

PLETTENBERG BAY RETIREMENT APARTMENTS (PTY) LTD

Proposed Hotel Rental Pool

The Quartet Hotel has established a rental pool as an option to the non resident's right to rent their unit in terms of the rental conditions agreed to as part of the Life Right agreement.

The Hotel does not guarantee the level of pool income the Life Right owner will receive which will depend on the occupancy for any given month but will include the accommodation income of all units in the pool and all unsold units owned by the Hotel until they are sold .

Membership of the pool will only be available to Life Right Owners of Free Standing Units , Apartments and Hotel suites who have not yet become permanent residents and wish to retain the life right unit as an investment until they are ready to take it up themselves.

The rental pool will be an optional alternative to the existing rental conditions available to all Life Right owners who are currently non –resident.

Only units furnished to the Hotels design and standard can be placed in the rental pool with the furnishings being owned and paid for by the life right owner. In this respect the Hotel appointed Interior consultant will deal directly with the owner through the Hotel in furnishing the unit . The furnishings remain the property of the Life Right owner but will be maintained by the Hotel in terms of the fixed maintenance portion of costs.

Life Right owners joining the pool will be required to give 6 months notice should they wish to leave the pool and rent their units directly through the existing rental agreement rules except for those life right owners who give notice that they will be taking up permanent residence of their unit in which case only one month notice will be required.

Life Right owners who are members of the rental pool may book their own unit for short stays at the Hotels rate pertaining at the time which cost will be deducted from their monthly share of the pool .

The Rental pool will operate and be managed by the Hotel on the owners behalf with monthly contribution accounts being submitted to rental pool owners by the 15th of the following month.

The monthly pool dividend will be based on a share of the combined income from the total number of beds sold in the month to those owned by the pools Life Right owners less the fixed costs as defined in the agreement house rules . All variable costs are born by the Hotel as apart of the percentage retention below.

The Hotel retains 25% of the combined income for managing and marketing the units in the pool and maintaining the correct profile of Hotel guests through a four star rates structure. Hotel conditions such as no children under the age of 16 with a maximum of one guest per bed occupancy will be included on the Hotels information profile and managed by the Hotel

18th February 2018