



WYTHAM ESTATE

MONTHLY SERVICES FEES (Levy Breakdown)

Base Levy (VAT Incl)

	1 Bed	2 Bed	Mews Homes
A. Care Services <ol style="list-style-type: none"> 1. Primary Health Care Incl; <ol style="list-style-type: none"> a. Annual Health Assessment b. Continual Monitoring Of Residents Health Status c. Recording Health History d. One Clinic Visit Per Week e. Home Visit From Registered Nurse Once Per Month (Subject To Medically Justified Requirements) f. Emergency Visit By Registered Nurse During Office Hours. After Hours Will Be Covered By Call4Care g. 3 Days Per Unit Per Year Daytime (9am to 5pm) Respite Care In Wellness Centre h. Medication Supply Management 2. 24-hour Call4Care Emergency Service 3. Priority Access To Affiliated Frail or Memory Care Facilities 	R 2'510	R 2'510	R 2'510

<p>B. Catering</p> <ol style="list-style-type: none"> 1. Catering Staff Costs and overheads (e.g. Chefs, Waitering, Barman & Barista) 2. Consumables, Take Away Service & Containers 	R 2'407	R 2'407	R 2'407
<p>C. Cleaning & Laundry</p> <ol style="list-style-type: none"> 1. Common Facilities, Laundry and Windows 2. Unit Cleaning Service <ol style="list-style-type: none"> a. 1 Bed – 1h:15m per week b. 2 Bed – 2h:15m per week c. Mews Units – 3h:30m per week 3. 5kg's Laundry (Washed, Ironed and Folded) Per Person Per Week 4. Linen Change and Laundered – 1 x Bed, 1 x Per Week 	R 623	R 623	R 623
<p>D. General / Common Areas Management</p> <ol style="list-style-type: none"> 1. Gym & Yoga Studio 2. Library & Reading Room Management 3. Fire-Place Combustibles 4. DSTV & Newspaper Subscriptions 5. Facilities Management 6. Management and Auditing Of Accounts & Levies 7. Bank Charges & Legals 8. Concierge, Facilities Manager & Reception Service 9. General Office Costs 10. Maintenance <ol style="list-style-type: none"> a. Of Common Grounds & Gardens b. Limited Maintenance Of Unit Gardens* c. General Site & Building Maintenance d. Lift Maintenance 11. Social Events & Entertainment 	R 2'094	R 2'094	R 2'094
<p>E. Security</p> <ol style="list-style-type: none"> 1. 24hr Manned Access Control & Patrolling Service 2. Perimeter Monitoring and Control (Incl Electric Fence & CCTV) 3. 24-hour Verifier Entrance Monitoring Service 4. Biometric Pedestrian Access System 5. Visitors Management System & Alert Service 	R 667	R 667	R 667

F. Services <ol style="list-style-type: none"> 1. Common Utilities <ol style="list-style-type: none"> a. Fibre To The Home Access Point In Each Unit b. Satellite TV Access Point c. Water, Electricity & Internet (WIFI) In Common Areas d. Intercom Phone (Calls within Estate Not Charged) 2. Local Transport In Estate People Carrier Incl. Driver 3. Handy-man Service 4. Refuse and Recycling 5. Facility Subscriptions 6. Use Of Care Centre & Therapy Room 	R 1,389	R 1,389	R 1,389
G. Insurance <ol style="list-style-type: none"> 1. Insurance For All Building Structures 	R 495	R 495	R 495
H. Food Amount Allocated Per Person Per Month Included, Can Be Used On; <ol style="list-style-type: none"> 1. Meals (Breakfast, Lunch, Tea & Supper) 2. Coffee & Tea 3. Bar Drinks & Snacks 	R 750	R 750	R 750
Total For Single Occupancy	R 11'117	R 11'299	R 11'699

* Maintenance of unit gardens to be added as follows (2 bed garden units @ R 142 and Mews Homes @ R 299)

The following items are applied to dual occupancy only and are included in the totals below.

<p>Food Amount Allocated Per Person Per Month Included, Can Be Used On;</p> <ol style="list-style-type: none"> 1. Meals (Breakfast, Lunch, Tea & Supper) 2. Coffee & Tea 3. Bar Drinks & Snacks 4. Consumables 	<p>R 750</p> <p>R 73</p>
<p>Management Concierge/Facilities Manager Driver Handyman</p>	<p>R 672</p>
<p>Services Common Utilities Transport Refuse. And Recycling</p>	<p>R 1'212</p>

	1 Bed	2 Bed	Mews Homes
Total for Dual Occupancy	R 13'824	R 14'006	R 14'406

Not Included In Base Levy (VAT Incl)

1. General

1. City Of Cape Town Rates
2. Metered Utilities (Water, Electricity, Fireplace Combustible's (Pellets), Sewage)
3. Phone Calls Outside Of Estate
4. Catering Over And Above Monthly R750 Spend
5. Hotel Stays By Guests
6. Additional Cleaning & Laundry
7. Dry-cleaning Services
8. Daily Bed Making Service
9. Unit DSTV, Netflix & Internet Subscriptions

2. Health & Care Services

- a. Home Based Care Services Including:
 - i. Assisted Living
 - ii. Wound Care
 - iii. Frail Care
 - iv. Administering Of Medication
- b. Professional Medical Practitioners Visits (Doctor, Physiotherapist, etc.)
- c. Frail, Respite & Memory Care Facilities