

BIRD **HAVEN**
AFTREELANDGOED | RETIREMENT ESTATE

Proudly brought to you by the market leader in retirement property development

Central Developments Property Group

central

*Every nest is built with care, every
flight begins with trust.*



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*May your heart find its rest where the songbirds sing
and the seasons unfold in peace.*

INSPIRED BY NATURE, DESIGNED FOR RETIREMENT



Welcome to Birdhaven Retirement Estate – an over-fifties lifestyle estate designed for luxurious living, with spaces that bring people together, facilities that enrich your lifestyle, and a deep sense of peace that allows you to spread your wings and embrace a new season of your life.

Set amidst 16 hectares of beautifully landscaped green space, Birdhaven is a tranquil sanctuary teeming with birdlife, set against

a backdrop of beauty, peace, and natural harmony.

Inspired by the freedom and beauty of the bird kingdom, this estate embodies both elegance and independence. Everyone longs for a home where they can flourish, feel secure, and truly belong, and at Birdhaven, that connection between nature and community is forged.



"What if I fall? Oh, but my darling, what if you fly?"

– Erin Hanson



SOAR CONFIDENTLY ON TRUSTED WINGS

Just as birds rely on strong wings to soar safely, Birdhaven's residents and investors are supported by Central Developments – South Africa's leading retirement property developer.

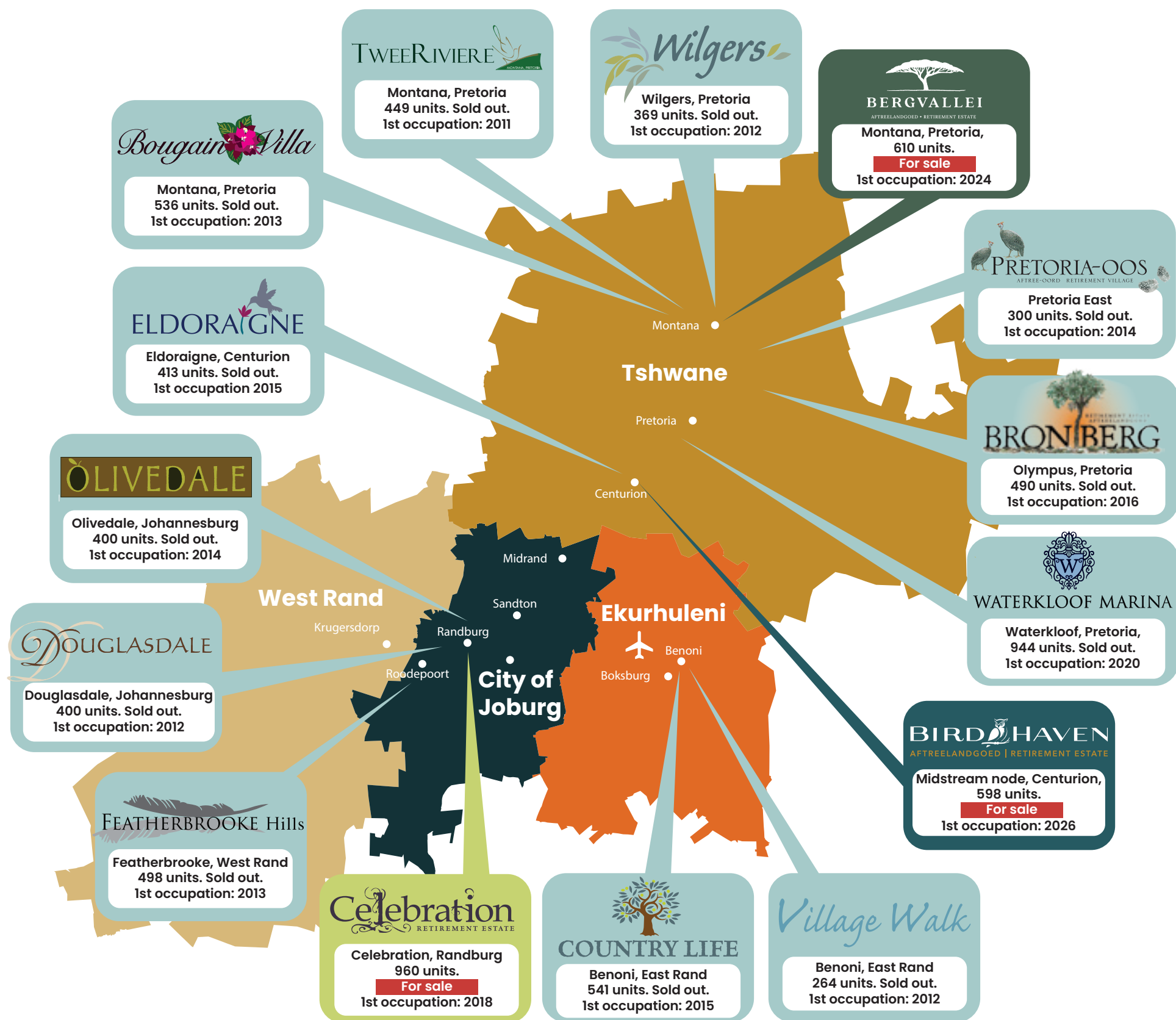
With more than three decades of experience, Central Developments has delivered over 85 000 residential units, including more than 6 000 retirement homes across 14 successful retirement estates. This track record assures every buyer that their home will be delivered with integrity, quality, and reliability.

Central Developments' proven concept also provides investors with peace of mind. These retirement properties combine stable

capital growth with strong rental demand, making them both comfortable homes and assets with lasting value.

With the backing and support of Central Developments' expertise, residents and investors alike can enjoy the confidence that comes from knowing that South Africa's most experienced retirement developer built their property.





Completed Retirement Villages

THE AREA SURROUNDING BIRDHAVEN

Birdhaven Retirement Estate is situated in the prestigious Midstream node, where modern convenience, security, and natural beauty exist in perfect harmony. Here, retirees enjoy the peace of a secure, self-contained community in an area celebrated for its safe, well-established neighbourhoods and world-class amenities.

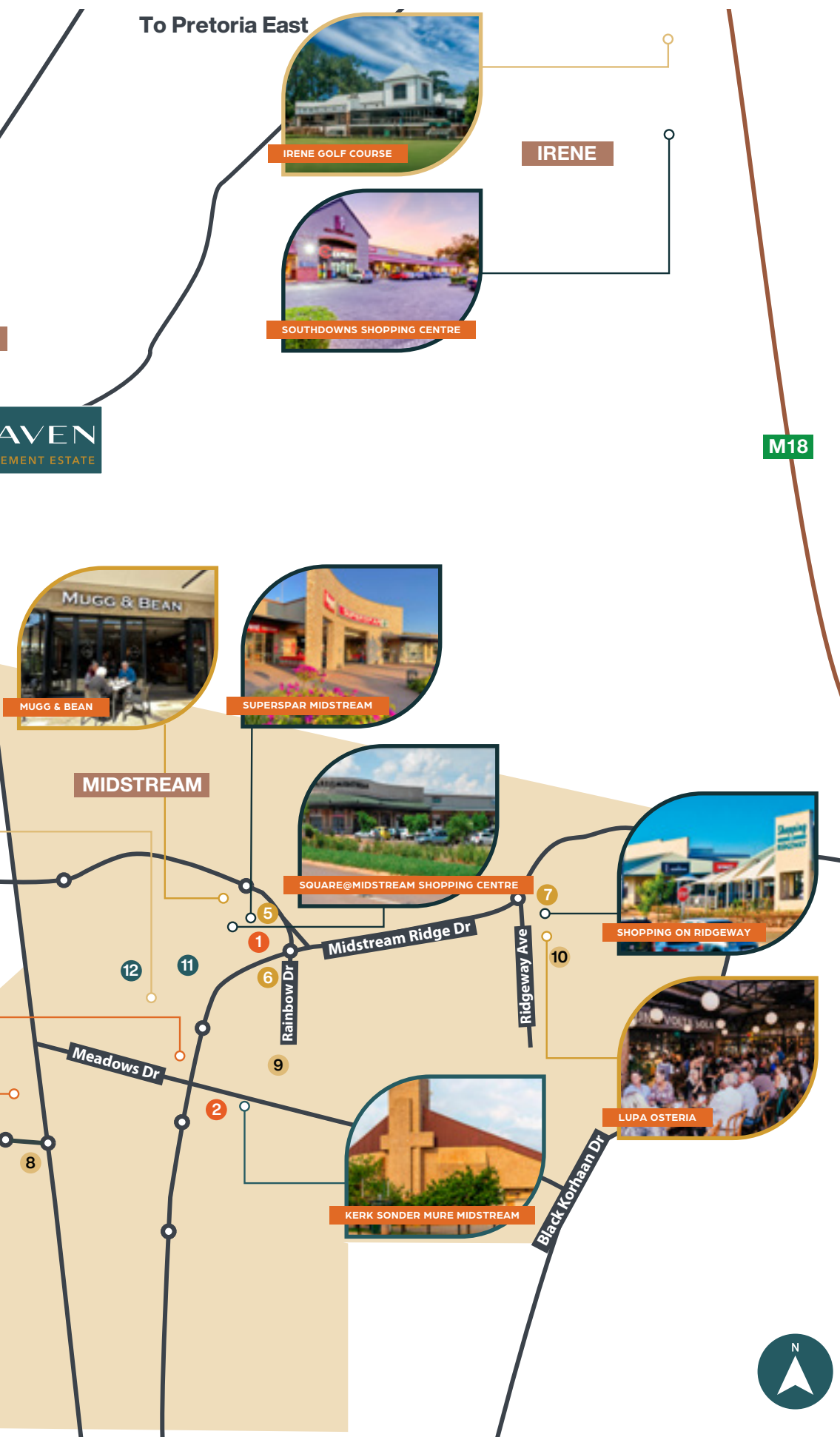
Positioned between Johannesburg and Pretoria, Birdhaven offers effortless connectivity via the N1 highway (north and south), the R21, and is just half an hour from OR Tambo International Airport. Residents can easily travel for holidays or to visit children and grandchildren, enjoying the freedom of movement that comes with such a well-connected location.

The estate has been designed for a lifestyle that prioritises comfort, wellness, and social interaction. Residents have access to the prestigious shopping centres, healthcare facilities, and lifestyle services of the greater Midstream area, including some of the country's top hospitals. At the same time, the estate's serene green spaces, lined with enchanting mature eucalyptus trees, provide tranquil paths for walking, quiet reflection, and create a sense of restorative calm.

Birdhaven blends safety, convenience, and natural beauty into a lifestyle that is both enjoyable and practical. Residents can relax in a secure, welcoming environment while having access to the best that Midstream has to offer – from shopping and healthcare to recreation and connection with family and friends.

Birdhaven is much more than a retirement estate – it is a luxurious, secure, and vibrant community, where you can live the next chapter of your life to the fullest.





MEDICAL / HOSPITALS

	N.H.C. Medical & Dental Centre	2.3 km
1	Opper & Opper Psychologists	4.5 km
	Chris Greef Orthodontist	4.9 km
2	Midstream Dental	4.9 km
	Free Motion Physiotherapy	4.9 km
	Mediclinic Midstream Hospital	5.0 km
	Cure Day Hospital Midstream	5.0 km
	Care @ Midstream	5.0 km
	Midstream Hill Medical Park	5.0 km
3	Hearing, Dizziness & Balance Clinic	5.0 km
	KinetiCare Chiropractic	5.0 km
	Cobus Keet Physiotherapists	5.0 km
	Megan Wakeford – Therapeutic Reflexologist	5.0 km
	Unitas Hospital	12.8 km

RESTAURANTS

4	Fleisherei Bistro	1.5 km
	Mugg & Bean	4.1 km
	Senhor Peri Peri	4.2 km
	Turn 'n Tender	4.3 km
5	Salsa Mexican Grill	4.4 km
6	Cozinha	4.9 km
7	The Godfather	6.1 km
	Wa Zen Japanese Cuisine	6.1 km
	Lupa Osteria	6.2 km

SPORTS FACILITIES

8	Himalayas Park – Mini Golf	5.0 km
9	Midfield Golf Course	5.0 km
	R@M Bowls Club	5.1 km
	Centurion Swimming & Aqua Centre	6.1 km
10	Train Station Gym	6.2 km
	Midstream Padel Club	7.3 km
	Irene Golf Course	8.0 km

CHURCHES

	Midstream Methodist Church	5.0 km
	New Creation Ministries	5.0 km
	Kerk Sonder Mure Midstream	5.2 km
11	Midstream Familielkerk	5.2 km
12	Doxa Deo Midstream	5.4 km

SHOPPING

	Grey Owl Village Shopping Centre	2.7 km
	Square@Midstream	4.2 km
	Southdowns Shopping Centre	5.3 km
	Superspar Midstream	5.5 km
	Shopping on Ridgeway	6.1 km

“Look deep into nature, and then you will understand everything better.”

– Albert Einstein

A RETIREMENT CONCEPT THAT HAS STOOD THE TEST OF TIME





At Birdhaven, you will find more than just a home. You will discover a lifestyle skillfully crafted, like a weaver's nest, from a concept that has already brought peace of mind and joy to thousands of residents in Central Developments' retirement estates.

Birdhaven is built on Central's tried-and-tested retirement model, which they have refined over the span of more than fifteen years and fourteen successful estates. All this knowledge and experience have now culminated in Birdhaven—Central's new flagship retirement estate.

From the very first phase, Birdhaven offers the essentials that truly matter:

- **Full ownership of your home**, giving you lasting value and security.
- An **active lifestyle**, with walking trails, bird hides, wellness facilities, and a host of opportunities to stay healthy and engaged.
- A **vibrant community**, where neighbours quickly become friends and shared spaces create a sense of belonging.

- **On-site healthcare** and support, including 24-hour frail and dementia care, home-based care services, and medical consulting rooms, all just a short stroll away.
- **Excellent security**, with biometric access control and a panic-button system in every home to ensure help is always close at hand.

This approach provides the comfort of knowing that your needs – current and future – are already taken care of. Active residents can enjoy their independence and social interaction, while those who require more care can receive it without leaving the familiar environs of the estate. Couples can remain close to each other, even when one partner requires extra care and support, while children can rest assured that their parents are safe and well cared for.

At Birdhaven, everything is within easy reach, enabling you to focus on the things that matter most: friendship, health, community, belonging, and a sense of purpose. **Birdhaven is ready to welcome you into a luxurious and secure retirement lifestyle, just as the sanctuary welcomes the birds returning every season.**

“Take a quiet walk with Mother Nature. It will nurture your mind, body, and soul.”

– Anthony Douglas Williams



A HEALTHY, ACTIVE LIFESTYLE

Staying active is one of the cornerstones of health and happiness at any age, and this is especially true as we grow older. Birdhaven has been designed to help residents take flight and soar in their golden years.

Facilities for health and wellness

- **A heated indoor swimming pool** perfect for gentle exercise and year-round enjoyment.
- **A mini gym** providing a convenient space to maintain strength and flexibility.
- **Community hall and activity spaces** for dance classes, yoga, or group fitness sessions.

Spaces for connection and enjoyment

- **An elegant restaurant and coffee shop** with a patio overlooking the bird sanctuary.
- **A cinema** for leisure and entertainment.
- **A central lounge** area and recreation hall for daily socialising and events.

- **A hair and beauty salon** for some well-deserved pampering.
- **A library and boardroom** for reading, hobbies, and smaller gatherings.
- **A laundry service** for convenience and comfort.

A unique highlight: the bird aviary

A double-storey bird aviary, located beside the coffee shop, offers a rare opportunity for residents and grandchildren to watch and learn about a variety of bird species. This special feature brings nature close to home and solidifies Birdhaven's unique identity as a sanctuary where life and nature thrive in unison.

At Birdhaven, an active lifestyle is about more than exercise. It is also about the joy of connecting with others in the community. Here, wellness and leisure are intertwined, allowing residents to prioritise their physical and emotional well-being.

WHERE YOUR HEALTH IS IN EXCELLENT HANDS

As we grow older, quick and easy access to healthcare becomes increasingly important. At Birdhaven, residents and their families can rest assured knowing that professional care and support are available around the clock right on their doorstep.

Our specialised on-site, **24-hour, frail- and dementia-care centre** is run by an experienced healthcare provider, offering a wide range of services tailored to individual needs. Residents only pay for the care they use, whether it is short-term recovery, assistance with daily medication, or full-time frail-care support. Couples can also remain close to each other with the option of receiving nursing care at home if only one of them requires assistance.

Our care services include

- An **on-site, 24-hour, frail- and dementia-care centre** with private and double rooms.
- An on-site **clinic** providing affordable day care and support by qualified nursing staff.
- **Home-based care** options for residents who prefer support in their own homes.
- A **panic button** with emergency response in every unit.
- An on-site doctor's **consulting room**.

The advantages of on-site care

- **Immediate access** to care with no waiting lists.
- **Twenty-four-hour emergency support** in both the care centre and residential homes.
- It is more **affordable** than private hospital care, with flexible home-care options.
- It enables residents **to live independently** for as long as possible.

- **Couples** can remain together, even when one partner requires care.
- Residents have **daily access** to qualified nursing staff and visiting doctors.

Birdhaven's healthcare is not a promise to be fulfilled later; it is available from the very first phase, ensuring every resident has access to the right level of care when they need it.





SAFE IN YOUR SANCTUARY

In South Africa, security is more than a convenience. It is essential for a life of freedom and dignity. At Birdhaven, your safety and peace of mind are our top priority. We understand that true comfort comes from knowing you and your loved ones are protected, day and night.

That is why Birdhaven is equipped with state-of-the-art security measures explicitly designed to safeguard residents and create a worry-free environment. Here, you can go for a walk on the scenic nature trails, enjoy birdwatching, tend your garden, or simply relax outdoors without having to watch over your shoulder.

Our security features

- A **24-hour manned guardhouse** with trained personnel.
- Effective **biometric access control**, supported by boom gates, spike barriers, and license plate verification.
- **Perimeter security** for dance classes, yoga, or group fitness sessions.

At Birdhaven, safety extends beyond fences and gates. It is about restoring your freedom to live without fear. With round-the-clock protection in place, you can retire to the lifestyle you have always wanted, surrounded by nature, a caring community, and with peace of mind.





TECHNOLOGY THAT MAKES LIFE EASIER

Modern retirement living is about more than comfort. It is also about having the right technology at your fingertips to stay connected, safe, and independent. At Birdhaven, every home has been designed with practical, future-ready solutions to make daily life simpler and more enjoyable.

Always connected

Each unit is equipped with **fibre-optic WiFi**, offering residents high-speed, uncapped data and 200 minutes of free voice-over-IP calls to any South African network each month.

- Stay in touch with children and grandchildren via crystal-clear video calls.
- Share special moments virtually, even with family far away.
- Enjoy online entertainment – from movies to music – with uninterrupted streaming.
- Do secure online banking, shopping, and even make medical appointments from your living room.
- Explore learning opportunities, courses, and virtual workshops at your own pace.

Power that keeps you going

Birdhaven understands the importance of reliable power. That

is why every home is inverter-ready, making it simple to install your own backup system when you need it. You decide on the size and budget that suits your lifestyle, and the system is seamlessly integrated into your home.

Other energy-smart features include:

- Solar-assisted geysers in houses, reducing electricity costs.
- Gas stoves with electric ovens in all the houses. Apartments have safe, modern electric stoves.

Safety at the touch of a button

Every home is equipped with an advanced panic-button system. In the event of an emergency, any time, day or night, nursing and security staff are automatically alerted. They can locate the resident promptly, ensuring a swift and effective response when it matters most.

At Birdhaven, technology works quietly in the background, allowing you to enjoy life to the fullest. From reliable internet and innovative energy solutions to emergency systems that protect you around the clock, your home is designed to keep you safe, connected, and in control.



BUILDING STYLE

At Birdhaven, every home has been thoughtfully designed to blend with the heritage-inspired architectural character of the area – a requirement that preserves both the charm and authenticity of its surroundings. This approach ensures that the estate will age gracefully, with timeless designs that remain attractive and valuable for decades to come.

Within this heritage framework, houses are available in three distinct styles, each offering a unique interpretation of the aesthetic while remaining true to its enduring elegance:

Contemporary Heritage – a modern take on heritage architecture, combining clean lines and current finishes with traditional form.





Classic Heritage – a timeless, balanced style that most closely reflects traditional architecture, ideal for those who value the familiar and traditions.



Country Heritage – a warm, relaxed style that evokes the charm of countryside living, blending comfort with rustic simplicity.

Together, these variations create visual harmony across the estate, while still allowing homeowners the freedom to select a look and feel that best reflects their personal taste.

Apartments

Birdhaven's apartments are the first entry point into this exclusive estate, providing residents with a stylish lock-up-and-go lifestyle and full access to the estate's healthcare and lifestyle facilities.

- **Apartments** are available in one-bedroom, one-bathroom and two-bedroom, one-bathroom layouts, each with a single covered parking space.
- A limited number of **ground-floor apartments** are also available, offering easier access and added convenience.
- Many apartments have covered balconies, with larger units

providing generous outdoor living space.

- The exclusive **penthouse suites** feature two bedrooms, two bathrooms, a study, and two covered carports, positioned to maximise views of the bird sanctuary with expansive balconies and sweeping 180-degree vistas.



Houses

For those seeking more space and freedom, Birdhaven's houses provide an exceptional lifestyle focused on independent living, outdoor enjoyment, and gardening. Available in one-, two- and three-bedroom configurations, with either single or double carports or garages, these homes cater to a variety of needs.

- All houses feature fenced gardens and north-facing patios for natural light throughout the year.
- Private gardens of different sizes provide green-fingered residents with the opportunity to enjoy some gardening and to keep a pet.
- Larger homes include a built-in braai on the patio, perfect for entertaining and family gatherings.
- Houses are finished in a combination of facebrick and plaster to minimise maintenance, with elegant Chromadek roofs available in three modern colours.
- A wide variety of floor plans allows buyers to choose the home that best suits their lifestyle and budget.

With their combination of architectural harmony, private gardens, and luxurious finishes, Birdhaven's houses are designed to support a lifestyle of independence, comfort, and long-term value.

EXAMPLES OF APARTMENT FLOOR PLANS



1 	1 	42 m ² 
Apartment	38 m ²	
Balcony	4 m ²	
Carport		
Total Area	42 m²	

APARTMENT 1A



1 	1 	47 m ² 
Apartment	41 m ²	
Balcony	6 m ²	
Carport		
Total Area	47 m²	

APARTMENT 1B



2 	1 	64 m ² 
Apartment	56 m ²	
Balcony	8 m ²	
Carport		
Total Area	64 m²	

APARTMENT 2A(i)



2 	1 	70 m ² 
Apartment	62 m ²	
Balcony	8 m ²	
Carport		
Total Area	70 m²	

APARTMENT 2B(i)

All sizes are rounded and represent the total footprint area for each unit. The floor plans represented here are extracts of a complete range. Visit our sales office to view more of the range or visit our website, retirenow.co.za

EXAMPLES OF HOUSE FLOOR PLANS

1  1  60 m² 

House	51 m ²
Covered patio	9 m ²
Carport	
Total Area	60 m²

HOUSE 1A

2  1  69 m² 

House	60 m ²
Covered patio	9 m ²
Carport	
Total Area	69 m²

HOUSE 2A



2  1  97 m² 

House	69 m ²
Covered patio	8 m ²
Garage	20 m ²
Total Area	97 m²

HOUSE 2C



2  2  118 m² 

House	85 m ²
Covered patio	11 m ²
Garage	22 m ²
Total Area	118 m²

HOUSE 2E

All sizes are rounded and represent the total footprint area for each unit. The floor plans represented here are extracts of a complete range. Visit our sales office to view more of the range or visit our website, retirenow.co.za

EXAMPLES OF HOUSE FLOOR PLANS



2

2

137 m²


House	82 m ²
Covered patio	12 m ²
Garage	43 m ²
Total Area	137 m²

HOUSE 2F



3

2

84 m²


House	74 m ²
Covered patio	10 m ²
Double carport	
Total Area	84 m²

HOUSE 3A



3

2

128 m²


House	91 m ²
Covered patio	14 m ²
Garage	23 m ²
Total Area	128 m²

HOUSE 3B



3



2



171 m²



House	110 m ²
Covered patio	16 m ²
Garage	45 m ²
Total Area	171 m²

HOUSE 3E

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EXAMPLES OF HOUSE FLOOR PLANS



3 	2 	189 m² 
House		123 m ²
Covered patio		19 m ²
Garage		47 m ²
Total Area		189 m²

HOUSE 31



3 	2 	195 m ² 
House	131 m ²	
Covered patio	20 m ²	
Garage	44 m ²	
Total Area	195 m²	

HOUSE 3K



3 	2.5 	223 m² 
House	147 m ²	
Covered patio	26 m ²	
Garage	50 m ²	
Total Area	223 m²	

HOUSE 3M



3 	2.5 	229 m ² 
House		158 m ²
Covered patio		22 m ²
Garage		49 m ²
Total Area		229 m²

HOUSE 3N

All sizes are rounded and represent the total footprint area for each unit. The floor plans represented here are extracts of a complete range.

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LIFESTYLE CENTRE & FACILITIES



RESTAURANT

AVIARY

CINEMA

COFFEE SHOP AND DELI

HAIR SALON

INDOOR SWIMMING POOL

Artist's impressions

1. Main entrance
2. Reception
3. Administrative offices
4. Kitchen
5. Restaurant
6. Restaurant patio
7. Coffee shop and deli
8. Boardroom
9. Restrooms
10. Aviary
11. Lounge
12. Cinema
13. Community hall
14. Library
15. Beauty salon
16. Mini-gymnasium
17. Hair salon
18. Indoor heated swimming pool
19. Frail- and dementia-care main entrance
20. Day clinic reception
21. Medical consulting rooms
22. Nurse's station
23. Matron's office
24. Frail-care garden
25. Frail-care dining room
26. Frail-care lounge
27. Frail- and dementia-care rooms





*"A bird does not sing because it has an answer. It sings because it has a song."
– Chinese Proverb*

A REWARDING INVESTMENT

Most people associate property investment with risk and hassle. Retirement property, however, is the exception, offering stability, security, and steady returns. At Birdhaven, you are not just buying into a lifestyle estate; you are investing in a proven concept that continues to deliver exceptional results.

Why Birdhaven makes financial sense

- **Niche product** – Full-ownership retirement property with comprehensive on-site frail-care facilities is scarce in South Africa. Yet, demand continues to increase as life expectancy rises and infrastructure and support services outside estates decline.
- **High demand, limited supply** – Modern retirement estates with healthcare and lifestyle facilities are highly sought-after yet in short supply, ensuring continued capital growth and strong rental returns.
- **Long-term tenants** – Retirees are reliable tenants who look after the property, want to settle and stay in one place, resulting in stable rental income with less turnover and wear and tear. Many also have the support of their children to ensure financial reliability.
- **Buy now, live there later** – Secure a property today and earn rental income until you are ready to occupy it yourself, or retain it as part of your family's long-term wealth strategy.

- **Proven returns** – Investors in Central Developments' other retirement estates have achieved above-average capital growth and rental yields of up to 20% per year in some cases.

Full ownership, lasting value

Unlike other retirement properties, Birdhaven comes with full ownership. This means:

- You can sell your property at market value if your circumstances change.
- You can also rent out your property and use the income to fund care or supplement retirement expenses.
- Your property becomes a lasting asset and part of your legacy that you can pass on to your family.

With its prime location, comprehensive healthcare facilities, vibrant lifestyle, and the backing of a trusted developer, Birdhaven Retirement Estate represents one of the most secure and rewarding property investments available today. It is an investment that offers peace of mind now and enduring value for years to come.



EXPERT MANAGEMENT YOU CAN TRUST

Developing a retirement estate is one thing. Managing it well over the long term is quite another. Retirement living entails various unique services, facilities, and diverse needs of residents that must be coordinated daily. Good management is, therefore, essential to ensure everything runs smoothly.

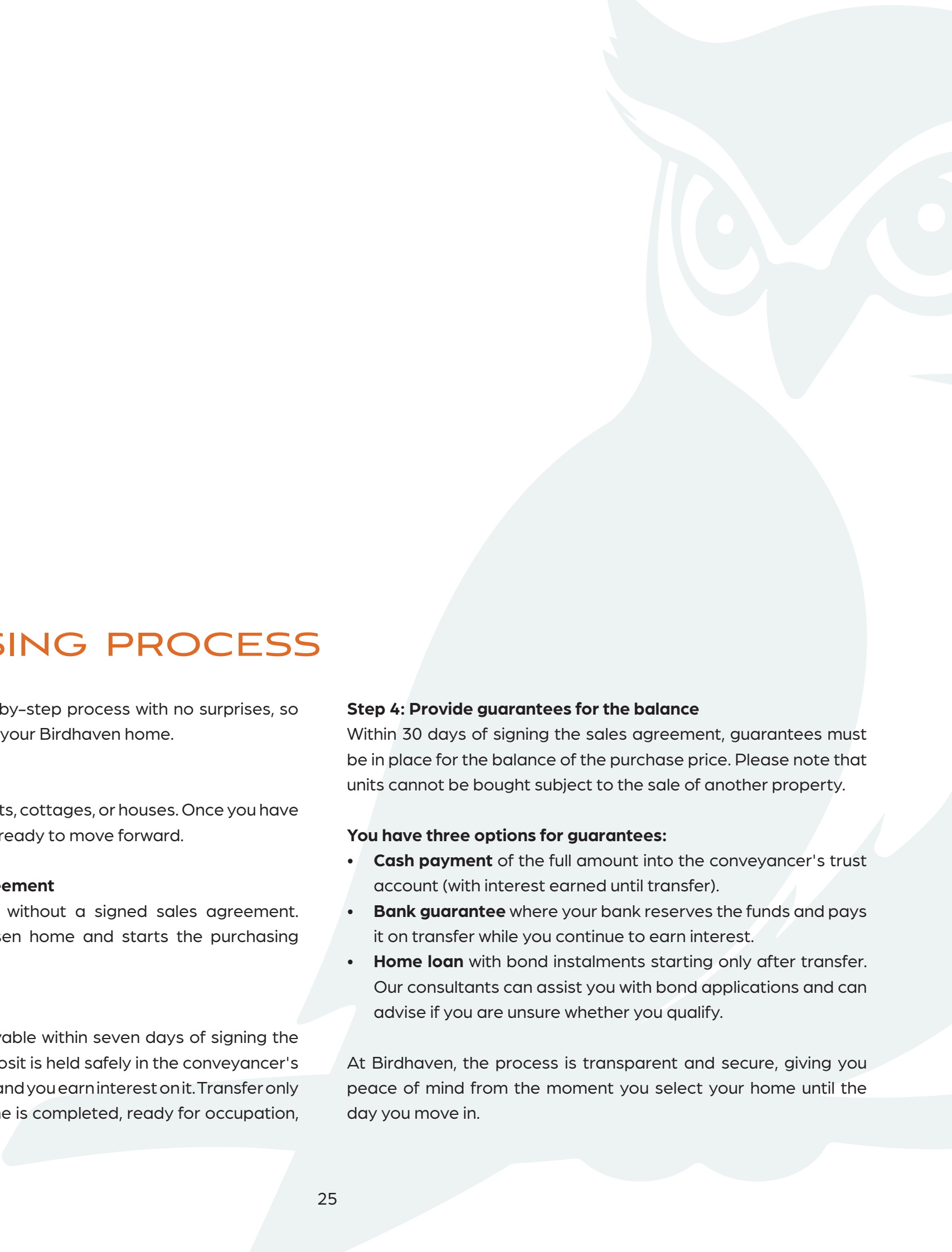
At Birdhaven, this responsibility is handled by CSi Property Management, specialists in the day-to-day management of retirement estates. CSi has extensive experience, as they currently manage more than ten of Central Developments' other successful retirement estates, assuring residents that their community is in expert hands.

CSi's responsibilities

- **Financial management** – levy collection and sound financial planning to safeguard the estate's sustainability.

- **Service provider oversight** – appointing and supervising all operators, including healthcare services, restaurant operations, security, gardening, and maintenance.
- **Quality assurance** – ensuring high standards of service across every aspect of daily life.
- **Efficient operations** – from administration to facilities upkeep, residents can trust that the estate is run with professionalism and care.

With CSi as the managing agent and the homeowners' association overseeing governance, Birdhaven residents can settle here with complete **peace of mind**. You are not only investing in a home, but also in a community where **your needs, comfort, and long-term interests are carefully considered and protected**.



PURCHASING PROCESS

A simple, supported, step-by-step process with no surprises, so you can confidently secure your Birdhaven home.

Step 1: Select your home

Choose from our apartments, cottages, or houses. Once you have made your choice, you are ready to move forward.

Step 2: Sign the sales agreement

Units cannot be reserved without a signed sales agreement. Signing secures your chosen home and starts the purchasing process.

Step 3: Pay your deposit

A **10% cash deposit** is payable within seven days of signing the sales agreement. Your deposit is held safely in the conveyancer's trust account until transfer, and you earn interest on it. Transfer only takes place once your home is completed, ready for occupation, and signed off by you.

Step 4: Provide guarantees for the balance

Within 30 days of signing the sales agreement, guarantees must be in place for the balance of the purchase price. Please note that units cannot be bought subject to the sale of another property.

You have three options for guarantees:

- **Cash payment** of the full amount into the conveyancer's trust account (with interest earned until transfer).
- **Bank guarantee** where your bank reserves the funds and pays it on transfer while you continue to earn interest.
- **Home loan** with bond instalments starting only after transfer. Our consultants can assist you with bond applications and can advise if you are unsure whether you qualify.

At Birdhaven, the process is transparent and secure, giving you peace of mind from the moment you select your home until the day you move in.



GREEN LIVING, GREATER VALUE

At Birdhaven, sustainability and smart living go hand in hand. As an EDGE-certified estate (Excellence in Design for Greater Efficiencies), every home is designed to use at least 20% less energy, water, and materials than conventional buildings. This means you enjoy lower utility bills, a lighter environmental footprint, and the added benefit that many banks also offer green bonds with discounted interest rates.

Built-in resource efficiency

Energy

- Roof insulation for an energy-efficient home that is cooler in summer and warmer in winter.
- LED light bulbs throughout.
- Solar-assisted PV thermal geysers.
- Gas stoves in houses to reduce electricity consumption.

Water

- Aerated, low-flow shower heads and taps.
- Dual-flush toilets that save water without compromising convenience.

Materials with lower embodied energy

- ECO floor slabs
- Rockwool insulation with a reduced environmental impact.
- Clay and cement brick combinations for external and internal walls.
- Aluminium window frames designed for durability and recyclability.
- Roof structures designed with lower embodied energy.

By choosing Birdhaven, you are not only investing in your own comfort and financial well-being but also in a more sustainable future. Eco-friendly design makes these homes more attractive in the long term, protecting your investment while leaving a positive environmental legacy for generations to come.



FREQUENTLY ASKED QUESTIONS

Q: What is the difference between life rights and full ownership, and what does birdhaven offer?

A: Birdhaven Retirement Estate is sold on a **full-ownership model**, unlike most other retirement developments, which are typically sold on a life rights basis.

- **Life rights:** You do not buy the property itself, only the right to live in it for the rest of your life. You pay a once-off amount upfront (like rent in advance). There are no transfer fees, but the unit cannot be sold for a profit or inherited by an heir. The surviving spouse may continue living in the unit.
- **Full ownership:** You own the unit outright. It, along with a share of the common property, is registered in your name. You can sell it for a profit, rent it out, or leave it to your heirs as part of your estate.

Q: At what age can I buy a property at Birdhaven?

A: Anyone can buy a property at Birdhaven. Investors of any age may buy, but personal occupation is only allowed from the age of 50.

Q: What are the incidental costs involved in taking transfer of a unit?

A: The listed price includes transfer and registration of your title deed. There are **no hidden attorney fees or transfer charges** when you use Birdhaven's appointed conveyancer.

Q: If I sell my unit, do I pay anything to the Homeowners' Association? Can I use my own agent?

A: Yes, you may appoint your own agent. After paying your agent's commission, **3.5% of the net selling price** is contributed to the HOA's reserve fund. This fund strengthens the estate financially, supplements levies, and provides a buffer for unexpected expenses.

Q: Why are meals compulsory?

A: Balanced meals are vital for health and well-being in retirement. Compulsory meals also ensure the sustainability of the restaurant, without it being subsidised by levies. The restaurant is operated independently and provides affordable, nutritious meals for residents, with the added benefit that your family and friends can also enjoy meals when visiting.

Q: What happens to my property if I pass away?

A: Because you have **full ownership**, your unit forms part of your estate. You may nominate beneficiaries in your will, ensuring the property can either be inherited or sold for the benefit of your family.

Q: When is occupational rent payable?

A: Occupational rent of **0.8% of the purchase price** (pro-rated for part of a month) is payable from the date your unit is handed over to you until transfer of ownership. Transfer usually happens within a few weeks, keeping this cost to a minimum.

Q: Are pets allowed?

A: Yes, but subject to **strict rules**. Small dogs and cats (a maximum of two per unit) are permitted, provided they do not cause a nuisance to neighbours and remain within the owner's garden. **Pre-approval by the estate's management is required** before any pets are brought into the estate. Please note: **no pets are allowed in upper-floor apartments.**

Q: Can I rent out my unit?

A: Yes, you can rent out your unit, making it an attractive investment opportunity. However, in line with the estate's care and community standards, all tenants must first undergo a **medical evaluation** to confirm their ability to live independently in their units. Please note: **no pets are allowed in upper-floor apartments.**

INSPIRED BY NATURE
DESIGNED FOR RETIREMENT



central

BIRDAHVEN RETIREMENT ESTATE IS ON SHOW DAILY!

Feel free to visit the show units and the sales office for more information.

Call 0600 132 089 or visit

retire **now**
.co.za



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