

FREQUENTLY ASKED QUESTIONS

Revision 8: 4 August 2009

1. WHAT MAKES KINGSWOOD DIFFERENT?

It is an approved, environmentally integrated urban golf estate with facilities aimed at families.

2. HOW MANY PLOTS ARE GOING TO BE DEVELOPED IN TOTAL ON THE ESTATE?

There will be approximately 736 single residential erven, a retirement village as well as a lodge product.

4. WHO ARE THE DEVELOPERS?

ASLA Devco and ACACIA

5. WHO IS FINANCING THE DEVELOPMENT?

Nedbank and ASLA Devco.

6. WHAT ARE THE AVERAGE SIZES OF THE PROPERTIES?

The freehold properties range between 600m² - 1500m².

The freehold townhouse properties range between 220m² - 600m².

7. WHAT ABOUT SERVICE AND PROPERTY MAINTENANCE FOR ABSENT OWNERS?

Yes, there will be services available for absent owners.

8. WHAT OTHER FACILITIES WILL BE ON OFFER ON THE ESTATE?

Golf, birding, cricket, swimming, jogging trail, cycling, nature trail and large children's play areas.

9. WHAT ABOUT CHILDREN AND GENERAL FAMILY?

The Kingswood Golf Estate was conceptualized with the family in mind.

10. ARE THERE ANY SCHOOLS IN THE NEARBY AREA?

Yes. There are many excellent private and public schools in the George area.

11. IS KINGSWOOD ENVIRONMENTALLY SENSITIVE?

Yes, it also employs a dedicated environmentalist who works on the project team.

12. SECURITY ON THE ESTATE?

Controlled access and roving guards within an enclosed perimeter.

13. WHERE DO YOU GET YOUR WATER FOR THE RESIDENTIAL HOMES?

Potable water is provided as all the other services i.e. electrical and sewerage via the George Municipal services network

14. WHAT ABOUT SEWAGE?

Sewage is disposed off into the Municipality sewage network.

16. CAN I SUB-DIVIDE MY PROPERTY?

No.

17. WILL I BE ABLE TO RENT IT OUT?

Yes, but certain conditions apply. Please refer to the house rules.

18. CAN I BUILD MORE THAN ONE DWELLING ON THE PROPERTY?

No.

19. ARE THERE ANY ADDITIONAL COSTS?

Conveyancing costs and bond registration costs.

20. WHAT IS THE PAYMENT SCHEDULE?

Residential plots 10% deposit with guarantees or bond approval, with the balance payable on registration of transfer. Group Housing 5% deposit with guarantees or bond approval, with the balance payable on registration of transfer.

21. WHAT RATES AND TAXES WILL I PAY?

Rate of R15 000 – 0.004% on value of the land. (ie. R2,5m Property = $R9\ 940 \div 12 = R828$ p/month)

22. WHAT WILL MY MONTHLY LEVY BE?

Levies for all non-commercial property owners (whatever the nature of the property)/products will be the same at this stage, but could change in future. Levies are approximately R850 per month and will be phased in as the Home owners Association takes over responsibilities for estate management from the developer.

23. WHAT DOES THE LEVY COVER?

Security, maintenance of public areas ,estate management and administration.

24. WHEN DO THE OWNERS START CONTRIBUTING TO THE LEVIES?

Levies are payable from the date of transfer.

25. WHAT IS THE TIME PERIOD TO COMMENCE BUILDING?

Construction of the dwelling must commence within at the latest 3 years after date of first transfer of the property from the developer to the original purchaser.

26. HOW MUCH WILL IT COST TO BUILD MY HOME?

The expected cost per m² of gross construction areas (including terraces) excluding VAT would be in the region of R4 500.00 to R6 000.00 depending on the quality of finish.

27. WHO WILL DESIGN AND BUILD MY HOUSE?

The Kingswood Design Centre provides an on-site architectural service, which includes building design, sketch design, municipal approval drawings, full documentation and specification and also building supervision. We believe that the KDC will be able to provide a professional service to purchasers.

28. MAY I USE MY OWN ARCHITECT?

Yes.

29. WHAT ARE THE BASIC ARCHITECTURAL GUIDELINES?

Cape Vernacular.

30. WHO ARE THE CONVEYANCING ATTORNEYS?

Haycock & Associates Inc.

31. ARE THERE ANY BUILDING RESTRICTIONS REGARDING SIZE?

Overall height restriction. Footprint maximum 50% of erf size, 1st floor maximum 50% of ground floor area.

Minimum area of house shall be 150m² excluding the area of the garage and verandas.

32. WHEN CAN I BUILD ON MY STAND?

Depending on the location of the erf purchased construction can start immediately after transfer and plan approval.

33. DO I AUTOMATICALLY GET MEMBERSHIP TO THE GOLF CLUB IF I BUY PROPERTY?

If you buy a property you get one membership to the Golf Club, however, you will have to pay your annual subscription fees as charged by the club.

34. CAN I RE-SELL MY GOLF MEMBERSHIP?

No. The membership attaches to the property and will be sold with the property when you sell your property.

35. IS IT TRANSFERABLE WHEN I SELL MY PROPERTY?

Membership transfers with the ownership of the property.

36. WHO DESIGNED THE GOLF COURSE?

Danie Obermeyer Golf Course Design designed the course in Construction. was completed in June 2007.

37. WILL CHILDREN BE ALLOWED ON THE GOLF COURSE?

No children are permitted on the golf course. There are large green areas on other parts of the estate allocated for children and families. Junior golfers have access to the golf course through the club.

38. WHERE DO YOU GET YOUR WATER FOR THE GOLF COURSE?

Irrigation water is obtained from boreholes on site and storm water captured into the irrigation dams.

39. WHERE WILL THE CLUBHOUSE BE?

The Club House as indicated on the Estate Map will be located between the tee of the 9th on the northern side and the tee of the 1st on the southern side of Kingswood Boulevard with the entrance boulevard parallel to the driving range to the north western side. The Club House will be located approximately in the middle of the overall Kingswood Estate Development.