



LIFE IS FOR LIVING

ALTONA GARDENS

COUNTRY ESTATE • WORCESTER WINELANDS

In the heart of the Breede Valley

Altona Gardens is a new lifestyle estate for seniors being developed as part of the 365-hectare, 2 000 house Altona Residential Estate situated at the foothills of the Audensburg mountains over looking Worcester.
90-Minutes from Cape Town on the N1 Altona Gardens is just a few minutes away from Town and Mountain Mill Shopping Centre (more than 100-shops), restuarants, a private hospital and numerous outdoor and cultural amenities.

On completion the Altona Gardens retirement village will comprise more than 300 houses, cottages, apartments and assisted living suites. The gatehouse has been completed.

Designed with security in mind, our boundary walls offer full electrification and advanced surveilance camera's for complete peace of mind.









Perfectly located to live

The first phase of the Wellness Centre - 26 Suites geared to provide Assisted Living, Frail and Memory Care - will open on October 1, 2026. Phase One is now complete, with one-,two- and three-bedroom homes and cottages for sale.

As part of Altona Gardens Estate they will also have direct acess to Home Based Care which will enable Residents to “Age in Place”.

A Clubhouse, with a heated therapy pool, restuarant, gym and art studio will be delivered as part of Phase 3.

The Wellness Centre

Our mission is to deliver optimal wellness to Residents in a caring environment that prioritizes a joyful existance in a safe community.

The Wellness Centre has been designed to cater to residents over the age of 60 requiring Assisted Living. The Wellness Centre will also provide for residents needing Frail and Memory Care. The Memory Care Units features its own infinity garden.

The 26 Suites offer both single and double accommodation. Occupants will have access to all common areas and amenities.

Indulge in a rich array of social activities designed for connection and enjoyment: happy hours before dinner, cinema nights, music recitals, reflective prayer groups and engaging chess sessions.

Standard Feature:

- Stylish built-in cupboards with bespoke joinery.
- A kitchenette.
- A fully fitted en-suite bathroom.
- A large Samsung Smart TV (55"/ 65" sets fitted into position).
- Two layers of curtains: light-filtering sheers for privacy and full block-out for sunlight).
- Future-proof Fibre Optic cabling throughout.
- All but two of the rooms have covered patios, with two wrought iron chairs and a table.
- Provision has been made for a Bar Fridge.

The Wellness Suite does not supply beds, bedding, chairs, side tables, or a Bar Fridge in the Suites.

The Environments are otherwise "plug 'n play".









Tailored Wellness Programs

The Wellness Centre offers Assisted Living Suites, which can be upgraded to Frail and Memory Care as needs increase, enabling residents to **age-in-place, gracefully**.

While primary care is geared to Assisted Living, the Centre will cater to people needing Frail and Memory Care, with Memory Care housed in a **seperate wing** that has its own staff, dining facilities and private garden.

Altona Care Services, led by Sr. Sune Kilian - has been appointed as the Wellness Centre's Care and Support Services (CSP).

Services common to all packages include 24/7 care worker availability, all meals, cleaning and laundry, clinic and Registered Nurse availability, appointment co-ordination with medical professionals and social, emotional and spiritual support.

Our Packages:

At Altona Gardens Wellness Centre, we believe exceptional care begins with understanding the individual. Every resident has their own needs and preferences, which is why our care is thoughtfully tailored to provide the right balance of independence, comfort and support.

The Care Packages outlined in this brochure provide an indication of the starting levels of care and associated costs available at the Wellness Centre. Following a personalised assessment, the appropriate level of care and support will be recommended to ensure that each resident receives the attention and assistance best suited to their individual needs.

As needs change over time, care can be adapted accordingly - providing peace of mind that the right support is there, whenever it is needed.

Care Level:	**Monthly Price:** (to February 2027)	**Person centered care:**
Assisted Living	**R 20 000**	Daily check-ins, 3 x Meals per day with teatime and snack times in between, Cleaning services every second day, Weekly laundry services, Daily activities program within the Wellness Centre is included.
Frail Care	**R 25 000**	24 Hour care, One on one care and therapy sessions can be arranged at an additional cost, 3 x Meals per day with teatime and snack times in between, Daily cleaning and laundry services are included, Daily activities program within the Wellness Centre is included.
Memory Care	**R 30 000**	24 Hour care, One on one care and therapy sessions can be arranged at an additional cost, 3 x Meals per day with teatime and snack times in between, Daily cleaning and laundry services are include, A daily memory activities program within the means of the Resident's cognitive and physical functionality are included.

Above packages are VAT inclusive












Clear Governance. Confident Living.

The Wellness Centre utilizes the **Life Right Model**, which has grown in popularity due to the long-term involvement of the Grantor who is incentivised to maintain the facility in a pristine condition.

Key Players:

1. The Life Right Grantor (Altona Gardens Pty Ltd):
The asset owner who grants the Life Right holders occupation for life in terms of the Retired Persons Act. The Grantor is responsible for managing the estate, maintaining and insuring the buildings and gardens, collecting levies, and appointing the CSP. The Grantor's income derives from the sale and re-sale of Life Rights.

2. The Care Service Provider (CSP): Altona Care Services & Western Province Caterers.
Altona Care Services Responsible for staffing the facility (nurses, care workers etc.), support and assistance with activities of daily living and management of healthcare and wellness. Western Province Caterers is responsible for Housekeeping and Catering. The CSP operates on a fee-for-service basis.

3. The Life Right Holders (Residents)
Acquire a personal right of occupation to a specified Suite for life by entering into a Life Right Agreement (LRA) with the Grantor and a Resident Service Level Agreement (RSLA) with the CSP. Residents pay a once-off capital amount (Loan Consideration) and a monthly housing levy to the Grantor.





Security for Life. Clarity from day one.

4. The Payer (3rd Party)
A third party (e.g. an adult child, trust, or benefactor) may purchase the Life Right (the Loan Consideration) but does not have a right to occupation. Upon termination, the Payer receives the original Loan Consideration less 5% (Five percent) resale commission.

5. The Managing Agent:
Initially the Grantor, who oversees financial and administrative functions and outsources services like security, catering, maintenance, and telecommunications.



Protected today. Rewarded tomorrow.

Legal Protections and Financial Benefits:

The Life Right is protected by the Housing Development Schemes for Retired Persons Act No 65 of 1988 (Retired Persons Act), providing the strongest right of occupation in South Africa.

Benefits of a Life Right:

- Stress free living without property ownership responsibilities.
- Quicker occupation and resale with no Deeds Office red tape, as property transfer and registration are not required.
- No transfer duty or VAT on the purchase and resale.
- The Retired Persons Act prohibits residents from ever being asked to pay a special levy.
- The total operating cost of the Wellness Centre must be projected for 3 years and operating levies for 2 years, which are included in the LRA for transparency.

Termination and Capital Return:

The Life Right terminates upon the passing of the last remaining holder or by the holder giving 3 months written notice. On termination and subsequent resale, the holder or their estate will receive 100% (One Hundred Percent) of the Original Loan Consideration less 5% (Five Percent) of the resale price.





Trusted Governance. Proven Compliance.

Governance and Compliance:

Residents are protected by several legal provisions:

- The Grantor must comply with the Housing Development Schemes for Retired Persons Act No. 65 of 1988.
- The CSP must operate under the auspices of the Older Persons Act No. 13 of 2006.
- Both the CSP and the Grantor are obliged to comply with the provisions of the Consumer Protection Act No. 68 of 2008.

The Grantor is obliged to form a Residents Committee (Rescom) once the Wellness Centre is 75% occupied. Rescom members (between 2 and 5) are elected from the Life Right Holders, serve for 12 months, and meet at least quarterly to address resident concerns.















Creating tomorrow's Homes today!

The Developers:

Altona Gardens (Pty) Ltd is a consortium of four equal shareholders:

- Robert Alexander who owns Mountain Mill Shopping Centre in addition to developing numerous other shopping centres, high rise office and industrial complexes across South Africa;

- Petrie Marais of A.H.Marais who together with Pieter Stemmet of Stemar Construction has developed the Soteria Estate in Swellendam and JE Park in Robertson; and

- Martin Wragge who has developed Century City, Canal Walk Shopping Centre, Tyger Valley Shopping Centre, Market Place Shopping Centre in Bolton, UK, Kiss-Water Shopping Centre in China and Mountain Mill Shopping Centre in Worcester













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