



Renishaw Hills

THE START OF A NEW ADVENTURE

ANSWERS TO SOME OF YOUR QUESTIONS

Who is the developer?

The developer is Renishaw Property Developments, a subsidiary of the JSE-listed Crookes Brothers Limited.

What are the timelines for development?

The construction of Renishaw Hills started in July 2016, with first occupation in September 2017. The fully developed village will consist of 340 stand-alone homes and 170 apartments.

Construction is planned in a number of stand-alone phases, the timing of each phase subject to market demand.

What are the ownership options?

Renishaw Hills is a sectional title development, in terms of the Sectional Titles Act.

On selected sites, we offer a sectional title purchase option at a significant discount. This is in terms of a Reversionary Transfer Obligation (RTO) contract providing for reversion of ownership of the unit, on disposal thereof, to the developer, at the price originally paid for that unit.

What are the prices of the homes?

<i>Phase 1</i>	<i>2016</i>	<i>R1.57m – R1.95m</i>	<i>SOLD OUT</i>
<i>Phase 2</i>	<i>2017</i>	<i>R1.41m – R2.36m</i>	<i>SOLD OUT</i>
<i>Phase 3</i>	<i>2017/2018</i>	<i>R1.53m – R2.64m</i>	<i>SOLD OUT</i>
<i>Phase 4</i>	<i>2018</i>	<i>R1.64m – R3.24m</i>	<i>SOLD OUT</i>
<i>Phase 5</i>	<i>2019</i>	<i>R1.63m – R3.4m</i>	<i>SOLD OUT</i>
<i>Phase 5</i>	<i>Current</i>	<i>R2.05m – R3.74m</i>	

What are the payment details and terms?

Ownership is secured through the payment of a 10% deposit on signature of the Agreement of Sale and Purchase, paid into the transferring attorneys trust account, with the balance being payable on transfer of ownership.

Due to the sales being made directly from the developer, no transfer duty is payable. The advertised purchase price includes VAT.

Who manages the village?

Renishaw Hills Homeowners Association (RHHOA) is responsible for the management of the village. The board of RHHOA includes elected representatives of owners and, during the development period, nominees of the developer.

RHHOA's Memorandum of Incorporation (MOI), which is available for inspection at the office of the developer, details the objectives of the association, the rights of members and the powers and duties of directors.

How are the running costs of the village financed?

The homeowners association (RHHOA) is responsible for financial management of the village. Owners pay a monthly levy for the provision of services, including security, maintenance of residences and gardens, insurance of buildings, internet connectivity and basic health care and community centre facilities.

The levy is subsidised by a 20% plough back of the net enhanced value on the resale of residences, creating a levy stabilisation fund for the use of RHHOA, with the express purpose of moderating future increases.

What is the monthly levy amount?

Current levies are between R2530 and R3400, based on the size of the unit.

What does the monthly levy cover?

- Security – 24 hour guarding and patrols, electrified perimeter fence, optical and thermal camera surveillance, gatehouse access control
- Basic health care services
- Use of communal facilities
- Wi-Fi connectivity – 10mbps, uncapped
- Fibre optic connectivity for DSTV
- Insurance of residential and communal buildings
- Maintenance of exterior of residential units and communal facilities
- Water and electricity used in communal facilities
- Full garden service
- Refuse collection
- Postal service

What expenses does the monthly levy not cover?

The services funded by the levy do not include charges for the personal usage of electricity, gas and water, DSTV subscriptions, nor does the levy cover municipal rates on your property

Do you have a health care facility?

Yes, there is basic health care service, the provision of which is covered by your levy. In addition we facilitate home-based nursing care, through the services of a professional health care services provider. The cost of this additional service, if required, is not included in the levy.

Who is responsible for insuring my home?

The homeowners association is responsible for insuring the buildings in the village, including the residences. The monthly levy covers the cost of this insurance. The homeowner is responsible for the insurance of the contents.

Who is responsible for landscaping and maintaining the gardens?

The developer, with the guidance of renowned landscape gardener and botanist, Dr Elsa Pooley, undertakes the initial landscaping and setting out of the indigenous gardens, in accordance with a strict environmental protocol.

The homeowners' association (RHHOA) is responsible for maintaining all gardens, the cost of which is covered by the monthly levy.

What does it mean to be situated within a Conservation Development?

The Mpambanyoni Conservation Development program of responsible stewardship nurtures the surrounding environment, demarcating conservation areas to enable the indigenous flora and fauna to flourish as they link developments throughout the estate.

The re-establishment of coastal forest, grasslands and wetlands forms an integral part of a long-term rehabilitation program that was initiated some years ago.

For the Renishaw Hills' resident, the surrounding conservation sanctuary provides opportunities to surround oneself in nature, with the walking trails through indigenous forests and across rolling coastal grasslands allowing close-up viewing of the vast diversity of animal, plant and birdlife in the area.

Who runs Mpambanyoni Conservation Development and how is it funded?

Renishaw Estate Management Association (REMA) is the custodian of the conservation reserve. Levies payable by the managing bodies of the various developments within the area fund the maintenance of the conservation area.

May I alter my residence in any way?

We do permit alterations to residences, including the addition of glass enclosures and fences, in adherence to the provisions of the architectural guidelines and subject to approval by the homeowners association.

Is it possible to rent a residence?

It most certainly is possible to rent, however this will be a private lease arrangement between the owner and the lessee and is subject to the Rules of the Renishaw Hills Homeowners' Association.

Is there provision for additional parking and storage facilities?

There is secure storage facilities for boats, caravans and the like, available for rent.

May I have family and friends stay over?

Residents are welcome to invite whomever they wish to spend time with them in their homes.

May a resident operate a business from home?

The dwellings are primarily for residential purposes so, in order to minimise disruption to other residents, we restrict businesses operating from homes to those that do not necessitate clients visiting Renishaw Hills and to those that do not cause a nuisance or disturbance.

Does each home have an exclusive use area?

Whilst we are not formally registering exclusive use areas to each section in terms of the Sectional Titles Act, effectively each home will have an area surrounding the house that is for the exclusive use of the resident. The exclusive use of this area does not include the right to install any form of swimming pool.

May residents employ a domestic worker?

Yes, subject to the Rules of the homeowners association (RHHOA), which include annual registration procedures.

Domestic workers may not reside on the property unless under exceptional circumstances requiring the prior written permission of RHHOA.

Do the rules of the village allow residents to keep pets?

The Rules do allow dogs, restricted to no more than two per house (none in apartments), which must be of a breed that does not exceed 10 kilograms when fully grown.

As an eco-responsible development, one of our goals is to protect our abundant bird-life, so we do not allow cats.

If you have any further questions or require additional detail on those answered above, please contact us. We always welcome the opportunity to provide further information about Renishaw Hills.

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