



FREQUENTLY ASKED QUESTIONS

SAXONY

WILDLIFE ESTATE

HILTON

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1. GENERAL FAQs

1.1 Unit price – What is the unit price for the various sites and what are the terms of purchase?

- The sites will be launched at R2 million excluding VAT with payment to be made to the developer on registration of transfer of the site. At this stage there is no variance in pricing on the sites, although prices will increase over time.

1.2 Bulk services – What is the state of readiness of bulk services (electricity, water, sewer, and storm water) in the development?

- **Electricity** – Approximately 16km of overhead electricity power lines have been erected linking all sites. Eskom will supply bulk electricity to the boundary of the estate, and the developer/HOA will supply electricity to each site through 11000V overhead power lines. The developer/HOA will be responsible to purchase the bulk electricity from Eskom at the boundary and will then be selling the electricity to the individual owners.

The purchaser is responsible for the electrical installation from the overhead power lines to his footprint, which will need to include a step-down transformer, a pre-paid meter and installation of underground cabling. An estimate for installation of a step-down transformer and a pre-paid meter near power lines is approximately R50 000 – R60 000. Eskom is in the process of installing the bulk supply although sites can be quickly connected to an existing transformer if required, on an intermediate basis.

- **Water** – Boreholes have been identified on each site by hydro geologists and the developer will drill and establish these boreholes. In the unlikely event that this is unsuccessful, water will be supplied by the developer from dams/ rivers or from a borehole on another site. Borehole locations have been identified on all sites. In the event that drilling does not yield any water, the developer will be responsible to provide water to the boundary of the site, either from another borehole, river or dam.

- **Sewage disposal** will be restricted to on-site sanitation systems such as septic tanks and soakaways designed to professional engineering standards and constructed by and at the expense of the purchaser.

- **Storm water** – The disposal of storm water emanating from the road reserve of MR 9 through the Estate, or any storm water emanating from the estate through the road reserve will be undertaken in consultation with, and to the satisfaction of the KwaZulu-Natal Department of Transport, during the development of the estate.

Individual storm water drainage pipes must have an internal diameter of less than 0.036 metres. Sustainable ways of channelling storm water into natural water courses are preferable, and where necessary, consideration will be given to the need for attenuation dams to reduce flow velocities and thus erosion.

1.3 Internet access – Will there be internet access available on the estate?

- High speed internet access can be acquired through microwave link from a service provider selected by an owner.

1.4 Ownership – As these are freehold title sites, will there be a 'homeowners association' to oversee the management of roads, access into the estate and security, and other common property aspects of this development?

- The sites are freehold, are shown on a registered general plan, and a purchaser will obtain a freehold title deed on transfer, which site can, if required, be bonded to a financial institution.
- There is a homeowner's association known as the Saxony Wildlife Estate Homeowners Association ("HOA") governed by a constitution. All purchasers are required to become and remain members of the HOA while they remain an owner of a site. The HOA has a number of functions including maintaining and enforcing standards, instituting, managing and maintaining security installations, promoting, advancing and protecting the interests of the members generally, managing the maintenance of common areas in the estate and collecting levies to cover the cost of services provided.



1.5 Levies – What are the monthly estate levies and how are they broken down? Will the full levy be payable from date of transfer and if not, how much will be payable, for what services and for what period of time?

- Levies will be phased in until the estate is fully developed. The initial levy will be R3 000 per month until further construction commences in the estate. The costs of the main gate will be recovered through the levy. The commencing levy will apply until the estate is further developed, following which the HOA will be required to provide additional services which will require the levy to be increased. The Developer will initially subsidize the shortfall between the actual costs and the initial fixed levy contribution by the owners. Anticipated services costs and maintenance will include an estate manager, waste and refuse removal, road maintenance including shaling and grading, security and perimeter fencing, alien plant control, management of game, grass cutting, environmental and other consultants, electricity, water or any other services to be utilized by the association, staff required for the repair, upkeep, control, management and administration of the common areas, fire-fighting services and maintenance of firebreaks, soil erosion prevention, provision and maintenance of necessary equipment and implements, including vehicles.
- Once the estate is further developed levies will be borne equally by all purchasers who will contribute a 1/49 share of the required costs.
- A levy stabilisation fund will be established for the estate for purposes of subsidising the levies of owners, to be funded by way of a payment of a share of the proceeds when each site is sold. 1% of the total purchase price must be paid to the Association following each sale.

1.6 Construction – What period is allowed to owners after purchase before they can commence construction?

- There will be no restriction.

1.7 Contractors – Will there be a list of preferred contractors and/or suppliers who would be familiar with the development that can be used by the owners?

- The development team may provide a list of preferred/approved contractors and suppliers. Other contractors will be allowed, but all contractors, employees and service providers must be security screened. Contractors will be

required to conclude an owners and contractor's agreement with the Association relating to the construction on a site.

1.8 Design architect – Can purchasers commission their own architects to design their units in compliance with the architectural guidelines and for finishes, or would they be compelled to utilize the services of an appointed architect?

- Purchasers may use their own architect

1.9 Gate house – What facilities will be available at the gate house and how will guests be accommodated in the way of parking and internal transfers if required?

- There will be guest parking near the gate house, and residents will be responsible for transfers from and to the gate house. There will be a combined gate for residents and visitors as well as contractors.

1.10 Game drives – Will the Association make any game viewers and/or guides available to owners and their guests? If so, how will this work?

- The Association will not provide any game viewers or guides, but residents are welcome to use their own ones.

1.11 Fishing – There are 13 dams positioned around the entire estate property so will fishing be allowed in the dams and if so, which ones and what restrictions are in place?

- Fishing by residents will be allowed in 3 dams namely tilapia, barbel and hippo (imvubu), all situated near the existing homestead, further details appearing in the management rules. These rules provide guidance on what limits are imposed for various fish species and the environmental control officers will also provide ongoing guidance in this regard. Fishing is only allowed by rod and line with single hooks, or fly-fishing equipment.

1.12 Mountain biking/trail running – Does Saxony Wildlife Estate have any marked trails? What limitations or rules are there for homeowners wishing to ride or run around the estate?

- There are a number of mountain biking routes utilising existing roads.

FREQUENTLY ASKED QUESTIONS

2. ARCHITECTURAL FAQs

2.1 Home size – What will be the largest sized home one can build at Saxony Wildlife Estate?

- A maximum internally enclosed area of 10 000 m² is permissible on each site. Details relating to architectural matters and design of buildings can be found in the Saxony Wildlife Estate's architectural guidelines document.

2.2 Earthworks – Will be limited as the principle is that no cutting or platform excavation will be allowed so how will steep sites be treated?

- Houses may only be constructed on level platforms.

2.3 Balustrading – No glass balustrading will be permitted

2.4 Outbuildings – Will any outbuildings be allowed, or must they be part of the original home design?

- The garages or any ancillary accommodation or storerooms need to be integrated with the architectural design solution - they may be part of the house or separate forms.

2.5 Carports – Will carports or be allowed for fishing boats or caravans?

- Yes, but these will need to comply with the architectural guidelines and be fully integrated into the overall design solution of the house - boats will require to be parked in the service yard provided and trailers may be parked in garages or carports.

2.6 Commence construction – Will there be a time deadline from the date of purchase in which the home has to be built by?

- No, the site can be left fallow for as long as the owner so wishes.

2.7 Complete construction – Once a building is started, is there a time limit for its completion?

- Two years.

2.8 Wall colour – will there be a defined colour palette for the exterior walls of the homes?

- Yes, fauna colour to be used.

2.9 Reflective glass – will tinted glass or reflective glass be allowed in the glazing of the homes?

- No reflective glass will be permitted, clear glass is considered preferable and a light grey tint accommodating the thermal demand of performance glass will be allowed - no coloured tinted glass will be permitted.

2.10 Window treatments – will window treatments be specified as to the type of screening, or shuttering?

- No, windows should be in deep shadow.

2.11 Windowsill finishes – will windowsill finishes, or colour treatments be allowed around window apertures?

- Fauna colour to be used.

2.12 Gutters – will gutters be part of the roof design?

- Yes, if pitched roof used, then Fauna colour.

2.13 Fencing – will any fences be allowed around the perimeter of the house?

- fences are required if dogs are kept, 1.8m high, with 30cm buried below ground. Where no dogs are kept on a site, a simple 2 cable strand fence will keep larger animals out while allowing some antelope and warthogs to move freely.

2.14 Satellite dishes – how will TV dishes be placed on the roofs of the home's roofs?

- These will not be permitted on roofs but will required to be located remotely at low level and screened from view and painted in a fauna colour.

2.15 Solar panels – Will solar panels be allowed on the roofs or will they need to be positioned elsewhere?

- Yes, solar panels will be permitted on roofs.

2.16 Lightning protection – will lightning protection be needed on the home or property?

- Unlikely to be necessary but could be integrated as level strip conductors on roofs if owners so choose.



2.17 Washing lines – How will washing lines have to be dealt with?

- These will need to be fully concealed in screened yards integrated with the house or ancillary buildings.

2.18 Gas cylinders - If gas cylinders are required for stoves, or lights in the house how will the gas cylinders be concealed?

- The LP gas storage and supply will also need to be fully concealed in screened yards integrated with the house or ancillary buildings.

2.19 Generators - Will generators be allowed?

- Yes, these will need to audio-attenuated and fully concealed with screens and/or integrated with ancillary buildings.

2.20 Lighting – Will there be a defined type of outdoor light fittings or wattage with regards "light pollution"?

- External lighting will need to be sensitively integrated into all buildings and will necessarily be kept to a minimum in terms of quantity and quality of light to minimize light pollution - no light-washing of walls and no visible light sources will be permitted.

2.21 Fire protection - What fire protection measures need to be part of the home's design?

- If deemed to be necessary by owners, regular residential fire protection systems could be integrated. Short grass around dwellings to minimize combustible material is recommended.

2.22 Wood braais/fires – Will wood braais or outside fires be allowed in the entertainment areas?

- Yes, these would need to be integrated elements in the house design solution - natural wood fireplaces are permitted in accordance with the reserve management plan regarding firewood.

2.23 Rubbish/recycling - How will rubbish or recycling areas be accommodated around the houses considering the wildlife inhabitants?

- Waste receptacles will need to be lockable/animal proof to prevent wildlife access and will need to be fully concealed in screened yards integrated with houses or ancillary buildings.

2.24 Water tanks – Will water tanks be allowed on the properties?

- Water harvesting will be encouraged, and this ideally will be in the form of subterranean tanks with submersible sumps. Where water tanks are above ground, they must be a fauna colour.

2.25 Driveway – What type of driveway surfacing will be permitted?

- Gravel, natural rock, brushed or exposed aggregate concrete. Driveways need to blend in with the surrounding.

2.26 Swimming pools – Will there be a design parameter for swimming pools due to the presence of wildlife?

- Swimming Pools and other water elements will need to be in a natural colour eg sandstone.

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3. ENVIRONMENTAL CONSIDERATIONS

3.1 Environmental management plan – Has an environmental management plan been approved for Saxony Wildlife Estate?

- Yes. An Environmental Management Plan (EMP) was produced in May 2013 by Janet Edmonds Consulting CC and approved by the Department of Environmental Affairs.
- The EMP will be monitored by the 2 appointed Environmental Compliance Officers (ECO's), Chris Galliers and Peter le Roux, who will ensure its implementation.

3.2 EMP during development – Will this environmental management programme continue during the development period?

- Yes, the requirement is that monitoring, and reporting must continue for the entire duration of the development.

3.3 Management of wildlife and habitats – Who will manage the wildlife and their habitats?

- Peter Le Roux, a professional nature conservation specialist, who has guided management and monitored implementation since 2002. He visits the estate at least once a week.

3.4 Ownership of game – Who currently owns and pays for the Game and its management on the estate? What is the long-term plan?

- All game on the estate, including any progeny from such game, is owned by the developer, the ownership of which will be transferred to the Association at the end of the development period.

3.5 Building – How will the building of residential homes affect the wildlife?

- Most of the species will adapt to it and, if left undisturbed will become quite relaxed.

3.6 List of species – Will species lists (birds, mammals, herpetofauna, etc) of the area be available to owners?

- Yes, but only on request.

3.7 Plants – Will homeowners be advised on the correct plants that can be planted around their homes at Saxony Wildlife Estate?

- Yes, plant list of indigenous species suitable for planting around homes will be made available to all homeowners which is part of the management rules.

3.8 Bird feeders – Assuming a no feed policy would be enforced at Saxony Wildlife Estate, would this also affect hanging bird feeders?

- No.

3.9 Swimming pools – Would swimming pools at Saxony Wildlife Estate need to be only saline treated pools or would chlorinated pools be allowed?

- This has not been decided but chlorinated pools should be fine.

3.10 Wildlife breeding behaviour – Would residents need to be appraised of breeding behaviour and perhaps what to be aware of if a wild animal and her young are living in close proximity to a resident's home?

- The basic rule is stay away from and do not approach any species with small young.

3.11 Precautions to be taken at night – Are there any special precautions residents need to be aware of at night if they go outside to look at pools or are sitting outdoors?

- Be aware what is on the ground rather than in the bush, that is do not step on snakes, some of them are very venomous.

3.12 Walking and cycling – Would residents be allowed to walk or cycle in the reserve?

- Yes, but at own risk and only in daylight hours.

3.13 Fencing – Would residents be allowed to fence off their homes?

- Yes, but limited to the immediate area around the dwelling and outbuildings.



3.14 Possible tax allowance in respect of land conservation

- The developer may in the future investigate the feasibility of getting the land comprising the estate declared a national park or nature reserve in terms of an agreement entered into between the owner/s of the sites, under section 20 or 23 of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003), with a view to taking advantage of the tax allowances provided in section 37D of the Income Tax Act, (Act 58 of 1962).
- Should the aforesaid application be made, and subsequently approved, then the owner agrees that a notarial deed will need to be concluded with the relevant MEC in terms of which the agreement referred to above, is registered against the title deeds to the site.

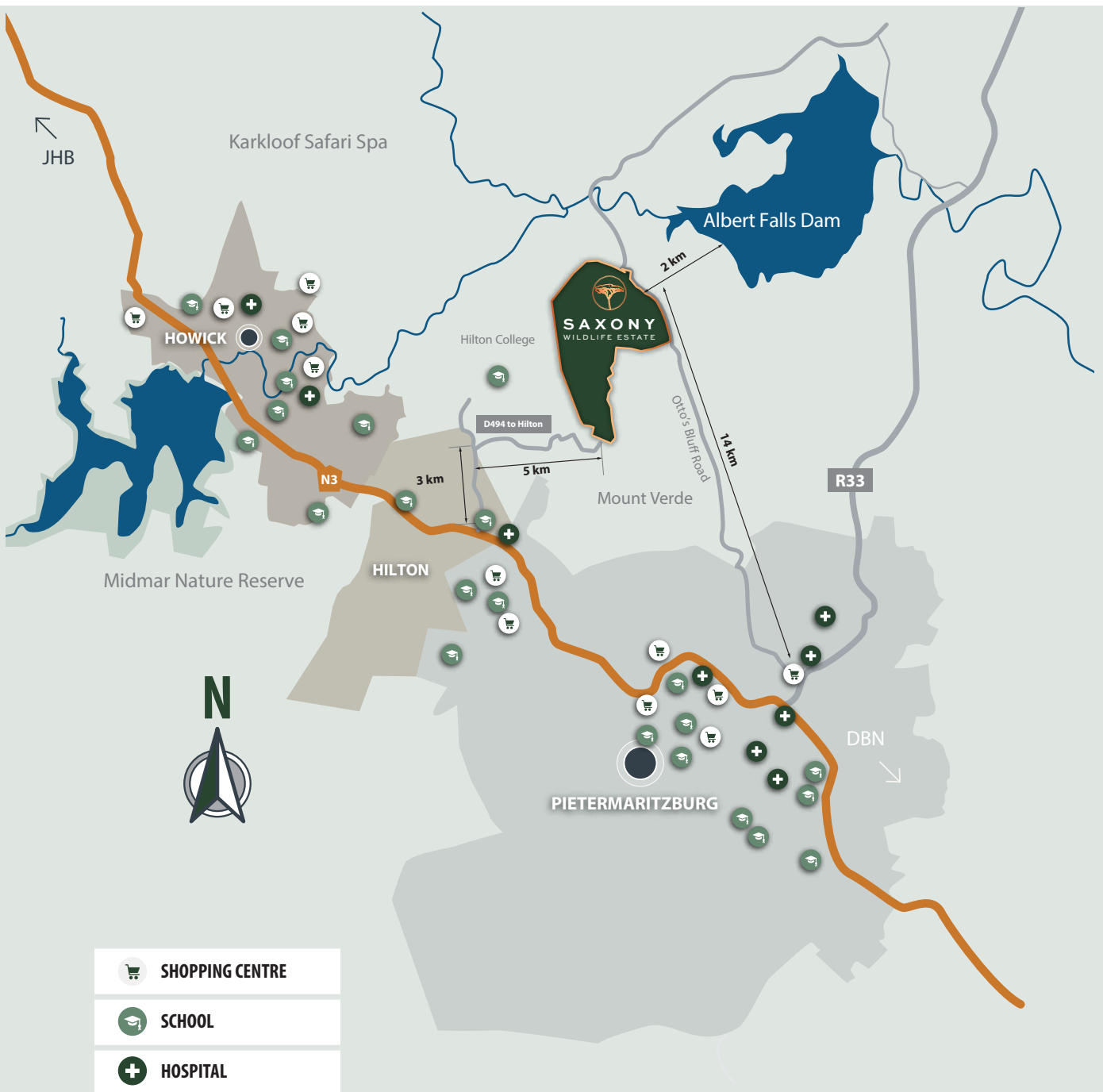
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