



## THE GEORGE AND ANNIE STARCK HOMES

Established under the will of late George Henry Starck



## Information Pack

**Retirement Village  
Home for the Aged  
Healthcare Facility – Maryport**

# RETIREMENT VILLAGE: STARCKWOOD



Almost fifty years ago the late George and Annie Starck resolved to make an extraordinarily generous gift – that of bequeathing their magnificent home for the benefit of the elderly. The result was the establishment of a fine retirement complex in the grounds of the Starck homestead that has provided many residents with a caring home.

Our retirement village known as Starckwood, consisting of six blocks built on open portions of the spacious wooded grounds. Starckwood Retirement Village consists of 60 high-quality one and two bedrooomed units as well as a healthcare facility which can accommodate 52 residents, and which also has 2 acute wards of 4 beds each to assist residents in short-term recovery.



Lock-up garages are available to be purchased. Meals can be ordered at a fee. Age qualification for residence is 60, however, 10% of residents may be between the ages of 50-60.



## ONE BEDROOM UNITS:

Average Size of one bedroom units	Approximately 51 sq metres
Levies	Average levy is R2 500 per month
Garage levy	R242 (where applicable)
Approximate price for a life right unit	R1 450 000

## TWO BEDROOM UNITS:

Size of two bedroom units	Varies from 69.21 to 81.91 sq metres
Levies	Range from R2 626 to R3 108 per month
Garage levy	R242 (where applicable)
Approximate price for a life right unit	From R1.6m to R2.3m

## LEVIES INCLUDE:

- Building insurance
- Garden Maintenance
- Accounting fee
- Water Sewerage
- Nursing/Emergency support fee
- Office expenses
- Pest Control
- Security Services
- Managing Agent's fee
- Auditors fee
- Servicing of Fire equipment
- Clinic services
- Exterior Maintenance

*as well as:*



- Use of communal facilities like: swimming pool, library, Chapel, various sporting activities, arts and crafts, choir and various other activities.

- Meals are available from our central kitchen at a cost and are delivered to the units (Currently from Monday to Saturday R62 and on Sundays R78 )

- Each unit is equipped with an electric meter which is read monthly and then billed to residents.

- There is a mini bus available that can take residents to a doctor or for shopping once a week on Friday mornings.





# LIFE RIGHT CONSIDERATION:



- Units are open plan, kitchen/ dining room/ lounge area (quite spacious) – This area has a sliding door and opens out onto a patio area which forms part of our extensive gardens.
- We often have open days when interested parties can come along for an information session and viewing of our facility and property.
- The units cannot be bequeathed to family or friends or rented out. Once the residents move out, possibly into our Home for the Aged (Assisted Living), or Healthcare facility, or pass on we sell the unit at market value.
- Within the first year the life right scheme benefits 5% of the sale price - within the second year 10% - within the third year – 15% and then it maximises during the fourth year at 20%.
- After deductions, the proceeds from the sale will be paid into the resident's bank account or estate whichever is applicable. A 4% sales commission is also applicable.

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- The Homes consist of 9 houses which can each house 10 residents.
- Minimum age qualification for residence is 70 years of age. Each house has an attached flat, which forms part of the house, in which the qualified home based carer lives.
- We have changed the model of our houses whereby we have appointed qualified home based carers who are on duty 24 hrs per day and who are in turn managed by professional nursing and catering staff. This allows for a more comprehensive care. More details on our new model to follow.
- Residents rent a room which they have to personalise with their own curtains and furniture etc. The room has a built in cupboard and washbasin.
- Living is based on family life where a resident is never alone but forms part of communal living.
- The house is also equipped with a kitchen, lounge, dining room, reading room, patio and other facilities. You will not be able to bring your pet to the Homes. We do however have therapy pets on the property.

- We have a Healthcare facility for either short-term recovery from an illness or for permanent residence should a resident become too frail to live in a house.
- Our current monthly rate for assisted living in a house is = **R14 198**

The above rates include; 3 meals, morning and afternoon tea/coffee, cleaning of the room and nursing care, laundry is done and many other facilities. It excludes any medical costs and personal expenses.





# HEALTHCARE FACILITY- MARYPORT



- Maryport is managed by our Nursing Service Manager and qualified Registered Professional Nurses
- Well-equipped bathrooms, showers and ablutions to accommodate our frail and disabled residents
- Single and double rooms with built-in cupboards and wash basin
- Living is based on family life where a resident is never alone but forms part of communal living.
- Wards for our more frail residents who require constant attention. Emergency buttons in all rooms
- Communal dining room
- Communal lounge
- We have a Healthcare facility for either short-term recovery from an illness or for permanent residence should a resident become too frail to live in a house.
- Our monthly Healthcare facility rate for permanent residence = R22 153 The above rates include; 3 meals, morning and afternoon tea/coffee, cleaning of the room, laundry done and many other facilities. It excludes any medical costs and personal expenses.



# FACILITIES, AMENITIES & ACTIVITIES:

The George and Annie Starck Homes provide options with a wide range of different amenities and activities designed to suit everyone.



Healthcare



Gated Security



Healthcare Facility



Library



Pilates & Exercise



Transportation  
Services



Meals



Hair Salon



Social Clubs



Arts & Crafts



Gardening



Swimming Pool



Rose Café



Games



Central Garden



Shopping Trips



Entertainment &  
Movies Evenings



Choir



Bazaars



Wellness





## Contact Numbers

Tel: 021 948-1844



## Location

Frans Conradie Drive Bellville 7530

Postal Address:

P.O. Box 119 Bellville 7535



## Office Hours

Monday - Friday 8:30am-5pm