



GROOT PARYS
LIFESTYLE ESTATE

GROOT PARYS LIFESTYLE VILLAGE



FAQs

WHO ARE THE PROPERTY DEVELOPERS?

This is a joint venture between a property fund, the land owner and experienced developers, Johan Pauw, Craig Young and Morgan Morris.

ARE THE DEVELOPERS REPUTABLE?

Yes indeed. Approximately thirty billion rands worth of developments rests between them and a future book value of projects to the amount of two billion rands.

IF I BUY A PLOT, WHEN DO I HAVE TO START BUILDING?

Immediately after transfer date of the plot.

HOW MUCH DEPOSIT OR RESERVATION FEE IS PAYABLE?

10% deposit of the purchase price is payable, followed by 25% against transfer of the plot.

WHAT IS THE COST LINKED TO TRANSFER OF THE PROPERTY IN MY NAME?

The buyer will pay no transfer duty, and VAT has already been included in the plot-and-plan, but the cost of conveyance (attorney's fee) is for the buyers account.

MAY I USE MY OWN BUILDER?

No, the developer will appoint NHBRC approved builders to do the building.

MAY I USE MY OWN ARCHITECT OR STRUCTURAL DRAUGHTSMAN?

No, in order to ensure a uniform high standard, use our TJ Architects as project architects. They are responsible for the design of all the dwellings.

MUST I BE 49 YEARS, OR OLDER TO RESIDE HERE?

Residents of Groot Parys Lifestyle Estate (GPLE) must be 49 years and older. In certain cases permission may be granted to persons younger than 49 years old to reside at GPLE. A person of any age may own property in GPLE. Spouses need to be 49 years or older. During the development period, special permission may be granted to permit children to reside on the development.

WHAT HAPPENS WITH THE ABOVE RESIDENTS AFTER THE DEVELOPMENT PERIOD? WILL THEY BE ALLOWED TO STAY ON?

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WHAT IS THE LEVY FOR OWN TITLE HOMES?

The 2018 levy will be *R 3 800 per month*. This monthly amount includes: Home Association levy, running of the HOA, roads, verges and garden service, waste removal, security, public open spaces, availability of medical and people living with dementia support/care, therapists and functional fitness, access to recreational facilities (clubhouse, business centre, pool, restaurant and coffee shop), maintenance of exterior of homes (5 years). These levies exclude the monthly municipal rates and taxes and tariffs. Levies will be reviewed annually by the HOA.

MAY I MODIFY THE BUILDING PLANS?

The plans have already been approved for each plot – you do however have various options available to you for each housing type, as well as your own choices of finishes. If the buyer wants to change the interior of the house, it will have to be approved by the architect at an additional cost, which will have to be paid in advance.

VISITORS AT THE MAIN ENTRANCE - HOW WILL THAT BE DEALT WITH?

There will be an intercom system where access will be granted from the resident via pin codes. A guard will also screen identification of both driver and vehicle.

IF I ONE DAY DECIDE TO SELL, MAY I USE MY OWN ESTATE AGENT?

Yes you may. However, the HOA will keep a database of buyers and could assist you in the sale of your property. A 1% levy of the sales price would be charged.

IF I SELL MY PROPERTY, MUST I MAKE ANY REPAYMENTS TO THE DEVELOPER?

No, however there is a 1% of the sales price payable to the HOA, which would be allocated for levy contributions.

WILL I BE ABLE TO LEASE MY PROPERTY?

Yes, the leasing of your property can be managed by an estate agency or may be done privately. The developer will furnish owners with a standard lease agreement. The lease period must be 30 days or longer.

DO YOU SELL LIFE RIGHT?

No, the residential homes are own title and the apartments are sectional title.

WHICH RULES AND REGULATIONS ARE APPLICABLE WITH THE MANAGEMENT OF GPL?

The HOA's general rules of conduct and building regulations, etc. are applied.

WHEN DOES THE DEVELOPER INTEND TO START WITH THE CONSTRUCTION OF THE INFRASTRUCTURE OF THE DEVELOPMENT?

35% of the infrastructure is already done. The balance is due to start in April 2018.

WHEN WILL THE CARE CENTRE OPEN ITS DOORS?

It is planned to open by the end of 2018.

WHAT IS THE TIMELINE WITH REGARDS TO THE COMPLETION OF THE ESTATE AS A WHOLE?

The estate is set to be entirely completed by 2020 / 2021.

HOW WILL THE PERIMETER BE SECURED?

Electrical fencing and cameras/beams.

MAY I KEEP PETS?

Owners may keep two pets: 2 dogs or 2 cats or 1 dog and 1 cat. Parrots and cockatiels are not permitted. A home owner shall not be allowed to replace the second pet when deceased.

WHEN WILL THE WORKERS COTTAGES BE REMOVED/RENOVATED?

The developer is currently busy with the process.

WHAT TYPE OF INTERNET NETWORK WOULD BE INSTALLED AND IS IT INCLUDED IN THE MONTHLY LEVY?

Fibre optic would be installed. Each owner would be liable for the cost of their own package.

HAVE YOU MADE PROVISION FOR THE WATER SHORTAGE, WHICH IS CURRENTLY PREVAILING IN THE WESTERN CAPE?

Yes, a grey/own water system will be installed.

WILL THERE BE A STORAGE FACILITY FOR CARAVANS/BOATS/TRAILERS?

Yes, 36 garages would be available to rent.