
GOVERNMENT NOTICE

DEPARTMENT OF TRADE AND INDUSTRY

No. R. 1584

17 December 2002

**HOUSING DEVELOPMENT SCHEMES FOR RETIRED PERSONS ACT,
(ACT NO.65 OF 1988)**

I, Alexander Erwin, Minister of Trade and Industry do hereby publish for general comment, the intended notice to exempt indefinitely the Methodist Homes for the Aged from the provisions of regulations 6-14 contained in the Government Notice No. R1351 of 30 June 1988, promulgated under the Housing Development Schemes for the Retired Persons Act, 1988 (Act No. 65 of 1988), with regards to Rose Village in 22 Reunert Drive on Erf 890 Franklin Roosevelt Park, on conditions as set out in Schedule A hereto.

Interested persons are invited to make written comments regarding this notice within a period of twenty-one days (21) from the date of this publication to:

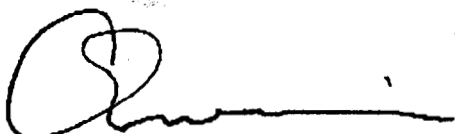
**Deputy Director General: Consumer and Corporate Regulation Division
Private Bag X84
PRETORIA
0001**

**Attention: Mercia Ramaboea
Fax No. : (012) 320 0311**

Schedule A**PERMANENT EXEMPTION OF THE METHODIST HOMES FOR THE AGED FROM THE
PROVISION OF REGULATIONS 6 TO 14 CONTAINED IN THE GOVERNMENT NOTICE
No. R. 1351 OF JUNE 1989 PROMULGATED UNDER THE HOUSING DEVELOPMENT
SCHEMES FOR THE RETIRED PERSONS ACT, 1988 (ACT No. 65 OF 1988)**

1. The exemption is valid for an indefinite period, but may be withdrawn by the Minister of Trade and Industry at any time.
2. The Management Structure of Methodist Homes for the Aged will provide for a Local Management Committee for its housing development scheme, consisting of Methodist Homes for the Aged nominees; including the chairperson, who shall have a casting vote in addition to a deliberating vote and an equal number of democratically elected representatives of life rights owners of housing interests in Rose Village, elected to the Local Management Committee by the life rights owners of the aforesaid housing interests.

3. Each housing development scheme must have a full time or part time paid manager with employees as required to assist with administration, and provision of services such as financial management, the preparation and serving of meals and provision of nursing care.
4. Methodist Homes for the Aged will not allow any bonds to be registered over the property.
5. A clause that conditional exemption from provisions of regulations 6 to 14 contained in Government Notice No.1351 of 30 June 1989 has been granted to Methodist Homes for the Aged as well as the suspensive conditions related thereto must be contained in the Sales Agreement between Methodist Homes for the Aged and the prospective buyer of the occupational rights in the above-mentioned housing development scheme.
6. That Methodist Homes for the Aged should provide an irrevocable guarantee to buyers in the event a unit is not available for occupation on the agreed occupation date, Methodist Homes for the aged shall take all steps reasonably possible to procure that the unit is available as soon as possible thereafter or, if occupation is likely to be unduly delayed, offer, if available, another unit which has not been allocated to the occupant and if accepted by the occupant, the agreement shall be amended accordingly or all payments made will be refunded to the buyer. If, for any reason whatsoever, a unit is not completed within two years from the date of conclusion of the contract.
7. Methodist Homes for the Aged should arrange for the title deeds of the land on which the housing development scheme is being, or has been developed, to be endorsed in terms of section 4C(1) of the Act to the effect that the land is subject to a housing development scheme.
8. Methodist Homes for the Aged is obliged to report in writing to the Minister of Trade and Industry, after every 5 years from the date of which the exemption has been granted, regarding their compliance to the above mentioned conditions.



Alexander Erwin, MP
Minister of Trade and Industry

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