



SALES PACK

APARTMENTS &  
ASSISTED LIVING SUITES

ESTELLE WILSHERE

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Enjoy your retirement to the fullest, surrounded by orchards, farmlands and vineyards in scenic Somerset West. Helderberg Manor is an established retirement estate with over 300 completed homes consisting of houses, cottages, apartments and a Healthcare Centre.

Developed by the award winning, Devmark Property Group, with over 30 years' experience in retirement development and managed by Medwell SA, you can retire with peace of mind when you choose one of our Apartments or Assisted Living Suites.

**STARTING FROM  
R950 000**



### SURROUNDINGS

- Golf course
- Nature reserves
- Walking trails
- Pristine beaches
- Wine estates
- Local restaurants
- Art galleries
- Farmer markets
- Close to local pharmacy
- Nearby shopping centre: Woolworths, Spar, Checkers, Clicks, etc



### FACILITIES

- State-of-the-art medical and healthcare centre with step-down facility, stabilization facility and frail care unit
- Equipped gym
- A well stocked library
- Hair and beauty salon
- Restaurant and ladies bar
- Swimming pool
- Bowling green upon completion



### BENEFITS

- Safe and secure
- High-tech security system and 24 - hour manned security
- Elegant and modern
- Medical care in the comfort of your suite by Medwell SA
- Access to all amenities

# APARTMENTS & ASSISTED LIVING SUITES INTERIOR



With our Apartments & Assisted Living Suites, you can enjoy all the benefits of living independently in a welcoming retirement community whilst having help close at hand.



# TYPICAL UNIT B LAYOUT

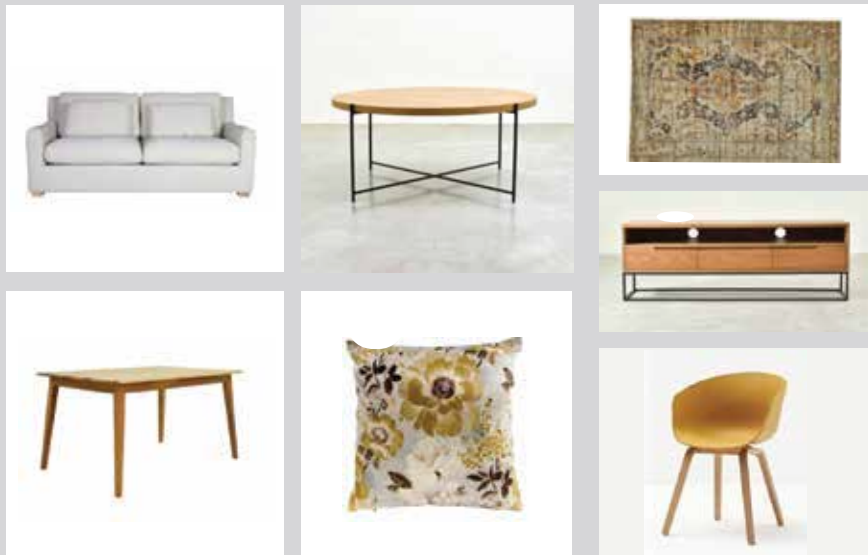


Exclusive furnishing packages available, tailor-made to utilise the space and create a comfortable and warm home.

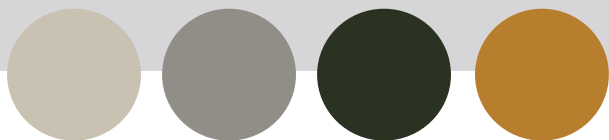
**FURNISHING PACKAGES AVAILABLE - PRICE ON REQUEST**

# FURNISHING PACKAGES

## PACKAGE A



## LOUNGE



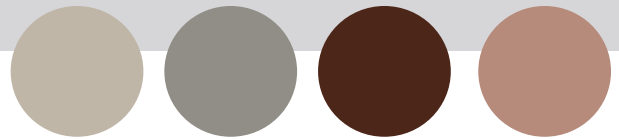
## BEDROOM



# PACKAGE B



## LOUNGE



## BEDROOM





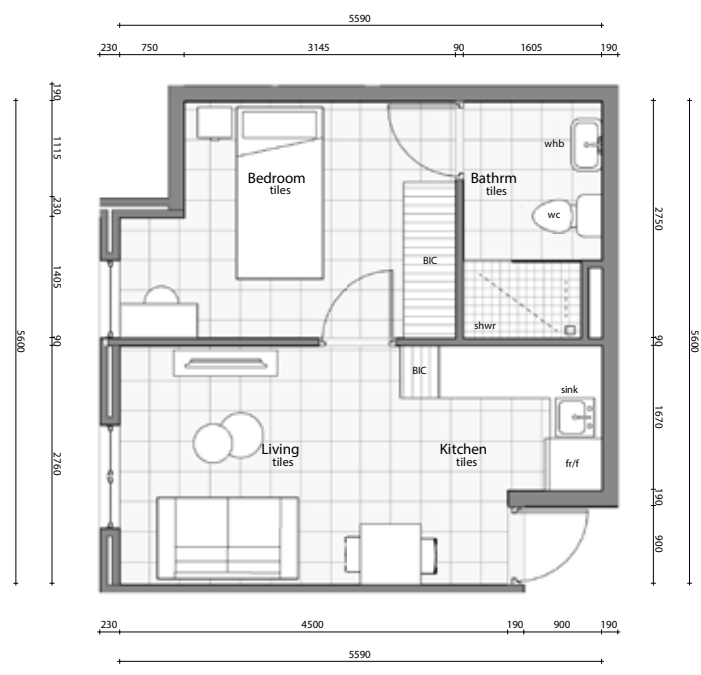


# FLOOR PLANS - FIRST FLOOR





# UNIT PLANS



THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AND ARE INTENDED FOR MARKETING AND AS PART OF AN OFFER TO PURCHASE.

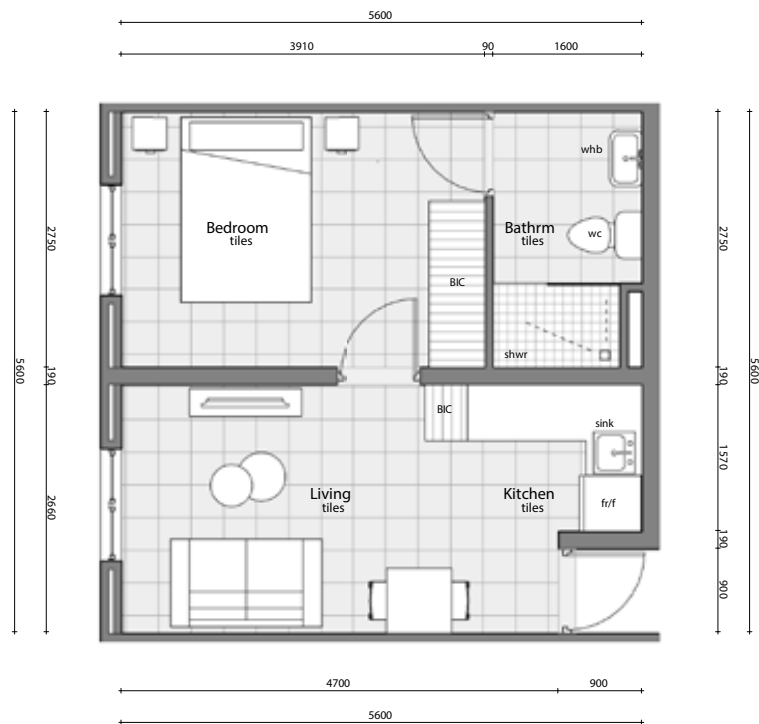
-FURNITURE AND FITTINGS FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THE CONTRACT.  
 -THIS PLAN INCLUDING PAVING, LANDSCAPING AND THE LIKE IS INDICATIVE BEING FOR MARKETING PURPOSES ONLY AND ARE SUBJECT TO FINAL AMENDMENTS. LEVELS ARE APPROXIMATE AS PER SITE DEVELOPMENT PLAN AND WILL BE FINALISED ON SITE BY THE DEVELOPER AND CONTRACTOR.  
 -DESIGN / DWELLING SIZE, ORIENTATION & GLAZING ARE SUBJECT TO CHANGE.



AREA SCHEDULE	UNIT TYPE	REV & DATE
32 sqm	Type A	B
		13/09/21



  
**HELDERBERG  
MANOR**  
 SOMERSET WEST



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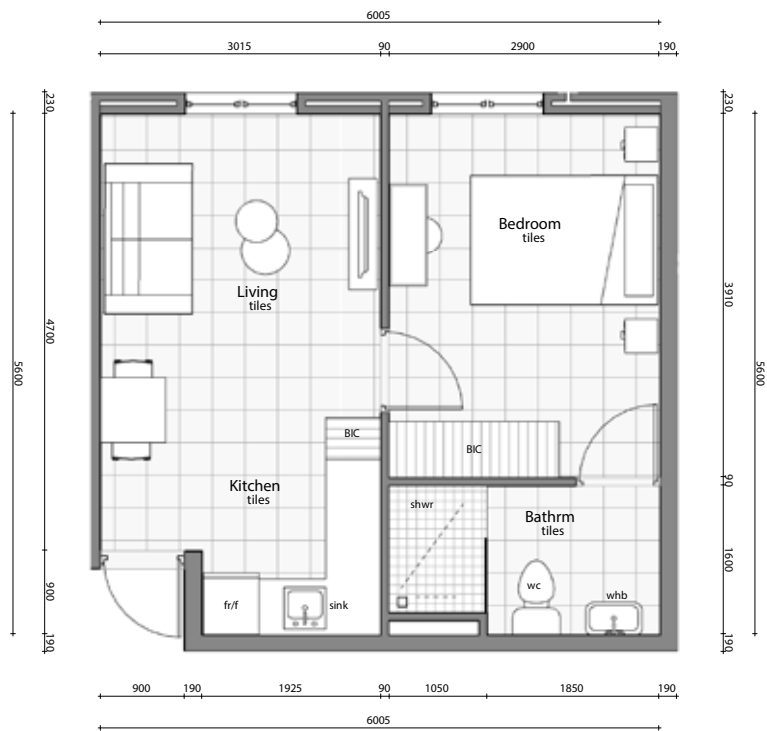
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AREA SCHEDULE	UNIT TYPE	REV & DATE
34 sqm	Type B	B
		13/09/21



  
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MANOR**  
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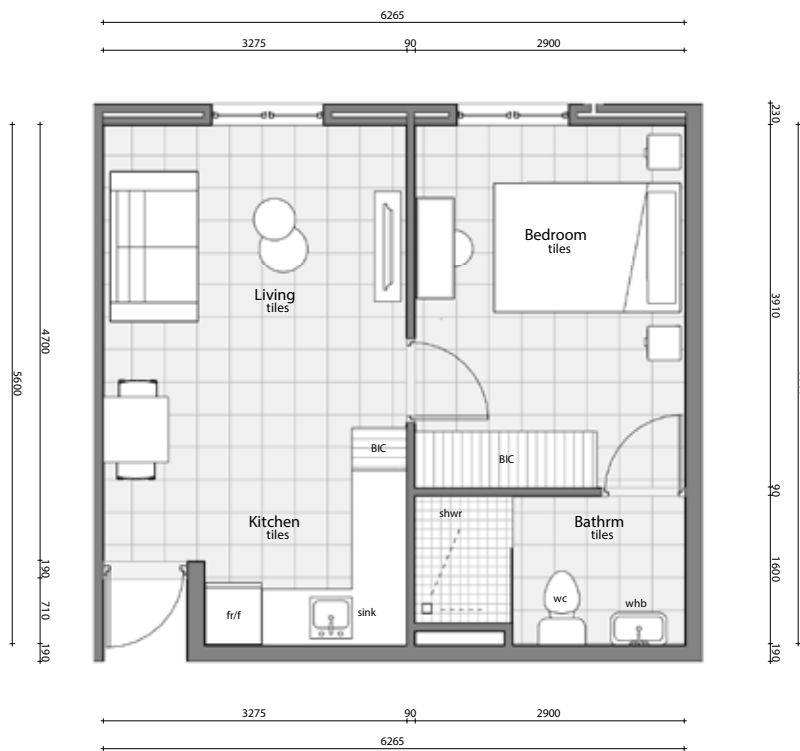


AREA SCHEDULE	UNIT TYPE	REV & DATE
36 sqm	Type C	B
		13/09/21





  
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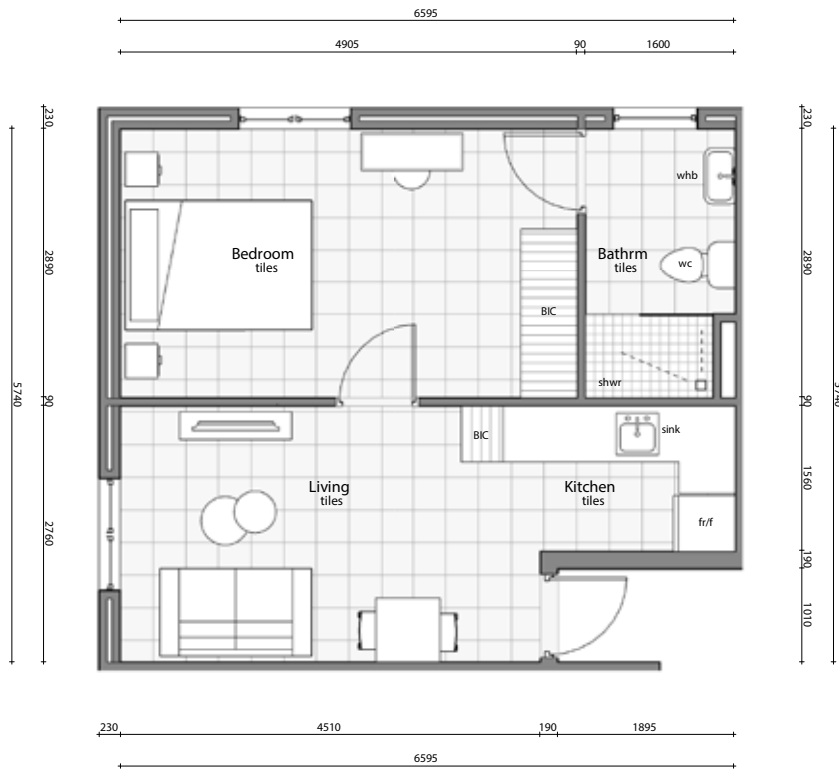
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AREA SCHEDULE	UNIT TYPE	REV & DATE
37 sqm	Type D	B
		13/09/21



  
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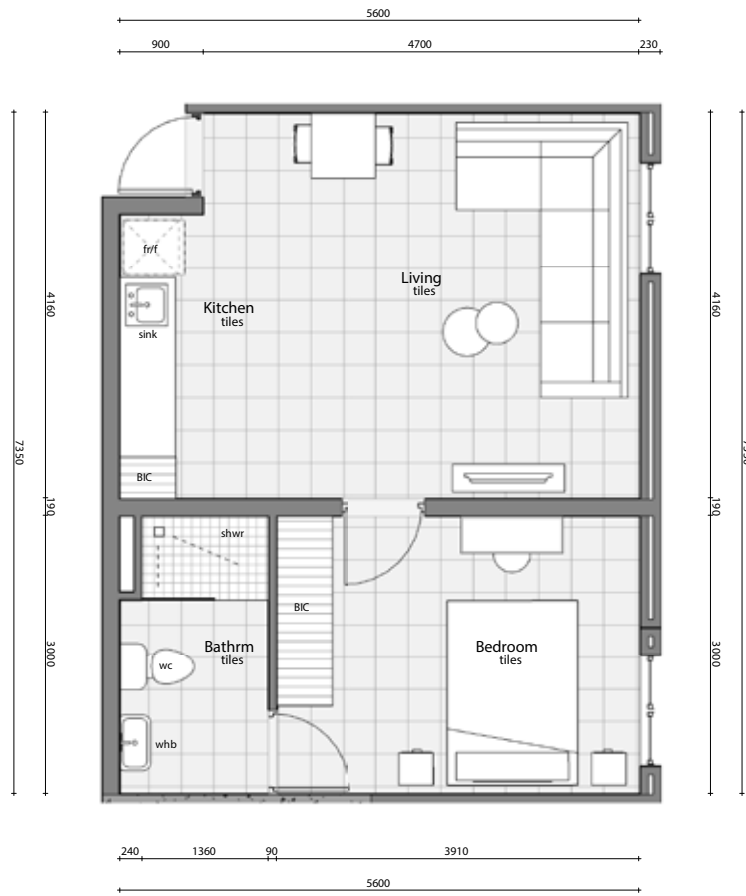
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AREA SCHEDULE	UNIT TYPE	REV & DATE
40 sqm	Type E	B
		13/09/21



  
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AREA SCHEDULE	UNIT TYPE	REV & DATE
44 sqm	Type F	B
		13/09/21





# PRICE LIST

Unit number	Unit Type	Area (m <sup>2</sup> )	Price
GROUND FLOOR			
GF01	E	40.00	SOLD
GF02	B	34.00	R1,260,000
GF03	B	34.00	R1,260,000
GF04	B	34.00	R1,260,000
GF05	E MIRROR	40.00	R1,479,000
GF06	F	44.00	SOLD
GF07	B	34.00	R1,260,000
GF08	B	34.00	SOLD
GF09	B	34.00	R1,260,000
GF10	B	34.00	R1,260,000
GF11	D	37.00	SOLD
GF12	B	34.00	R1,260,000
GF13	B	34.00	SOLD
FIRST FLOOR			
FF01	E	40.00	R1,469,000
FF02	B	34.00	R1,260,000
FF03	B	34.00	R950,000
FF04	B	34.00	R950,000
FF05	E MIRROR	40.00	R1,479,000
FF06	B	34.00	R950,000
FF07	B	34.00	SOLD
FF08	B	34.00	R1,260,000
FF09	B	34.00	R1,260,000
FF10	B	34.00	R1,260,000
FF11	B	34.00	R1,260,000
FF12	E	40.00	R1,469,000

Unit number	Unit Type	Area (m <sup>2</sup> )	Price
FIRST FLOOR			
FF13	D	37.00	R1,369,000
FF14	B	34.00	R1,260,000
FF15	B	34.00	R1,260,000
FF16	B	34.00	R1,260,000
FF17	A	32.00	R1,185,000
FF18	B	34.00	SOLD
FF19	B	34.00	R1,260,000
FF20	B	34.00	R1,260,000
FF21	B	34.00	R1,260,000
FF22	B	34.00	R1,260,000
FF23	B	34.00	R1,260,000
FF24	B	34.00	R1,260,000
FF25	B	34.00	R1,260,000
FF26	B	34.00	R1,260,000
FF27	B	34.00	R1,260,000
FF28	B	34.00	R1,260,000
FF29	B	34.00	R1,260,000
FF30	B	34.00	R1,260,000
FF31	B	34.00	SOLD
FF32	B	34.00	SOLD
FF33	C	36.00	R1,329,000
FF34	C	36.00	R1,329,000
FF35	C	36.00	R1,329,000
FF36	C	36.00	R1,329,000
FF37	C	36.00	SOLD



HELDERBERG MANOR SERVICE PROVIDER

Leaders in providing high-quality holistic home healthcare and wellness solutions

## WHO WE ARE

Medwell SA focus on the principle of “Managed Home Nursing Care”, which ensures that the primary care of Medwell SA patients is continuous from hospital, rehab, sub acute to home. This guarantees that there is no interruption in the recovery process of the patient.

Medwell SA works in conjunction with all relevant disciplines (GP’s, Specialists, Occupational Therapists, Physiotherapists, Social workers etc.) to form a multi-disciplinary team. Together we assess the medical history of the patient and provide relevant input to determine the care plan prescribed to our patients.

## HEALTHCARE SERVICES

- Home Nursing
- Nursing Procedures
- Retirement Estates
- Medical Products
- Intravenous Clinic
- Dementia Programme
- Occupational Health & Wellbeing

**Helderberg Manor**  
**Healthcare Services offered by Medwell SA to Dwellings**  
**Proposed Price List from January 2023 – June 2023**

**1. Primary Health Care - Clinics**

*Primary Health Care is pro-active healthcare and includes access to Clinic Services as well as the annual Health Assessment. All residents may have access to the Registered Nurse weekly for health check-ups. The cost of services are indicated below.*

Service / Visits	Duration	Vat Included
<b>Clinic visit at the Clinic:</b> Blood pressure, sugar levels, urine samples, procedures, consultations, etc. Consumables charged additionally.	15 Min	R75
<b>Clinic visit at home:</b> If resident cannot visit clinic due to medical reasons. Blood pressure, sugar levels, urine samples, procedures, consultations. Consumables charged additionally.	15 Mins	R75
<b>Clinic visit at home outside Clinic Hours.</b> Second and additional visits per month if resident cannot visit clinic. Blood pressure, sugar levels, urine sample, procedures, consultations. Consumables charged additionally.	15 Min	R75

**2. Primary Health Care - Annual Assessment**

*Every year comprehensive health assessment can be performed on every resident by a Registered Nurse to assess their overall health status and to identify risks. On completion of the examination, a Care Plan will be drawn up that identifies the level of care recommended, if any.*

Service / Visits	Duration	Vat Included
<b>Annual Medical Assessment and Care Plan by Registered Nurse - on site at the clinic</b>	Up to 60 min	R350
Medical Assessment and Care Plan by Registered Nurse - off site – none residents to be admitted to the care centre	Up to 60 min	R550

**3. Primary Health Care - Emergency Support**

*Helderberg Manor will 24/7 emergency support from Medwell Staff on duty.*

Service	Duration	Vat Included
One call-out per month by Staff registered with the South African Nursing Council (Not a carer)	<b>Per Visit up to an hour</b>	R95



#### 4. Assistive and Support Services at all dwellings

*Ad hoc Assistive and Support Services provided to residents are those which are not of a continuous nature, long term or requested more than twice a week. These include non-medical care and nursing provided to a person or couple in their residential unit to assist with activities of daily living, but exclude Home Based Care. These services are provided on request and are charged for separately. Important to note these services can be offered in all types of residential units.*

Service / Visits	Duration	Vat Included
General Registered Nurse visit at home. (Combination of actives/procedures - procedure / meds admin / consultation, etc.)	Up to 30 min	R130
General Registered Nurse visit at home (Sat, Sun, PH) (Combination of actives/procedures - procedure / meds admin / consultation, etc.)	60 min.	R300

#### 5. Assistive and Support Services – Medication

Service / Visits	Duration	Vat Included
Medication administration: Monthly Package (Excludes cost of blister packaging) and included ordering and delivery of Blister packs		R1 195,00
Blister Packaging (dependent on pharmacy costs). We charge the resident if we arrange and receive it - Only Assisted Living. Independent residents must arrange own unless they are on meds monthly package.		R 185,00

#### 6. Personal Care Services offered to in all residential units

*Personal Care Services include the following: bed or shower wash, hair and nail care, dressing, assistance with incontinence products, making of bed, and ensuring a clean area of care. These services are limited to the morning and/or evening. Service offering is continuous and paid monthly in advance. No domestic tasks are undertaken and specifically excluded are catering and cleaning services*

Visits	Duration	Vat Included
Monthly package per visit. (Subject to care plan and intensity of services required)	max 60 min. per day	R2 900.00
Monthly Package per visit between <b>19h00 and 23h00</b> . (Subject to care plan and intensity of services required).	max 30 min. per day	R2 900.00
Monthly Package exceeding 1 hour per day. (Subject to care plan and intensity of services required. Morning and Evening service	max of 90 min. per day	R5 800.00
Additional cost per hour over and above normal rates applies if specified time exceeded	Per 30min.	R50,00
Peep in Service plus medication administration - 1 Visit per day	15 min per visit	R 825 pm
Peep in Service plus medication administration - 2 Visits per day	15 min per visit	R1 650 pm
Peep in Service plus medication administration - 3 Visits per day	15 min per visit	R2 450pm

**Examples of Procedures by Registered Nurse outside of Clinic hours**

<b>Visits</b>	<b>Duration</b>	<b>Vat Included</b>
Wound Care at home 30 min (consumables charged additionally unless it is the resident's)	30 min.	R130
Stoma Care at home 30 min (consumables charged additionally unless it is the resident's)	30 min.	R130
Catheter Care at home 30 min (consumables charged additionally unless it is the resident's)	30 min.	R130
Nebulization at home per 30 min	30 min.	R130
Administering Medication on prescription (any meds including injections) per 15 min	15 min.	R75
Consumables still charged additionally unless provided by the resident.		

**7. Personal Care ad-hoc services**

*The personal ad-hoc services include hair and nail care - maximum twice per week*

<b>Visits</b>	<b>Duration</b>	<b>Vat Included</b>
Personal Care: Mondays - Saturdays	60 min.	R99.00
Personal Care: Sundays	60 min.	R149.00
Personal Care: Public holidays	60 min.	R199,00
* Additional cost will be applicable if 2 care workers are required to provide the service.		

**8. Home-based Care – 6 hours or more**

Home based care services are all services rendered by Medwell SA to a persons in need of care in their residential unit where a care worker is assigned on a one-on-one basis to provide continuous care from 6 hours to 24 hours per day.

A separate assessment is carried out where Home Based Care is required. A quotation will then be prepared outlining the recommended Home-Based Care services to be considered and the costs involved.

The cost of home Home-Based Care includes a discounted rate to the normal Medwell fees

<b>Type of Service Provision</b>	<b>Rate per day Mon – Sat</b>	<b>Rate per day Sundays</b>	<b>Rate per day Public holidays</b>
6 Hours low intensity nursing	R420.00	R630.00	R840
9 to 10 Hours low intensity nursing	R500.00	R750.00	R1 000.00
12 Hours low intensity nursing (day only)	R565.00	R984	R1 130.00
15 Hours low intensity nursing (night only)	R620.00	R930.00	R1 240.00

24 Hours medium intensity nursing	R960.00	R1440.00	R1 920.00
Living in, low intensity care (full month)	R712.00	R1068.00	R1 425.00
Living in, low intensity care (monthly package)	R18 500.00		
Living in, low intensity care for couple (full month)	R760.00	R1 140.00	R1520.00
Living in, low intensity care for couple (monthly package)	<b>R19 900.00</b>		
<b>Assessment Fee:</b> Includes care coordinator's consultation and liaison with the medical aid (where relevant), assessment of client and placement of caregivers by registered nursing staff as well as the compilation of an individualized care plan.			R 428.00

### HELDERBERG MANOR ASSISTED LIVING CARE PACKAGES

SERVICE	BASIC CARE
PRICE	R7 200.00 pm VAT Inclusive
<b>CARE SERVICES</b>	<ul style="list-style-type: none"> <li>• Daily visits by staff and overall care management by Healthcare Manager (Registered Nurse)</li> <li>• Staff registered with the South African Nursing Council on call 24 hours for emergencies</li> <li>• Additional backup emergency support by Eqigate Nerve Centre</li> <li>• Administration and procurement of medication (optional)</li> <li>• Assistance with activities of daily living such up to 30min daily</li> <li>• Access to optional extra ad hoc services.</li> <li>• Quarterly Assessments and continuous adjustment of care plans where required</li> </ul>
<b>DOMESTIC SERVICES</b>	<ul style="list-style-type: none"> <li>• Weekly cleaning, includes all cleaning materials</li> <li>• Weekly complete linen change</li> </ul>
<b>LAUNDRY SERVICES</b>	<ul style="list-style-type: none"> <li>• 5 kg laundry / linen per week</li> </ul>
<b>CATERING SERVICES</b>	<ul style="list-style-type: none"> <li>• 1 Main meal daily</li> </ul>

## OPTIONAL SERVICES

<b>CATERING</b>	<ul style="list-style-type: none"> <li>• Snack e.g., sandwich/soup R1370.00</li> <li>• Light meal e.g., Savoury pancake / cold meat and salad R2420.00</li> </ul>
<b>DOMESTIC</b>	<ul style="list-style-type: none"> <li>• 1 additional hour per week R430.50</li> <li>• Daily bed making R430.50</li> <li>• Defrost freezer R68.25</li> </ul>
<b>LAUNDRY</b>	<ul style="list-style-type: none"> <li>• e.g., During illness - per kg R70.00</li> </ul>

- All prices above are provided on a “per person” basis. Should 2 residents share a unit, a discounted price will be provided upon request.
- Prices above **include VAT** and are valid until 28 February 2022.

## CARE UNIT FEES 2022/2023

(Vat Incl. 9% Vat on accommodation more than 28 consecutive days all other fees 15% VAT applicable)

	2022 Fees
<b>ADMISSION FEE</b>	<b>50% of monthly fee</b>
<b><u>SINGLE ROOM from</u></b>	<b>R25 900.00</b>
<b>TEMPORARY ADMISSION (15% VAT Applicable)</b>	
Medium Intensive Care – Day Tariff	<b>R980.00</b>
High Intensive Care – Day Tariff	<b>R1 100.00</b>
<b>CONSUMABLES</b> Consumables will be for the account of the resident, including cost of removal of incontinence products.  Resident may provide their own incontinence products supplied by the care facility	<b>LEVEL OF CARE</b> High Intensity care will be charged at 10% additional over and above the medium intensity level of care offered  <b>Removal of Incontinence products</b>  R505.00  (Including VAT)



**EXCLUSIVE RETIREMENT  
VILLAGE IN SOMERSET WEST**

**ADDRESS**



**Helderberg Manor Retirement Village,  
Heritage Park, Somerset West**

**SALES  
CONSULTANT**



**ESTELLE WILSHERE  
076 738 0172**

**[www.helderbergmanor.co.za](http://www.helderbergmanor.co.za)**



**DEVMARK  
PROPERTY GROUP**

**ABOUT THE DEVELOPER**

The Devmark Property Group has successfully, over the past 32 years, carved its name as an industry leader. Already rated in 1998 amongst the Top 300 companies in the Western Cape, our vision for creating developments of lasting value and appeal, is supported by our insistence on quality and the holistic integration of interrelated sectors.

In all divisions, we pride ourselves on our exceptional service and expertise. Devmark has always been successful in anticipating market trends and changes. This has enabled the Devmark Property Group to meet the need for holistic, high-quality retirement villages in South Africa.

The Devmark Property Group has over the years successfully established nine retirement villages and are currently developing The Plettenberg Manor, Helderberg Manor and Langebaan Manor. Devmark Property Group also has a few decades experience in managing and developing retirement villages.

 **[www.devmark.co.za](http://www.devmark.co.za)**