



# Celebration

RETIREMENT ESTATE

THERE'S A WHOLE NEW  
WORLD IN HERE!



# LIVE LUXURIOUSLY

## IN AN UPMARKET, SECURE RETIREMENT ESTATE

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# EXPERIENCED DEVELOPER

**central**  
developments

## IN THE RACE WITH A GOOD JOCKEY

Central Developments has a proven track record when it comes to the development of retirement estates and lifestyle solutions. With thirteen retirement estates throughout Gauteng, comprising more than 5000 units successfully completed since 2010, we have firmly established ourselves as the market leader in this sector. With every retirement estate we developed, we guaranteed and delivered a fully operational lifestyle centre and frail-care facility in the first phase of the development. This ensures real peace of

mind for every investor and owner who buys a retirement home from Central Developments. Celebration Retirement Estate follows in these footsteps with well-planned facilities and excellent service delivery. We constantly aim to improve our product, so with each new development the lessons learnt from the previous ones, are applied. This ensures a retirement development catering for all your needs with unique facilities and unparalleled quality. We pride ourselves in creating beautiful, comfortable and safe retirement homes



*Village Walk*

OLIVEDALE

ELDORAGNE

PRETORIA-OOS  
AFTRIE-OORD RETIREMENT VILLAGE

BRON BERG  
AFTRIE-OORD RETIREMENT VILLAGE

WATERKLOOF MARINA  
AFTRIE-OORD RETIREMENT ESTATE



## WELCOME HOME!

### SECURE RESIDENTIAL, LIFESTYLE AND FRAIL-CARE FACILITY

Just a few years ago the site where Celebration Retirement Estate is situated now, was a humble peach farm. Today the majestic development is home to hundreds of happy, active over-50s enjoying the beautiful views, facilities, houses and apartments offered by this luxurious retirement estate in the heart of Johannesburg's northern suburbs.

With the first village complete and the second village busy taking shape, Celebration Retirement Estate will ultimately comprise 976 houses and apartments. Residents are spoiled for choice with 15 different floorplans – from 1-bed, 1-bath apartments to 3-bed, 2-bath houses – and a variety of beautiful finishes to choose from. We also have rental options available should you prefer to rent rather than buy a property.

The expansive grounds border on a protected green area with a walkway offering residents ample opportunities to enjoy nature and take in the lovely scenery. But the nucleus of the estate is the fully operational lifestyle centre where residents congregate, and a true sense of community is cultivated.

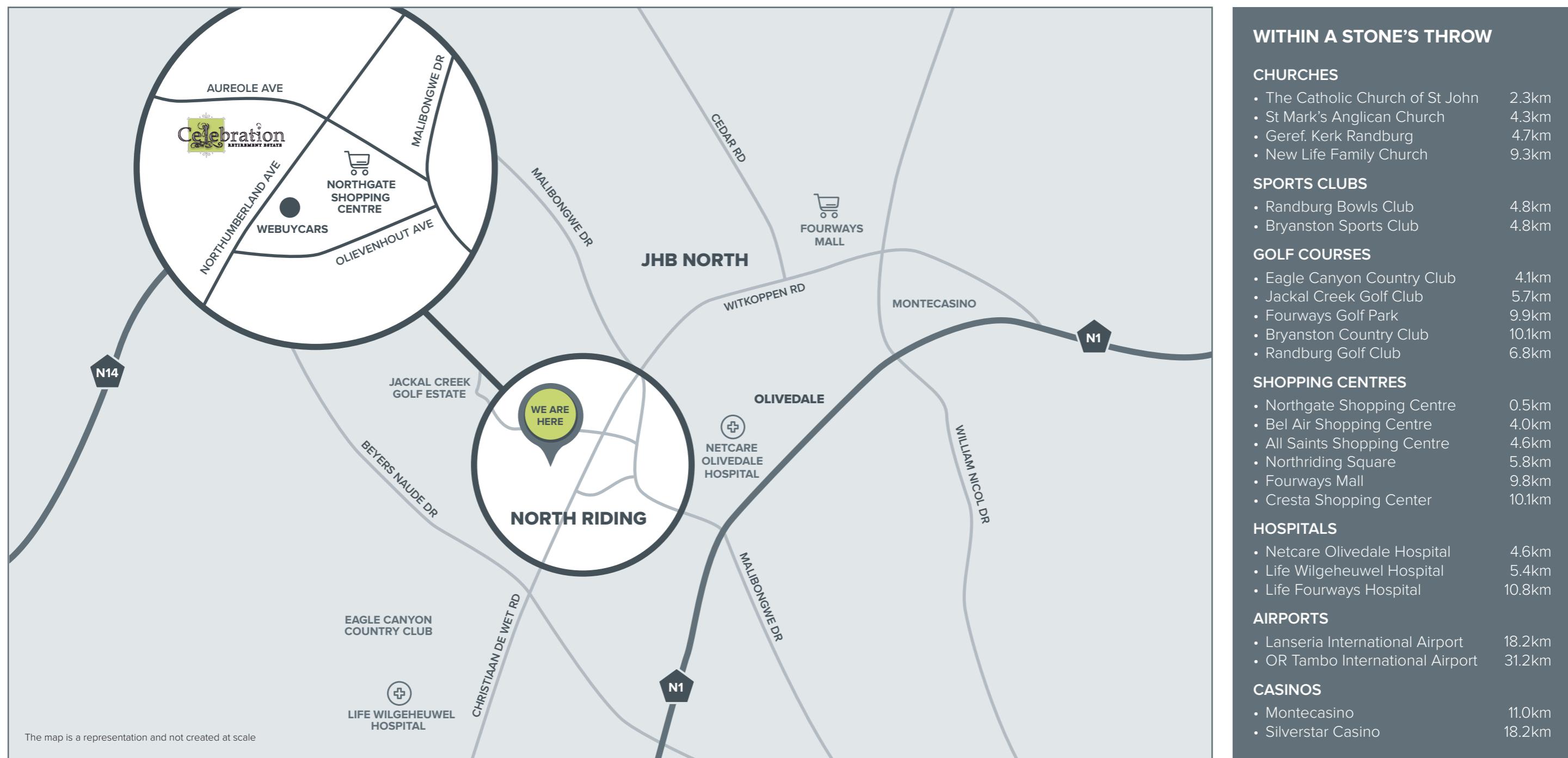
If you are looking for an active, social and comfortable retirement lifestyle, but also for the peace of mind that 24-hour security and medical care services are available on site, then Celebration Retirement Estate is the place where you should spend your silver years!

# PERFECT LOCALITY

## LOCAL ATTRACTIONS ARE A STONE'S THROW AWAY

Celebration Retirement Estate is conveniently situated 35 minutes from OR Tambo International Airport and 20 minutes from Lanseria International Airport and Sandton's CBD. The iconic Ticketpro Dome, which is within walking distance from the development, has been voted the number one concert venue in South Africa for over 10 years. It is also an exceptionally versatile venue for all sorts of events and functions. Easy access to all major routes, including Malibongwe Drive, Witkoppen and the N1 and N14 highways, makes traveling a breeze. For the person with an appetite for shopping,

the newly improved and upgraded Northgate Shopping Centre is also within walking distance. For those who still enjoy an active outdoor lifestyle, you are 10 to 15 minutes from all the major golf and sports clubs including the Bryanston Country Club and Randburg Bowls Club. Don't forget about Montecasino, also only 15 minutes away, with its exclusive Italian feel offering more entertainment and fine dining. Medical facilities on your doorstep include the Life Wilgeheuwel Hospital, Olivedale Clinic and Life Fourways Hospital within 10 to 15 minutes from Celebration.

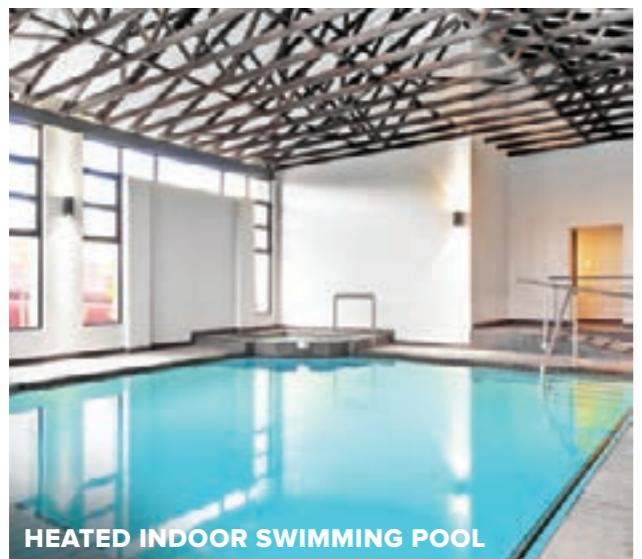




## ENJOY NATURE ON YOUR DOORSTEP

The Highveld climate with its fantastic summers and mild winters lends itself to enjoying the outdoors and at Celebration residents can do exactly that.

The development includes a 2.7ha protected green space. Walkways leading to resting stops and viewpoints along the way, give residents the opportunity to enjoy the variety of natural features including grassland, wetland and rocky granite outcrops where a variety of insects, bird life, small mammals and reptiles can be found.



HEATED INDOOR SWIMMING POOL



LOUNGE AND LIBRARY



HAIR SALON



COFFEE SHOP



DINING AREA



Lifestyle  
Centre



Restaurant and  
Coffee Shop



24-Hour  
Security



Communal Lounge  
and Library



Hair and  
Beauty Salon



24-Hour  
Frail Care



Games  
Room



Heated Indoor  
Swimming Pool



Shuttle  
Service



Green  
Walkway

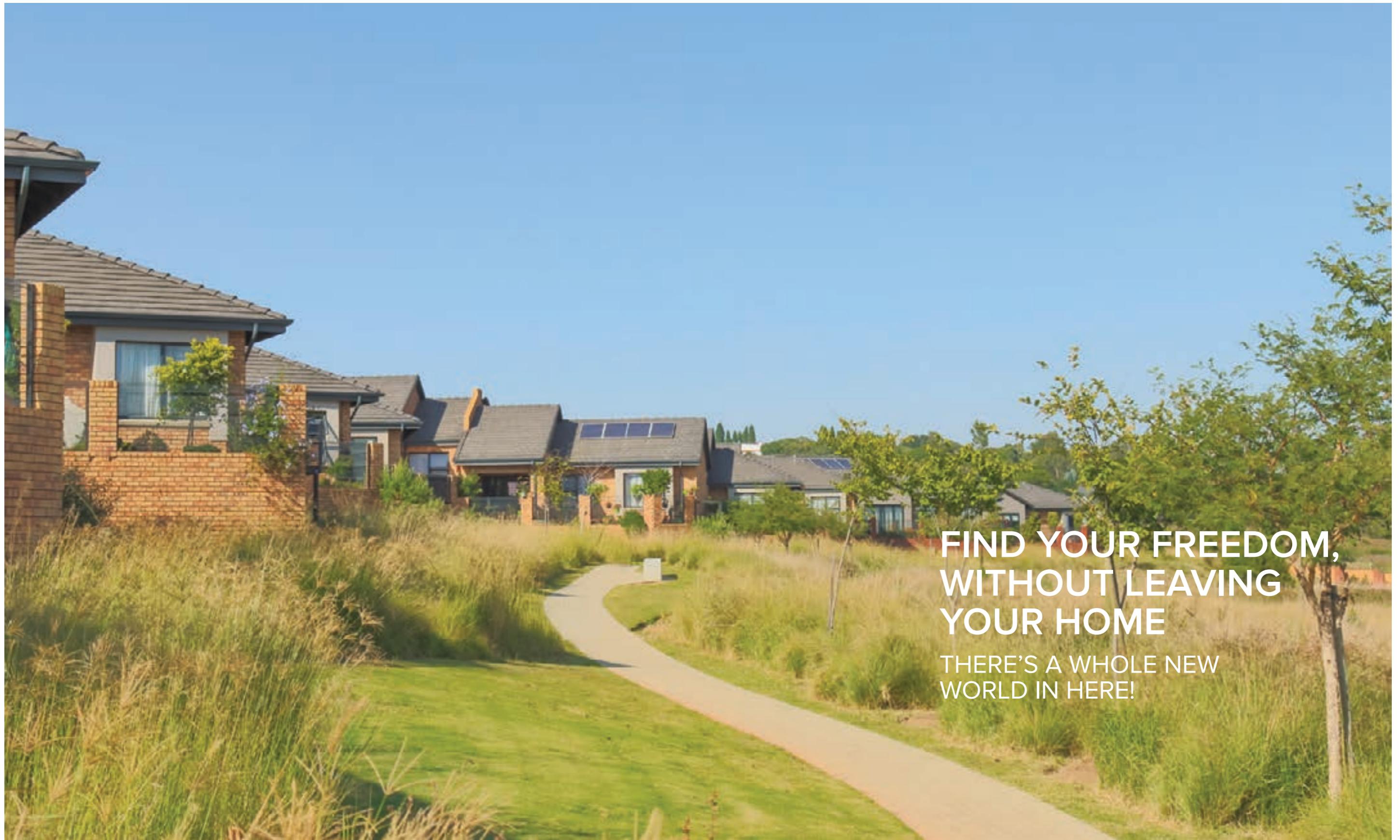
## LIFESTYLE CENTRE

WHERE COMMUNITY AND CONVENIENCE IS KEY

The lifestyle centre is the heartbeat of the estate. It's a place of entertainment, socialising and support. As with all our retirement estates, we pride ourselves on providing a fully operational lifestyle centre and frail-care facility from the first day residents move in.

### AMENITIES INCLUDE:

Dining room, hair and beauty salon, heated indoor swimming pool, library, convenience store, recreation hall for bingo nights, entertainment, church services, exhibitions and conferences, postbox, doctors' consulting rooms, shuttle bus services, laundry room and elevator access to all levels. The entire estate, including homes and apartments has wheelchair access.



**FIND YOUR FREEDOM,  
WITHOUT LEAVING  
YOUR HOME**

THERE'S A WHOLE NEW  
WORLD IN HERE!

# SITE PLAN

## VILLAGE 1



### TWO-BEDROOM HOUSES

with single garages and covered patios

2A - Single Bathroom	-	$70+19+(8) = 97m^2$
2E - Two Bathrooms	-	$88+19+(11) = 118m^2$
2F - Two Bathrooms	-	$88+19+(11) = 118m^2$
2G - Two Bathrooms with Double Garage	-	$88+37+(11) = 136m^2$
2H - Two Bathrooms with Double Garage	-	$88+37+(11) = 136m^2$

### THREE-BEDROOM HOUSES

with two bathrooms and covered patio

3A - Single Garage	-	$91+19+(11) = 121m^2$
3B - Double Garage	-	$99+37+(13) = 149m^2$
3C - Double Garage	-	$115+37+(13) = 165m^2$
3D - Double Garage	-	$115+37+(13) = 165m^2$
3E - Double Garage	-	$138+37+(15) = 190m^2$
3F - Double Garage	-	$138+37+(15) = 190m^2$
3G - Double Garage	-	$94+37+(11) = 142m^2$
3H - Single Garage	-	$94+19+(11) = 124m^2$

### GENERAL LEGEND

- Service Centre, Frail-care Unit and Apartments
- Apartments
- Garages

# SITE PLAN

## VILLAGE 2



### TWO-BEDROOM HOUSES

with single garages and covered patios

2A - Single Bathroom	-	$78+20+(12) = 110m^2$
2B - Single Bathroom	-	$80+20+(12) = 112m^2$
2E - Two Bathrooms	-	$88+20+(14) = 123m^2$
2F - Two Bathrooms	-	$90+22+(14) = 126m^2$
2G - Two Bathrooms with Double Garage	-	$88+37+(14) = 139m^2$
2H - Two Bathrooms with Double Garage	-	$89+40+(14) = 143m^2$

### THREE-BEDROOM HOUSES

with two bathrooms and covered patio

3A - Single Garage	-	$90+20+(16) = 126m^2$
3B - Double Garage	-	$100+37+(18) = 155m^2$
3C - Double Garage	-	$115+37+(14) = 166m^2$
3D - Double Garage	-	$115+37+(17) = 169m^2$
3E - Double Garage	-	$135+41+(16) = 192m^2$
3F - Double Garage	-	$138+37+(16) = 191m^2$
3G - Double Garage	-	$94+37+(14) = 145m^2$
3H - Single Garage	-	$94+21+(14) = 129m^2$

### GENERAL LEGEND

- Service Centre, Frail-care Unit and Apartments
- Apartments
- Garages

# 24-HOUR FRAIL-CARE SERVICES

## WHERE YOUR HEALTH IS IN EXCELLENT HANDS

Various care options are available to suit your specific needs, including sickbed recovery and frail-care services. Specialist staff can assist you to tailor a medical care package that suits your needs. This could include meals being delivered to you, administering daily medication, nurse visitations or full support services.

### CELEBRATION RETIREMENT

#### ESTATE OFFERS:

- A 30-bed frail-care facility with 24-hour per day care
- Basic daily health care services
- Home based care options
- Panic and emergency button response
- Doctors and specialists' consulting rooms.



**FRAIL-CARE UNIT**



**OUR FAMILY INCLUDES  
OUR RESIDENTS, THEIR  
FAMILIES, OUR STAFF,  
VOLUNTEERS AND  
VALUED PARTNERS.  
TOGETHER WE  
ARE CELEBRATION  
RETIREMENT ESTATE.**

# SECURITY

## HAVE PEACE OF MIND, SECURITY IS ALWAYS ASSURED

Celebration Retirement Estate has implemented state-of-the-art security, to give residents peace of mind and allow them to live in a safe, tranquil environment.

### THE PERIMETER

The estate is surrounded by a 2,4m high brick perimeter wall topped with an electric perimeter fence with a battery back-up power supply.

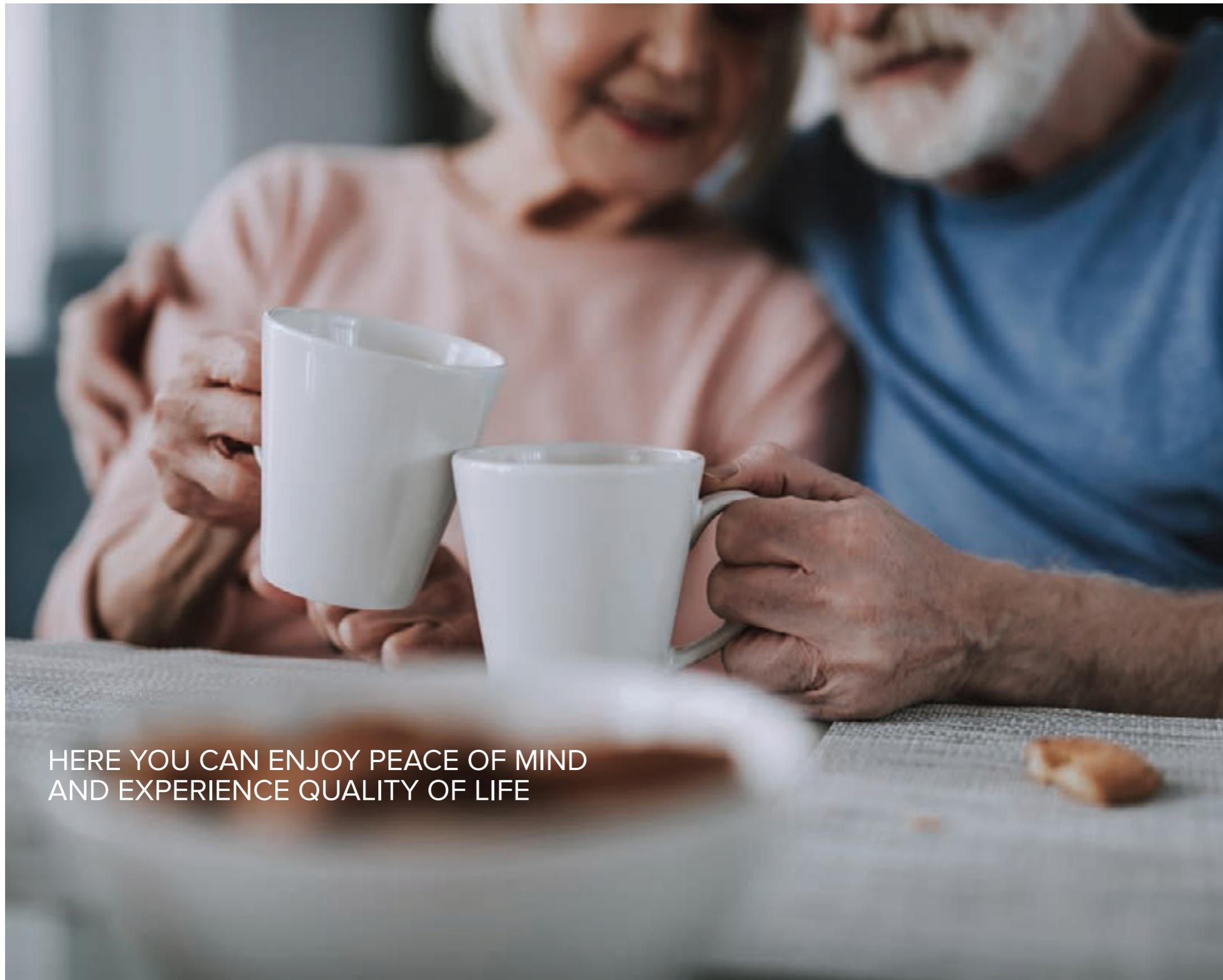
### THE GUARDHOUSE

Visitor access to the estate is managed through high traffic boom gates, spike barriers and a license verification reader. The guardhouse is manned by well-trained security personnel and supported by CCTV camera systems.

### INSIDE THE ESTATE

Each resident has a mobile panic button in case of an emergency which is linked to the frail-care facility and guard house. Security guards patrol the estate 24 hours per day and ensure that the highest level of security is provided.





HERE YOU CAN ENJOY PEACE OF MIND  
AND EXPERIENCE QUALITY OF LIFE

## AFFORDABLE LEVIES AND MAINTENANCE

### WHERE LIVING IS MADE EASY

#### WHAT IS INCLUDED IN THE MONTHLY LEVIES AT CELEBRATION RETIREMENT ESTATE?

- Water
- Structure and common property insurance
- Garden services
- Shuttle service twice a week
- 24-Hour security and patrolling guards
- Panic button and emergency assistance
- Basic health care (e.g. blood pressure testing and basic wound care)
- Postbox subscriptions
- Upkeep of common property and external maintenance on houses
- Communal area electricity (e.g. lifestyle centre, street lights, guardhouse and electric fencing).

The levies are affordable compared to other options in the market because your levy is not used to subsidise frail care or kitchen operations. Further energy savings are attained through the use of energy efficient construction methods and materials endorsed by the EDGE ratings initiative. The scale advantage of close to 1000 units in the estate, results in each owner having to contribute less with regards to shared costs. When your unit is sold or undergoes a change of ownership 3.5% of the net sales price is paid into a reserve fund to provide for future escalations or extra unforeseen expenses.

## EFFECTIVE MANAGEMENT

### WE TAKE CARE OF THE REST

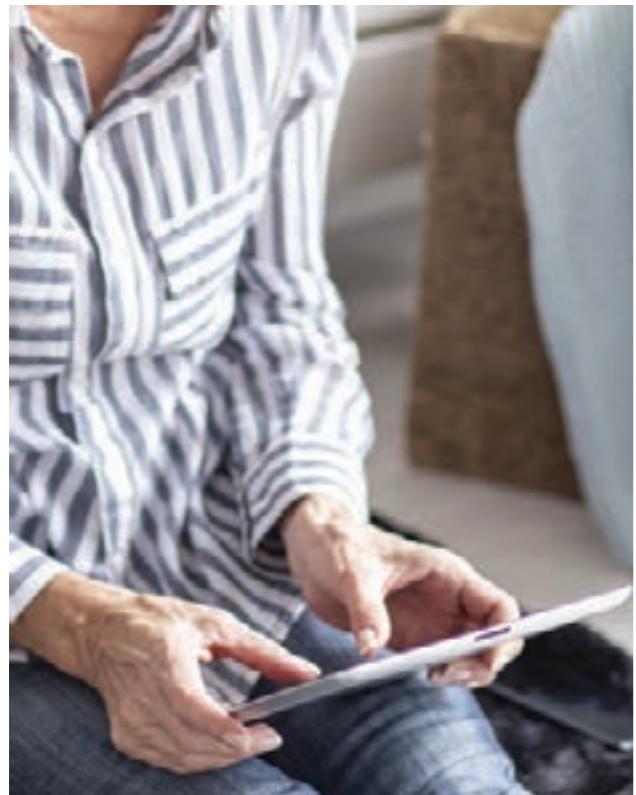
Being an estate of such considerable size, Celebration requires expert managing agents to ensure the effective day-to-day running of the estate's facilities and to ensure successful delivery of the many services offered.

CSi Property Management is the estate's managing agent and is responsible for the appointment and management of all service providers and operators within the estate. CSi Property Management currently manages ten of Central Developments' retirement estates and has the knowledge and expertise needed to manage upmarket retirement estates of this caliber offering such a variety of services.



## CONNECTIVITY

### TECHNOLOGY IS NOT JUST FOR THE YOUNG!



Celebration Retirement Estate is accredited and endorsed by the FTTH Council of South Africa as a fibre-friendly facility.

It offers Fibre to The Home (FTTH) connection with Vodacom as technology and network partner.

#### A FIBRE NETWORK SERVICE OFFERS THE FOLLOWING BENEFITS:

- Speed - currently up to 100Mbps data connectivity for internet, voice and streaming.
- Wi-Fi router.
- Full internal communication network at no cost, including service calls and inter-unit communication.
- Activated fibre network with 10MB line and 25GB data (upgradable to suit individual needs).
- Customised voice and data package choices to suit every individual.
- Voice calls over internet (VOIP) using data at a rate of 30% less than standard communication rates.

## EDGE REGISTRATION AND CERTIFICATION

### ENVIRONMENTALLY FRIENDLY AND ENERGY SAVING DESIGN

The Green Building Council of South Africa (GBCSA) is the licensed registrar of the EDGE green rating tool in South Africa. EDGE stands for Excellence in Design for Greater Efficiency and certifies that resource efficient technology, products and design were used in the construction of a building.

Celebration is the first retirement estate in Gauteng registered for EDGE certification by the GBCSA. Celebration's homes are therefore constructed and equipped with **environmentally friendly and energy saving** technology and materials to comply with certification requirements.

Independent tests analysing actual consumer patterns at four similar retirement villages, have shown that a solar water heating system can potentially save the residents of a simplex unit an average of R315.00 and the residents of an apartment R164.00 per month on their electricity consumption (based on R1.85/kWh and a 31 day month). These tests have also shown that it is possible to rely only on solar power for water heating with very little, if any, additional electricity required.

GERRIT BRANDOW, DIRECTOR OVERSEEING THE CELEBRATION PROJECT, SAYS THE FOLLOWING:

"In accordance with research done by the Green Building Council of South Africa an EDGE certification could **increase a unit's value** by 11% to 12%. An increase of 5% to 6% in rental rates is also achievable."

### THE FOLLOWING RESOURCE EFFICIENT INTERVENTIONS ARE INCLUDED IN EACH UNIT:

#### ENERGY

- Roof insulation
- LED light bulbs
- PV thermal solar system

#### WATER

- Aerated/low flow shower heads
- Aerated/low flow taps for kitchen sinks and wash basins
- Dual flush water closet systems

#### EMBODIED ENERGY (MATERIAL)

- ECO floor slabs
- Roof construction - timber rafters with cement roof tiles
- External and internal walls - combination of clay and cement (lower embodied energy) brick
- Aluminium window frames
- Insulation - rockwool with lower embodied energy



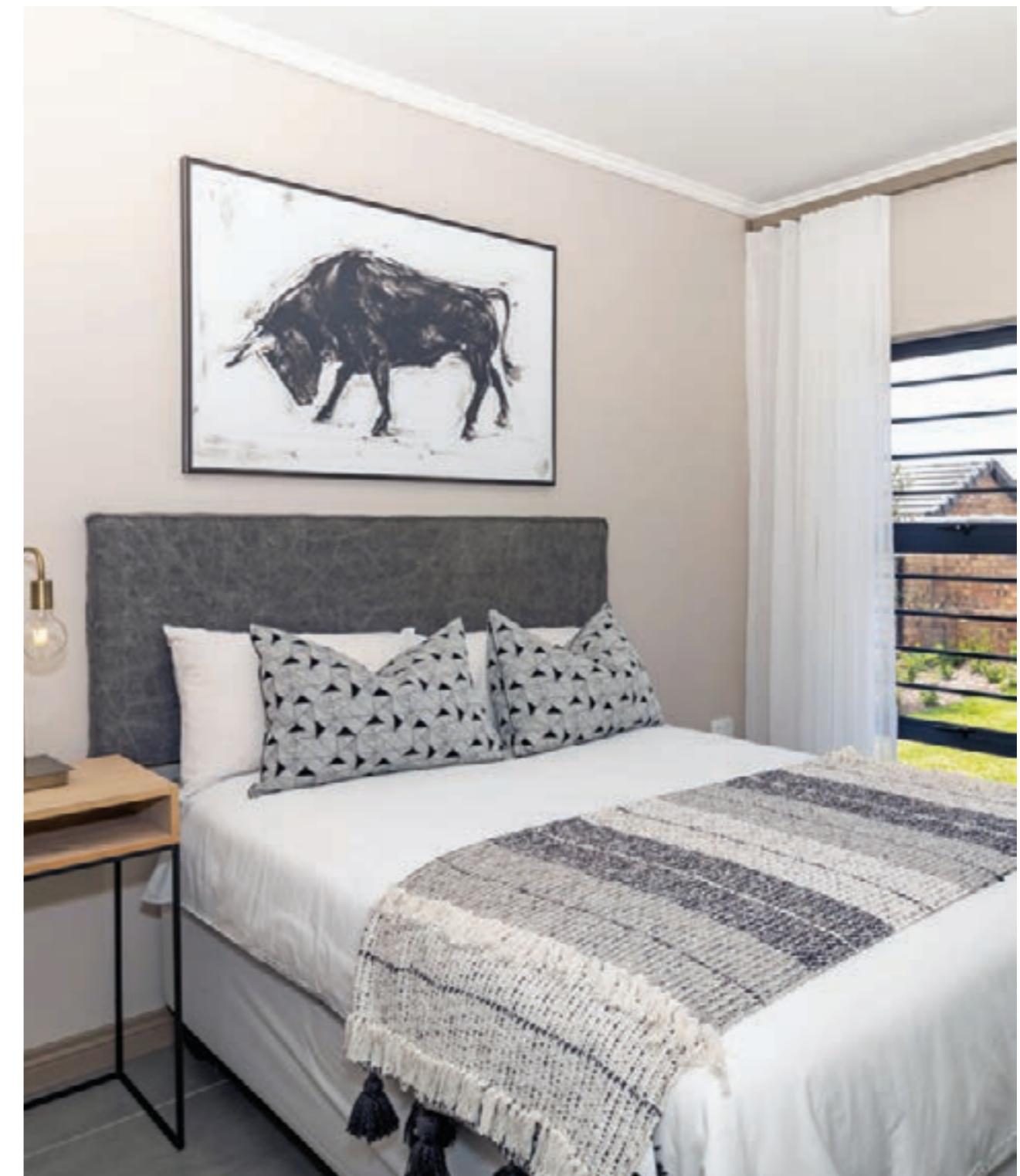


CHOOSE  
YOUR HOME  
BUILDING STYLE OF  
LUXURY APARTMENTS



# CHOOSE YOUR HOME

BUILDING STYLE OF  
EXCLUSIVE GARDEN COTTAGES



## INTERESTING FACT

Celebration Retirement Estate consists of various villages. Each village has its own identity with regards to colours on plaster, marmoran and face brick.



The proposed colour schemes could change depending on the availability of materials or at the seller's discretion.

## CHOOSE YOUR HOME

BUILDING STYLE  
OF SIMPLEX HOUSES



IT'S YOUR CHOICE:  
LUXURIOUS HOUSE OR A  
SPACIOUS APARTMENT.

WIDE VARIETY OF FLOORPLANS AVAILABLE



### APARTMENT OPTIONS

Note\* Apartment blocks  
are equipped with lifts

#### 1-BEDROOM APARTMENTS

F1A/B	45m <sup>2</sup>
F1D	48m <sup>2</sup>
F1E/E+	61m <sup>2</sup> - 63m <sup>2</sup>

#### 2-BEDROOM APARTMENTS

F2A/B	68m <sup>2</sup>
F2E/F	76m <sup>2</sup>



### GARDEN COTTAGE OPTIONS

#### 2-BEDROOM COTTAGES

2A-1	111m <sup>2</sup>
2A-2	109m <sup>2</sup>
2B	113m <sup>2</sup>



### SIMPLEX HOUSE OPTIONS

#### 2-BEDROOM SIMPLEX HOUSES

2A	110m <sup>2</sup>
2B	112m <sup>2</sup>
2E	123m <sup>2</sup>
2F	126m <sup>2</sup>
2G	139m <sup>2</sup>
2H	143m <sup>2</sup>

#### 3-BEDROOM SIMPLEX HOUSES

3A	126m <sup>2</sup>
3B	155m <sup>2</sup>
3C	166m <sup>2</sup>
3D	169m <sup>2</sup>
3E	192m <sup>2</sup>
3F	191m <sup>2</sup>
3G	145m <sup>2</sup>
3H	129m <sup>2</sup>

# PURCHASING PROCESS

## EASY, SIMPLE AND STRAIGHT FORWARD

Easy, transparent steps mean that you as purchaser can secure your unit with the minimum amount of fuss.



### 01 SELECT YOUR UNIT

Discuss your options with your consultant and decide on your ideal unit.

### 02 SIGN THE AGREEMENT OF SALE

Your consultant will go through the agreement with you and answer any questions you may have.

### 03 STANDARD DOCUMENTATION REQUIRED FOR FICA PURPOSES

- Copy of ID.
- Proof of residence (e.g. municipal account).
- Proof of income tax number as reflected on SARS correspondence.
- If you are married, please bring your marriage certificate.
- If married in community of property, all of the above is required for both partners.
- If married out of community of property, all of the above is required for both partners if the unit will be registered in both partners' names.

### 04 ADDITIONAL DOCUMENTATION REQUIRED FOR LEGAL ENTITIES

- **For a Trust:** trust deed, letter of authority and FICA documents of all the members of the trust.
- **For a Close Corporation (CC):** CK1, CK2, resolution and FICA documents of the authorised signatory.
- **For a Private Company (Pty (Ltd):** CM1, CM2, resolution and FICA documents of the authorised signatory.
- For a home loan application additional documentation will be required when your application is submitted. Please refer to the home loan application form that is available on site.

05

### 10% DEPOSIT

- A 10% cash deposit has to be paid within 7 days of signing the agreement of sale.
- The conveyancer holds your deposit in a trust account until transfer. Transfer takes place after the unit is completed and ready for occupation and signed off by yourself - the purchaser. The purchaser earns the interest on the deposit until transfer.

06

### BALANCE OF PURCHASE PRICE

- In addition to the 10% deposit payable, guarantees for the balance of the purchase price will have to be provided within 30 days of signing the agreement of sale.
- Units cannot be bought subject to sale of another property.

07

### OPTIONS FOR GUARANTEES

- Payment of the full amount into the conveyancer's trust account. The purchaser earns interest on those funds until transfer.
- Bank guarantee. Your bank reserves your funds for the purchase and provides a guarantee for the purchase of the unit. As account holder, you continue to earn interest on your funds until they are paid over upon transfer for the purchase of the unit. Please note that your bank could raise monthly charges for guarantees.
- Home loan. An approved home loan by a major bank is regarded as a guarantee by us. Bond installments only start after transfer. If you are unsure whether you will qualify for a bond, our consultants are available to assist and advise.
- Cession. A note is made on one or more of your investments. The intention is that the funds will be used for the purchase of the unit. The money will be drawn from the investment upon transfer. To streamline the purchasing process further, specialist bond originators and attorneys can upon request be arranged on site.

### FULL OWNERSHIP VERSUS LIFE RIGHT OWNERSHIP

Celebration Retirement Estate **offers full ownership** and not just life rights like most other retirement developments.

- **Life rights** purchase means there is no actual acquisition of property, but rather a purchase of **the right to live** in a specific unit. The ownership of the unit is retained by the developer and is not transferred to the individual, as with full ownership. The basic concept is that an individual pays a sum of money in respect of a specific unit in the scheme and in return they and their spouses receive the right to live in that unit for the remainder of their lives. Upon the passing of one spouse, the surviving spouse may continue to live in the unit until their death or until they sell their right to the unit. The price that is paid is market-related and pre-determined and is often viewed as **a lifetime of rental paid in advance**. There are thus no transfer or registration fees and your family cannot inherit the property, nor can the resident profit from the unit's capital growth when it is sold.
- **Full ownership** means the owner fully owns the unit as well as an undivided share in the common property. This property is **registered in the purchaser's name** and can be re-sold at a profit or be left as part of an inheritance.

# SOUND INVESTMENT

## YOUR HOME IS YOUR FINANCIAL INVESTMENT

There is an insatiable demand for safe, service-enriched retirement solutions. Our retirement estates offer this, as well as expert management, quality finishes and fully operational lifestyle centres from day one. We also guarantee on-site, frail-care facilities. This makes our product very attractive to investors, who benefit from good rental demand and continued capital growth.

Investors of any age can invest in Celebration Retirement Estate. Many return investors have faith in our developments because they have already reaped the benefits of their previous investments in our product.



### WHY OUR RETIREMENT ESTATES ARE CONSIDERED THE INVESTMENT OF CHOICE:

- It is a niche product focussed at a very niche market (strong demand and limited supply).
- It is property with purpose that can be used for generations to come.
- Proven capital growth of an average of 8% p.a.
- Rental assistance and management is available.
- Achievable return on investments of up to 16% p.a.
- Invest now and occupy when you are ready to retire.
- Affordable levies.



# QUESTIONS AND ANSWERS

## ANSWERING ALL YOUR QUESTIONS

### Q: AT WHAT AGE CAN I BUY A UNIT?

**A:** Anyone who qualifies can buy a unit. In terms of SA law a person is considered an adult from the age of 18 and may then buy property from us as investment without parental consent. Investors may, however, only take occupation personally at the age of 50.

### Q: MAY I LET MY UNIT?

**A:** Yes, you have the title deed to your unit and may let it to anybody, as long as the occupant is 50 years or older and adheres to the HOA (Home Owners' Association) rules and regulations.

### Q: WHAT ARE THE INCIDENTAL COSTS INVOLVED TO TAKE TRANSFER OF THE UNIT?

**A:** Our listed price gives you full transfer and a title deed to the unit. There are NO attorney's fees or charges involved and NO hidden costs as long as our appointed conveyancer is involved with the bond registration and the transferring process.

### Q: SHOULD I WISH TO SELL MY UNIT, DOES AN AMOUNT REVERT TO THE HOA AND MAY I USE MY OWN AGENT?

**A:** Yes, you may use your own agent, and after paying your agent's sales commission, 3.5% of the net (remaining) selling price will be contributed to the reserve fund held separately from the current bank account of the Home Owners' Association. These funds support the levies, act as a buffer to ease any future escalations and will be used as supplement for unexpected expenses.

### Q: WHY DO I HAVE TO TAKE COMPULSORY MEALS?

**A:** This contributes to overall balanced health and social interaction. The fully equipped kitchen with kitchen staff is run by an independent operator and is not subsidised by the normal levies. The compulsory meals ensure that the restaurant remains functional and successfully provides a much-needed service to all residents. The restaurant also caters for your visiting family or friends when needed. The main benefit, however, is that balanced meals are made available at extremely low prices.

### Q: WHAT HAPPENS TO MY PROPERTY IF I PASS AWAY?

**A:** You have full ownership of your unit in a sectional title scheme, not just life rights. As the owner you therefore have the right to nominate succession of ownership in your will.

### Q: FROM WHEN IS OCCUPATIONAL RENT PAYABLE?

**A:** All buyers are liable for occupational rent of 0.8% of the purchase price per month from the date their units are handed over for occupation until the date of transfer of ownership into their name. The developer endeavours to transfer ownership as soon as possible after completion of each phase, thus reducing the occupational rent period to a minimum.

## NOTES

Proudly  
**central**  
developments

For more information please phone

**0861 73 84 73**

**retire now.co.za**  
retirement villages and investment properties

