



# **Boschhoek** Berglandgoed Mountain Estate

1. Any land claims? *No – a confirmation letter from the relevant government department is available on request.*
2. Water from where? *Pumped from boreholes to reservoirs and from there to a connection point on each stand.*
3. Enough water? *The water was tested for quality and quantity by a professional geohydrologist as part of the environmental impact assessment procedure.*
4. Are quad bikes allowed? *No.*
5. Are dogs allowed? *No. An owner may approach the Home Owners Association with a request in this regard in the event of special circumstances, i.e. disabilities or similar.*
6. Eskom power? *No. Due to the fixed monthly costs associated with an Eskom connection, and in light of the technological and affordability advances in respect of solar power, solar and LP Gas are the primary energy sources. Silent generator add-ons are allowed if required subject to conditions.*
7. Building style? *No building style is prescribed. Buildings should blend with the environment. This is controlled by the control architect.*
8. How long before building? *10 years from first transfer to start building, and 1 year to complete any particular phase.*
9. Deposit? *15% of the stand purchase price, to be held in trust in an interest bearing account by Macrobert Inc Attorneys.*
10. Security? *No direct access to any public road or to a major settlement ensures inherent security. In addition, there is a controlled entrance gate, an electrified game fence around the estate, a full time estate manager and alarms in individual homes can be linked to the estate manager.*
11. Can you sublet your property? *Yes. Any lessee is also subject to the estate rules.*
12. Rubbish removal? *Weekly rubbish removal by the Home Owners Association (HOA) to the Modimolle dumpsite.*

13. Is there an emergency exit? *The service entrance towards the Alma road in the south can serve as emergency exit.*
14. Any fire prevention / extinguishing plans? *Grass around all houses to be kept short (estate manager can assist), houses to be equipped with a fire extinguisher accessible from the outside and a steel lid to extinguish boma fires after use. Similar to other landowners in the area, the estate manager participates in area fire prevention and firefighting activities.*
15. Are you able to use the rest of farm for walking etc? *Yes.*
16. Are you allowed to use rocks on your plot to build your home? *Yes, subject to HOA approval.*
17. Are all roads accessible with normal sedan vehicle? *All stands are accessible with a sedan vehicle. Some game viewing roads may require high clearance or four wheel drive vehicles.*
18. Who monitors the animals and are they shot if overpopulated? *The HOA undertakes regular game counts in accordance with the Game Management Plan compiled for the estate. Excess animals are caught and sold for the benefit of the HOA, or culled using methods other than firearms.*
19. Are there any fences between plots? *No*
20. Are you allowed 2 buildings per plot? *The footprint of a house may be split into several components, e.g. living area/kitchen with separate sleeping areas. Only one kitchen is allowed.*
21. What is the levy and for how long? *The levy has been fixed at R900 per month to provide for i.a. the estate manager, labourers' wages and estate maintenance. An additional R45 Water Licence Levy is payable for completed houses, and a water charge is levied for consumption in excess of 15 000 litres per month per house. Levies can be periodically reconsidered by the HOA of which every owner is a member.*
22. Any other hidden monthly costs? *A municipal property tax. At present this is typically around R12 per month, as the municipality provides no services.*
23. Price includes transfer duty? *Transfer duty is not applicable, as the price includes VAT. The usual attorney's fee is payable for transfer.*