



Frequently Asked Questions

1. THE DEVELOPMENT

- 1.1 Who are the developers?**
Laeveldtrust (Pty) Ltd, Jakkie van Heerden and Milkberry Investments (Pty)Ltd.
- 1.2 Who are the shareholders in the development?**
Absa Corporate and Business Bank and the developers.
- 1.3 What is the size of the development? Where is it situated?**
Bateleur Estate is a 200 ha development. 7km from Absa Square in Nelspruit city centre, on The Rest road. This road is in the process of being tarred.
- 1.4 What types of property can be purchased?**
Full title and sectional title homes; Sectional title apartments and Life Right assisted living units.
- 1.5 How many phases will the development consist of and how many stands will there be? How many stands will be developed during the first phase?** There will be six to seven phases – depending on the demand – during which more than 1000 stands will be developed: 133 in 1st phase.
- 1.6 Are there open areas and green zones?**
Yes – 60 ha will be left unspoilt. The development includes 4 dams.
- 1.7 Are there any age restrictions?**
Yes. The estate is developed and targeted for the active *adult market* and it is for this reason that children under the age of 18 years will not be able to reside at the estate other than on a visiting basis, such as school or university holidays.
- 1.8 When will the services be completed?**
The infrastructure for phase 1 is completed. Construction of the first houses is near completion, as well as the first two show houses.

1.9 Who is the professional team involved in this project?

Theunissen Jankowitz Architects
Van Staden & Pretorius Professional Land Surveyors
Umsebe Development Planners
Consolv Consulting Engineers
P& L Consulting Engineers (Electrical)
NKP Consultants

1.10 What deposit is required?

R10 000 payable into Attorney's Trust Account, at Du Toit Smuts Mathews Phosa.

2. FINANCES

2.1 Until when is the current prices fixed?

Subject to possible changes in January 2010.

2.2 What contribution is made towards communal facilities?

Every purchaser into Bateleur Estate will contribute R30 000.
This amount will be included in the purchase price.

2.3 What happens when I want to sell?

The Constitution of Bateleur Estate states:
No erf may be transferred unless the transferor thereof furnishes a guarantee to the Home Owners Association in terms of which an amount equal to 20% (TWENTY PERCENTUM) of the difference between the original purchase price plus approved structural improvements and additions and the resultant selling price are paid to the Reserve Fund of the Home Owners Association upon transfer of the property to the transferee. This will also be applicable to the transfer of shares, member's interest or the change of beneficiaries in ownership. In the event of an erf being transferred from a deceased estate to a surviving spouse, such transaction will be exempted from such contribution.

2.4 What will the levies for phase 1 include?

Security, structural insurance, maintenance of roads and outbuildings, garden services.

3. SECURITY

3.1 What will the security consist of?

The Estate will feature a sophisticated integrated high level security management system: a 1.9m high boundary wall on the perimeter with electric fencing; patrolling guards; all units will be linked directly to the security control room adjacent to the main gate – assuring residents of the highest level of security measures 24/7.

A temporary electric fence, with a controlled entrance, will be erected around each completed phase until completion of the project. Patrolling guards will also be on duty during the construction phases.

4. BUILDINGS

4.1 Who is the architect?

Theunissen Jankowitz Architects – Wouter Mocke.

4.2 Who is the building contractor?

A local builder which the developers know well and have completed many projects together.

4.3 How will the interim interest be managed?

On registration an amount is to be paid to the developers, which accumulates interest. This will be paid quarterly, with accumulated interest.

4.4 Are transfer duties and VAT applicable?

This is included in the total price.

4.5 Will you be allowed to fence your property?

Not in front of the house; limited fencing will be done for keeping pets inside of the properties.

4.6 Are you allowed to extend at a later stage?

Yes, within guidelines of developers/Home Owners Association and the architect.

4.7 Will there be an increase in building prices once a contract is signed?

No. Price will be fixed on signing of building contract.

5. HOME OWNERS ASSOCIATION

The Estate will be registered as a Section 21 company and managed by the developers for the duration of the project, where after the Home Owners Association will manage the Estate.

6. HEALTH CARE SERVICES

6.1 What will the health care services consist of?

Level 1 – Prevention and Promotion

Level 2 – Assisted living

Level 3 – Home based care

Level 4 - Frail Care: Research has shown that only 7% of residents make use of frail care.

6.2 What will be offered on completion of the first phase?

All three levels of health care. The frail care will be situated in a show house on completion of the first phase. A comprehensive frail care centre, with 3 extensions, each consisting of 18-beds, will be constructed as the demand increases.

6.3 Who will manage the health care services?

The developers and, after completion of the project, the Home Owners Association. This was decided after careful consideration and advice from the Home Owners Associations of other very successful estates in the country.

6.4 What benefits will be offered to the owners of the estate?

The contribution paid by each owner as part of total cost (as per Constitution) guarantees usage of the health care and frail care in future.

The immediate benefits are the convenience of round the clock medical assistance, home-based care after or during illness and clinic services (added costs involved).

6.5 Will outside individuals be able to utilize frail care to recuperate after operations?

Yes, but residents will always have preference.

6.6 Will there be a sub-acute facility?

A sub-acute facility will possibly be part of a future phase.

6.7 Will an amount be included in the levy for all residents to contribute to frail care?

Yes – a minimal amount to reserve your right in the frail care centre.

6.8 Where will the assisted living units be situated?

Adjacent to the frail care.

7. RECREATIONAL AND OTHER FACILITIES

7.1 What recreational facilities will be developed in future?

Various recreational facilities are envisaged for the future:

- Walking and jogging routes – across 60ha unspoilt bush
- Library
- Recreational hall will be available for various clubs to meet, i.e. bridge, books, sewing, arts and crafts, painting, etc.
- Bowls
- Swimming pool
- Tennis
- Gymnasium
- Amphitheatre
- A workshop for carpentry and welding
- Carports for caravans, trailers and boats (extra levy).

7.2 What catering facilities will be available?

A fully functional restaurant offering meals and other refreshments to residents, including a bar area. Once again, the facility will be completed during future phases.