



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

What is the Reservation Fee and is it refundable?

- The Reservation Fee is R15,000 and it is only refundable if your bond application is unsuccessful. It must be paid to the conveyancer's trust account within 24 hours of the Date of Signature.

How much is the deposit and when should it be paid?

- A deposit of at least 10% of the Purchase Price, less the reservation fee, is required within 14 days of the date of signature.

What are the payment options for the deposit?

- Cash payments can be made via a written guarantee by a South African registered Commercial Bank within 30 days from the date of signature, or directly to the conveyancer's trust account within 7 days upon request.

When must the bond over the property be obtained?

- The bond must be obtained and accepted within 30 days of the signature.

What is the Stabilization Levy and when is it due?

- The HOA stabilization levy is a proactive measure to build up reserves and prevent financial shocks to the homeowners' association and the residents it serves. It's a way to smooth out costs and keep the community on solid financial footing. A once-off Stabilization Levy of R10,000 is due upon registration of Transfer.

Are there any monthly charges after the transfer?

- Yes, monthly levies of R1,500 commence from the registration of Transfer.

What penalties apply if construction timelines are not met?

- Penalties for not starting construction within 12 months following the Transfer Date or not finishing within 24 months from the start date can reach up to R25,000.00 annually.

Who do I contact for conveyancing matters?

- For conveyancing, contact Andrew Heiberg at Fairbridges Wertheim Becker Inc.,
 - telephone 021 405 7300, or
 - email andrew.h@fwblaw.co.za.

Who can assist with bond origination?

- For bond origination, contact Sonet Calitz at PRIME Homeloans,
 - office 044 871 0083,
 - cell 082 800 1966, or
 - email sonet@mortgagemax.co.za.

How do I select a stand, house type, and finishes?

- The selection process is facilitated by the sales agency. You will choose your stand, house type, and finishes during the sales and buying process.



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

What happens after all parties sign the sales agreement and building contract?

- The sales agency coordinates the signing of all documents. You will receive a copy of the sales agreement for the erf and the building contract once all parties have signed and your bond is approved, or finance is secured.

When do I need to sign the building contract?

- If a plot and plan bond is needed, the building contract must be signed concurrently with the erf sales agreement, within a maximum of 5 days. If the erf is bought outright, the building contract should be signed within 12 months after registration or within a longer period if allowed by the Developer.

What annexures and additional documents are required with the agreement?

- The agreement must include signed and dated annexures such as the approved general plan, site development plan, building agreement, specification schedule, variation order, building plans, and schedule of draws. Additional documents include the FICA questionnaire, CAR document, NHBRC certificate, power of attorney for NHBRC and municipal plan submissions, plan approval letter, letter for building contract amount with extras, final signed start order/variation order, signed optional extras, finishing choices, kitchen/cupboard layout, happy letter, snag list, keys register, and shared links to the Constitution, Architectural Guidelines, and HOA rules.

How is the sales transaction secured financially?

- The transaction must be secured by acceptable funding, either through cash or by applying for a mortgage bond. An appointed person will facilitate this process for you.

What is the procedure after the financial guarantee is signed?

- Once the finance is in place and all documents are signed, they are forwarded to the transferring attorneys. They will draft the legal documents for your signature and apply for a clearance certificate and any other required documentation to transfer the process.

What happens during the handover to construction?

- The handover to construction involves preparing a construction pack during municipal scrutiny and reviewing and checking drawings, finishes, and other details to ensure everything is ready for the construction phase.

When does construction commence?

- Construction begins once all plan approvals are received, transfer documents are signed at the attorney's office, and the attorney has submitted the documents to the Deeds Office. The building instructions are then issued to the site.

What is the snagging process once construction is completed?

- After construction completion, you will be called to inspect the house and sign it off. This snagging process allows you to point out any visible defects to be remedied.

What happens after snags are attended to?



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

- After defects are remedied, you will conduct a final inspection and sign a letter of completion and release.

What is the 90-day latent defects period?

- A 3-month period starts after the final payment, during which any latent defects – those not visible during the final inspection or that appeared afterward – are noted, recorded, and fixed. This excludes damage due to neglect or accidents.

What documentation is sent to the new owner?

- The new owner receives the NHBRC 5-year structural guarantee, a copy of the Title Deed, any guarantees from procurement (e.g., stove), various certificates (Beacon, Occupation, Plumbing, Electrical COC, Gas, Roofing, Glazing), and a copy of the house plans.

Does the price include all transfer duties and costs, or do I have to pay additional fees?

- Transfer fees and transfer duty are included; any bond costs will be for the buyer's account.

How do I buy an erf?

- Pay a R15,000 commitment deposit within 48 hours and the balance of the 10% deposit within 30 days of signature of the land sale agreement.

What documents must bring with me to purchase a unit?

- Copy of your ID or proof of the entity the property will be registered in.

What if I do not get a home loan – will my deposit be refunded?

- Yes.

Can I buy a unit subject to the sale of my property?

- Yes, but there will be a 72-hour notice allowing you to make the offer unconditional should another purchaser want to buy the stand.

How much is the monthly levy?

- The levies are estimated at R1500 per month plus a once off levy stabilization payment of R10,000 upon transfer of the erf.

What does the levy cover?

- Access security, maintenance of the common areas of the estate.

When is the first levy due?

- Once the erf has been transferred into your name.

Who is responsible for monthly electricity, water, and rates?

- Once the erf has been transferred, the buyer will be responsible for these costs.

What is the land and building cost?

- The land costs in phase one are between R550,000 and R4,000,000. Building cost excluding land



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

is estimated between R15,200 and R21,980 per m² depending on the specific finishes chosen and the complexity of the designs.

How much will I pay for the house?

- Depending on the size of the selected plan, the estimated sizes are from 130 m² to 442 m² translating into a price range from R2,6 million to R7,3 million, excluding land. (The land costs in phase one is between R550,000 and R3,500,000). Bespoke homes can also be designed and costed by the development team.

Can I get a plot and plan or a building loan?

- Yes, you can, and we can assist you with this loan through our in-house mortgage originator.

When will construction of houses start?

- Building commenced in Jan 2024.

When will my unit be ready for occupation?

- The construction phase is estimated to be approximately 7 months.

How long before I must start construction on the house?

- You will be required to commence building immediately upon transfer of bonded plot and plan properties. Building must commence within 12 months of transfer on cash transactions.

How much time do I have to complete construction once it has started?

- You have 12 months.

What will the penalties be if I default in building within the required time?

- The Residents' Association shall be entitled to impose a penalty that does not exceed the amount of R25 000.00 for every year that the Purchaser is in breach.

Will there be onsite management services?

- There will be a Homeowner's Association and the developer will always be represented during the development.

Can I change the design/size/ finishes of my unit?

- You can meet with our appointed architects, and they will price accordingly.

Will all the villas and homes have a NHBRC certificate?

- Yes.

What warranty is offered on the building?

- A 5-year structural guarantee.

Can I use my own architect?

- The estate has appointed architects you can choose from. You can appoint your own architect, but the estate aesthetics committee will approve all designs to ensure they are in line with the



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

estate guidelines, and at a fee of R5000 for 2 reviews.

Can I use my own builder?

- No, there will be appointed construction companies representing Vivren Properties (Pty) Ltd.

Who is the professional team e.g. Builder, Architect, Developer, Conveyancers, Bond Originators?

- Architects:
 - Architectural Responsive Design (Pty) Ltd (ARD)
 - Mere Group (Pty) Ltd (MERE)
- Developer:
 - Vivren Properties (Pty) Ltd
- Conveyancers:
 - Fairbridges Wertheim Becker
- Bond Originators:
 - Prime Homeloans

Will there be plans that I can choose from? Where can I see them?

- Yes, there are various standard plans available and can be viewed on our website.

Can I design my own house?

- Yes, you can, but within the architectural guidelines.

Are there any optional extras e.g., swimming pool, irrigation system, garden layout?

- Yes, these items will be quoted in addition by the developer and need to be accepted by the buyer.

Will there be a snag list?

- Yes, a full snagging process will be facilitated by the developer.

Will there be air conditioning in the units? If not, can I install my own?

- This item does not come standard, but you can install units in line with the aesthetic guidelines.

Will there be an internet connection?

- A fibre network will be installed by the developer. Owners are required to subscribe to an ISP to provide their individual connections and equipment.

What security measures will there be?

- Full security including access control and security fencing.

Are pets allowed?

- Yes, within the estate house rules and guidelines.

Will I be allowed to rent out my property?

- Yes, within the guidelines set out in the estate rules.



P R E E K S T O E L
B E A C H E S T A T E

FREQUENTLY ASKED QUESTIONS

Will there be schools?

- There will be no schools within the development.

Has the Homeowner's Association been established?

- The HOA was established and will be activated at the first HOA inaugural meeting.

What amenities and recreational areas will there be?

- Walking tracks, a club house and play parks.

When will the estate entrance gate be completed?

- The gatehouse will be completed in 2025.