



We trust that this document will address any uncertainties you or your family may have.
Please feel free to contact us if you'd like to discuss anything further.

WHAT ARE THE REQUIREMENTS WHEN PURCHASING PROPERTY AT BATELEUR ESTATE?

- Only people older than 40 years of age may reside on the Estate.
- Residents of full-title units may keep a maximum of two dogs. Dogs may not be taller than 30 cm, measured from the shoulder when fully grown. Cats are not allowed.
- No pets are allowed in sectional-title units.
- The private sale of an owner's property is permitted. When selling a property, 20% of the profit, less any improvements, must be paid to the Homeowners Association and will be used for the development of the Estate.

HOW DO I TAKE OWNERSHIP OF MY PROPERTY?

Property is transferred in the Deeds Office to the new purchaser, who then holds the full title. No life-right options are available.

MAY I BUY A PROPERTY FOR INVESTMENT PURPOSES AND RENT IT OUT?

Property may be bought for investment purposes and rented out, provided that tenants comply with the Estate rules and regulations. Tenants must complete a Bateleur information form and will be vetted. A Bateleur rental agreement is available for this purpose.

WHERE DO I PARK MY CARAVAN / TRAILER / MOTORHOME / BOAT?

Caravans, trailers, motorhomes and boats may not be parked in driveways or anywhere within stand boundaries. Additional garages situated on the Estate can be purchased for this purpose.

MAY I MAKE IMPROVEMENTS OR ADDITIONS?

Improvements and additions are allowed within the Estate rules and regulations, subject to prior approval by the Homeowners Association.

LEVIES AND COSTS

FULL TITLE HOUSES:

Class 1 stands 328m ² - 499m ²	:	R2 676
Class 2 stands 500m ² - 599m ²	:	R2 973
Class 3 stands 600m ² - 699m ²	:	R3 091
Class 4 stands 700m ² - 799m ²	:	R3 220
Class 5 stands 800m ² - 899m ²	:	R3 350
Class 6 stands 900m ² - 999m ²	:	R3 496
Class 7 stands 1000m ² - 1099m ²	:	R3 653
Class 8 stands 1100m ² - 1399m ²	:	R3 988
Class 9 stands >1400m ²	:	R4 085

HOW MUCH IS MY MONTHLY SERVICE CHARGE?

Average Bateleur Property:

- ± R1 000 for electricity usage
- ± R1 800 for rates & taxes and refuse removal
- ± R1 000 for water (in no drought conditions)

WHEN DO I START PAYING LEVIES?

As soon as your unit/stand transfers into your name in the Deeds Office.

WHAT DO MY LEVIES INCLUDE?

SECURITY

- 24-hour panic system for security and medical emergencies.
- 24-hour access control.
- Fully equipped control room with 24-hour on-site monitoring.
- The entire perimeter is covered by the latest thermal-camera technology and electric fencing.

MAINTENANCE OF THE ESTATE

- Includes all common areas, i.e. roads, green areas, walkways, dams, etc.
- Lawns at all units are mowed once a week during summer and once every two weeks during winter.
- Residents remain responsible for the maintenance of their flower beds, etc.

ACCESS TO FACILITIES

Bateleur Estate offers various facilities that enable wholesome living. The following is on offer:

- Restaurant
- Paved walkways
- Community center
- Hair and nail technicians
- Sport Centre offers an indoor heated swimming pool, pilates hall, tennis court and coffee shop
- Hobby house
- Library
- Dams (fishing and picnics)
- Other group activities (Bridge and Bible study)

OPTIC FIBRE NETWORK

Bateleur Estate has a complete optic fibre network to ensure residents remain connected to their loved ones. A R100 fibre-optic levy is payable over a period of 120 months. After 120 months, this amount will be revised to the standard cost. This levy is already included in the listed levy cost.

HOW DO I CONTRIBUTE TO THE BUILDING OF COMMUNITY FACILITIES?

The seller contributes a portion of the proceeds of the sale to the Development Fund. This contribution is included in the selling price and assists with improving and developing community facilities.

WHICH MEDICAL SERVICES ARE AVAILABLE?

The unique lifestyle at Bateleur Estate is enhanced by providing residents with optimal home-based health care, assisted living, frail care and sub-acute facilities.

Bateleur Estate aims to provide holistic care to residents in the comfort of their own homes for as long as possible. Should a resident require additional assistance, the following services are available:

- Limited home-based care by our Estate nurses.
- Clinic services for day-to-day medical needs.
- Assisted-living suites with a private bathroom, kitchenette and patio.
- Frail-care units are available exclusively to Bateleur owners.
- Paramedical care, including physiotherapy, biokinetics, occupational therapy and related services.
- Sub-acute care.

SOCIAL ACTIVITIES

A hairdresser and nail technician are available on site to help residents look their best.

Residents can participate in social activities on the Estate, including a bridge club, Pilates, Canasta, line dancing, cycling club, water aerobics and much more.

DAILY MEALS

The restaurant, situated in the Community Centre, delivers delicious meals to Care Centre residents as well as to the rest of the Bateleur community.

Enjoy a scrumptious meal on the veranda overlooking the Lowveld landscape. Invite family and friends for an amazing Saturday buffet breakfast or Sunday buffet lunch.

Residents can also enjoy light meals from our Coffee Shop menu, or healthier options at our Sports Centre Coffee Shop.