



**Boschhoek's bush fairies?**

**No, rather it's Natasha and Tshidi from Macrobert Attorneys on their way to the deeds office this morning to lodge for the transfer of Boschhoek's first 50-odd stands!**

**Yes, that's right!! We are there! The consent from our neighbour's bondholder for our access servitude took a little longer than anticipated, but finally everything is ready.**

**For those interested in the mechanics of the process, the transfer involves several components, which effectively take place simultaneously. The first is the transfer of the farm from farmer and co-developer Chris to the development company Ankavista, at which point the subdivision and the access servitude is registered. Thereafter transfer is effected of the 1241 hectares of so-called common property to the Home Owners Association, together with transfer of the stands to our current buyers. I understand that approximately 4-6 weeks is what we should expect from the deeds office for a transaction of this magnitude.**

**We have given our buyers an undertaking to complete the necessary infrastructure within 6 months after first transfers, using funds kept in trust by Macrobert for this purpose. We will clearly try and complete this in a shorter time if possible, but the project engineer is not likely to let us off the hook before everything is to his satisfaction.**

**The game and infrastructure trust fund at Macrobert brings me to one of the most comforting aspects of Boschhoek's development. All the works are undertaken with cash at hand. The development is not bonded, and there is no bank or external financier involved, neither for the development, nor for our buyers during this initial phase. This derisks the development, allowing both ourselves and our new owners a good night's sleep. Matters needing to be resolved there always will be, but the essential structuring made possible by our initial sales target enables a secure working platform for us, and peace of mind for our buyers.**

Our new owners are welcome to visit at any time while the works are in progress. At that point, after all, Boschhoek is already yours. For the sake of security and information on site conditions, we would nevertheless request that you contact us beforehand.

I'll also be applying my mind to interim matters in respect of the Home Owners Association. The first HOA meeting has to be within 3 months of first transfers, but again we will try and do it sooner, with due cognisance of the required notice period. We'll be electing directors at the first meeting, and I'll request our control architect Gerd Bolt to speak to us about building matters amongst others. You are welcome to forward any points that you would like to have added to the agenda for discussion. The HOA's R500 monthly levies are payable from date of transfer. I expect that the bulk of levies received during the initial period while the infrastructure is developed will go into trust for the purpose of establishing a comfort fund for the HOA. We as developers will largely be carrying Jandre in his capacity as Estate Manager during that period, as he will also be assisting us with the works. In addition, the HOA will initially not need to fund any maintenance. Having said that, you will appreciate that the HOA will for the sake of the common good take a very strict line in terms of levy collection. We'll be in touch with our new owners in due course with a view to the receipt of levies from transfer onwards.

While all this is happening in the background, sales are continuing at their astonishing rate. Soul-inspiring scenic beauty, back-to-the-bush affordability, recent legislative changes that may well cause Boschhoek to be a last opportunity and the eventual need to adjust prices going forward are all contributors. Finally, however, it's the voice of nature at Boschhoek that speaks loudest through the silence of rustling leaves and gurgling streams...

Do give us a call if you would like our field guide Jandre Higgo to take you out and share some of this with you. He'll meet you at the adjacent Leeuwenhof Country Lodge and Garden Spa, also famous for their light lunches and other delectable fare!

Bush Greetings!

*The Boschhoek Team*

[www.boschhoekmountain.co.za](http://www.boschhoekmountain.co.za)

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*Full title 1-2 Ha stands from R399 000; Stand PLUS Bush Lodge from R750 000 (or less)  
Waterberg (Modimolle/Nylstroom) 1.5 hrs from Pretoria, 2 hours from Johannesburg*

