to a sectional title transfer. In addition to these saved costs, there is also the advantage of transparent levies and budget forecasts allowing residents to plan ahead.

Additional benefits when retiring with Faircape

Faircape has experience in providing a successful, secure, and stress-free environment to our residents. We go the extra mile to ensure you retire with confidence.

Fixed levies

Your levies will only increase by CPI + 1% allowing you to budget your life without the stress of uncertainties.

Refurbishments

Units at all Faircape Life villages are kept in line with modern living trends and standards. This ensures that the village retains its status as luxury retirement living.

Dedicated sales representatives

Faircape has a dedicated team of sales representatives who will manage and drive the re sale of your unit offering you and/or your family a convenient and efficient transfer process. We have a waiting list for all our villages which ensures fast and efficient turnaround times.

Professional legal assistance

Faircape has an in-house legal department consisting of registered Conveyancers who facilitate a quick and painless process. There are no conveyancing fees payable and our legal team will talk you through the process to ensure a stress-free transaction.

Faircape remains invested

As with a standard Life Rights model, the developer retains ownership of the property. This benefits you because Faircape has a vested interest and ensures that the property remains current, facilities are maintained and upgraded, and the value continues to increase.





FAIRCAPELIFE

Heritage







Healthcare Centre

Faircape Life Heritage has a fully equipped Healthcare Centre. This is a primary health facility offering additional services to residents in need of short term or long-term care, including frail care, palliative care, physical therapy and rehabilitation, sub-acute medical care and respite care.

Admission to the facility requires completion of a pre-admission assessment done by our Interdisciplinary Team (IDT), including a medical report, whereafter admission will be granted at a tariff. The tariff will be adjusted for the level of care required as determined by our clinical head and support professionals.

Monthly Rate: Single rooms starting from R36 300 (dependent on room size and features)
Shared rooms starting from R30 250 per month.

Daily Rate:

Frail Care: R2 150 per day

Sub-Acute: General Care R3 250 per day

* Prices are subject to change without prior notice. Tariffs include all meals, accommodation, domestic services and 24-hour nursing care. All medical supplies, including medical consumables are charged to resident's account. The Healthcare Centre is registered as a private Health establishment with a licence to operate as a sub-acute centre and may enable the resident to apply for compensation from their medical aid scheme depending on the scheme's rules.

Contact Us

Healthcare Manager

021 851 4337

072 672 5000

hcmanagernorth@faircapehealth.co.za

Should you be interested in purchasing a Life Right, kindly contact:

Sales Manager Candice Vietri

Switchboard: (021) 815 5700

Email: SalesManager@faircapelife.co.za

5th Floor, The Terraces, 25 Protea Road,
Claremont,
7708

Village Manager Anthea Bosch

Tel: 021 851 4305 | Cell: 071 383 9110

Email: HeritageVillageManager@faircapelife.co.za

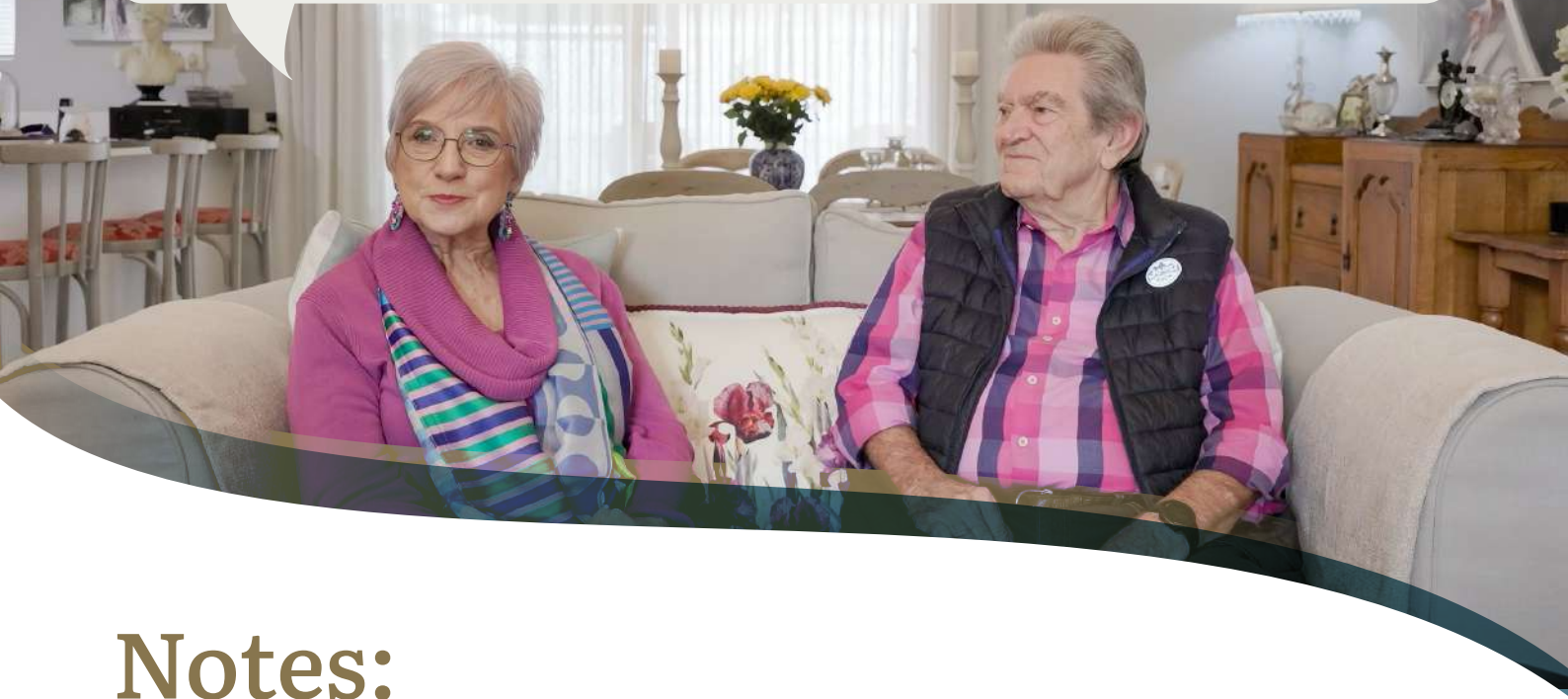
Hazelden Drive, Heritage Park,
Somerset West,
7130

Do a cost comparison to see how much you would save by living at Faircape Life Heritage vs your current home:

	Faircape Life Heritage	Your Current Home
Monthly levy	R	R
Catering credit	R2760.00	R
Municipal rates and taxes	R	R
Electricity	R	R
Water	R	R
Pool maintenance	N/A - communal pool	
ADT	N/A	
Fibre	Starting from R329.00	
Building insurance	Included in levy	
External building maintenance	Included in levy	
Housekeeping / domestic services	From R55 / hour	
Gym membership	Free access	
Social activities	Mostly included	
Total monthly expenses	R	R

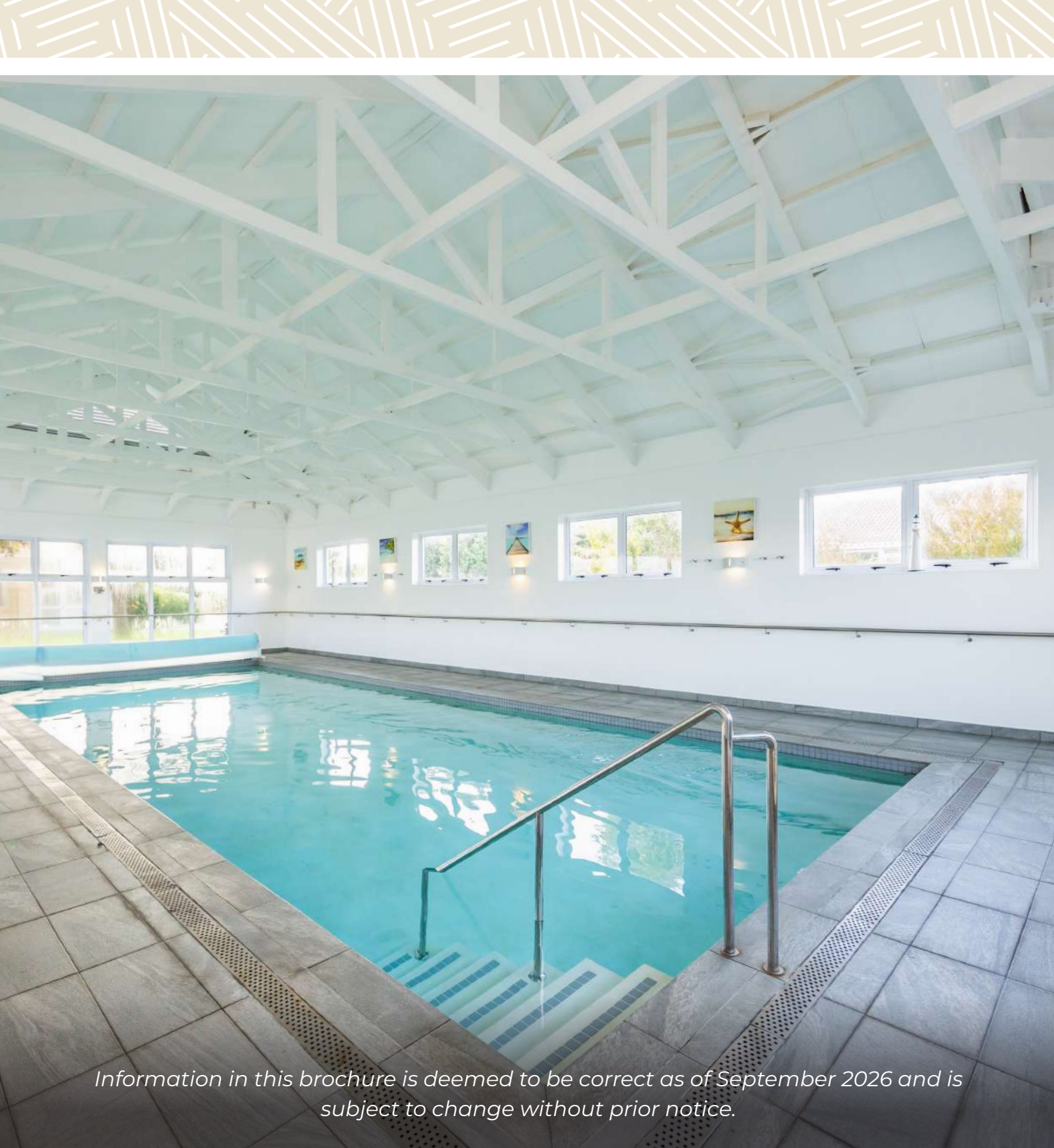
Residents Testimonials - Tony & Avril Turner

"The first time we came here, it didn't feel like a retirement village, and we just fell in love with it. It's close to everything, wonderfully safe, and has a great social atmosphere. It was such a good move."



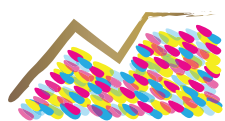
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Information in this brochure is deemed to be correct as of September 2026 and is subject to change without prior notice.

Heritage Sales Brochure_V23



FAIRCAPE LIFE

Committed to *excellence*



IN PARTNERSHIP WITH

OLD MUTUAL
ALTERNATIVE INVESTMENTS

Licensed Financial Services Provider

For more information contact

Switchboard: (021) 815 5700

Email: salesmanager@faircapelife.co.za

Visit Our Website

www.faircapelife.co.za