



## FACT SHEET

### SIZE AND PLOTS

Springvale covers 58 ha of gently sloping grassy terrain with five small streams and drainage lines that host magnificent old indigenous trees.

There will be 93 large farm plots and another 83 homes in Springvale Village.

Plot sizes vary, the farm plots averaging 2600m<sup>2</sup> and village plots 650m<sup>2</sup>.

With less than 200 homes in total, homeowners can expect to feel valued and part of a close-knit community.

### PRICING AND SALES

- Farm plots of 2600m<sup>2</sup> from R1.7m
- Village plots from 550m<sup>2</sup>- 650m<sup>2</sup> at R800 000.

Prices vary between R700 to R800 m<sup>2</sup> on the farm and R 1000 m<sup>2</sup> to R 1300 m<sup>2</sup> in the Village, which is exceptional value on the North Coast.

\*\*A non-refundable deposit of 10% is required and the conveyancers will call for guarantees for the balance three weeks after signature. Stuart (0721762971) is available to conduct private tours of Springvale.

### TIMING ON TRANSFERS

- Farm Plots all transferable.
- The Village - June/July 2023

### ADDITIONAL COSTS

#### ESTATE LEVIES

- Estate Levies are currently R3345 per plot per month until February 2024.
- Levies are subject to annual inflationary adjustments from 1<sup>st</sup> March each year.

## ESTATE AND CONNECTION COSTS

- Prior to commencement of works, the client must pay the R10 000.00 Kerb Deposit (50% refundable should there be no damage to the kerbs, the rest will be retained to fix roads damaged during the construction phase).
- Prior to building the owner must purchase the relevant smart electrical and water meters from the HOA (Electrical R950, Water R2 436,00 ex vat).
- Electrical and water connection costs are charged by the municipality and are payable on transfer.

## ON TRANSFER

- Electrical connection cost: R22 109.00
- Water connection: R 28 453.00
- Stabilisation/Maintenance Fund: A fee of R15 000.00 is payable on transfer. This goes to The Homeowners Association to create a fund for unexpected expenses or maintenance costs. HOA so they do not need to raise special levies.
- There is a once off fee of R15 000 charged to homeowners who submit plans to The Springvale Country Estate Architectural Panel. This will cover three submissions to the panel, which should be sufficient to get approval. Additional submissions will be charged an hourly rate.

## **BUILDING PHASE**

Prior to building on site, the client must contact the estate for a site handover. The HOA or Estate Manager will point out the water and electrical connections.

## **SECURITY**

In Springvale, security is of the utmost importance. The estate is surrounded by a two-metre high, attractive tan wall with six strands of high voltage electrical fencing. Thermal security cameras and fence alarms have been installed and are linked to the guardhouse, which is manned 24 hours a day, seven days a week.

- In addition to our biometric access control system, we have installed facial and fingerprint recognition cameras at the gate.
- To meet access control protocols, there will be two lanes in and out of the entrance. Contractors will use a separate entrance.
- Three kilometres of perimeter walls are also covered by infrared cameras. When an alarm is triggered, it is immediately relayed to the security company's Central Control Centre and guards, who initiate an immediate armed response.

## **UPGRADE OF THE P228**

The Developers of the neighbouring estates, including our estate, are required to upgrade the P228. Our portion is complete. Seaton Bay have commenced their section and should be complete by August 2023. Elaleni Lifestyle have also commenced their portion of the upgrade and are expected to be complete by August 2023 as well.

## **DESIGN PHILOSOPHY**

- The architectural code encourages the return to the spacious farm homes of the past, ideal for young families with plenty of lawn space for games and other amenities. A natural lifestyle is encouraged, with lay hens and ducks, as well as vegetable gardens.
  - The houses are intended to blend in with nature and not dominate it. On the farm, only one-storey buildings are permitted with walls no higher than 1200 mm. On the steepest sites, stepped double-storey designs may be permitted with the approval of the Architectural Review Panel.
  - Our website offers a comprehensive booklet of Architectural Design Code that is aimed at traditional or modern farm style homes.
  - The distance between houses is at least 10m, which is much wider than most other estates. Accommodation can be added for live-in staff.
  - It is permitted to build granny flats, but they cannot exceed two bedrooms and 90 m<sup>2</sup>.
  - In addition to the 1200 mm wide 2 km pathway beside the main road, there are 79 km of walking and biking trails. Children will be able to walk safely to their friends and the clubhouse.
  - Rainwater harvesting is required in terms of our environmental approval. Garden ponds may also be used to attenuate rainwater.
  - Gas stoves are mandatory and solar hot water systems are encouraged.
  - Main roads will be 5m wide and tarred. Minor roads will be 4m wide. There are ample road reserves on both sides of the road which will become lovely avenues. Over 50 % of the roadside trees have already been planted and the balance will be in by May.
- The frustrations homeowners face when living on a more rigidly managed estate are well known to us. The Homeowners Association has a flexible philosophy based on "don't spoil things for your neighbours."

## **PET POLICY**

The estate is pet friendly.

- Farm sites allow up to four dogs of any size and two cats. Lay hens and ducks are welcome but not roosters, please.
- Village sites, however, only allow two dogs and one cat.
- Since there are already buck and other small mammals like mongooses, occasional otters and ground nesting birds on the property, dogs should be walked on leashes.
- There are two dog parks (one for small dogs), where dogs can run freely and mix with other dogs.
- We have reintroduced both Nyala and Impala over the last few months.
- On application, unusual pets may be approved by the Homeowner's Association (HOA).
- Animals such as cows, sheep, pigs, and goats cannot be accepted to avoid fly problems.

## **CLUBHOUSE FACILITIES**

The main, Island Dam Clubhouse, is under construction with completion expected in August 2023.

- Our Island Dam Clubhouse is designed to offer our homeowners a warm, relaxed, family-style environment, with beautiful lounges, a cosy library, kiddies entertainment room, a social bar area, with a big screen TV, working stations and a collection of seating on the wraparound veranda, which has the most beautiful Lookout onto Dam Island.
- Facilities on offer at the clubhouse consist of a gym, tennis court, a 20 m adult swimming pool, a kiddies play area and splash pool and outdoor braai pods.
- At present, our Island Dam Lapa is bringing much joy to all our homeowners. With braai facilities, kiddies' tables and chairs, a sandpit and jungle gym, our Lapa is a wonderful spot for early morning adventures or sundowners.
- Our smaller homeowners are also enjoying the large open footie field, which is the perfect place to run or kick a ball.
- There are two lovely dams with bass and tilapia where homeowners are welcome to fish on a catch and release basis.
- The Estate has already installed a network of over 7 kms of hiking and biking trails offering easy access between homes and the Clubhouses.
- There are also three lovely picnic areas where seating has been installed along the trails. We know that this will give our homeowners the opportunity to enjoy little moments of solitude.

## **THE VILLAGE FACILITIES**

- A smaller Clubhouse will be built near Sunset Dam for Village residents but open to all. This will have a kiddie's play area, a small pool and a shaded veranda facing the dam.
- With an open flat lawn, herb garden, and mini orchard, the Village is designed as a kids' play area and community connection hub.
- There will be plenty of time for early morning adventures with young kids or afternoon sundowners while picking herbs and fruits from the community herb garden and mini orchard.

## **LANDSCAPING**

- The landscaping code stipulates indigenous trees and shrubs outside the building platform. Fences must be built 3 m from boundaries to leave a 6 m wide indigenous corridor between homes. Wildlife such as buck and other animals will benefit from this corridor, and it will also serve as a screening area between houses.
- Exotic plants may be planted within building platforms provided they don't exceed 30% of the planting palette. Orchards and veggie gardens are encouraged.
- Landscaping can begin immediately after the sale agreement is signed by homeowners. This will mean that screening boundary trees can be more than 3 m high when homeowners move into their houses.

## **THE DEVELOPERS**

Springvale is being developed by the Graham family who recently completed Birdhaven Estate in Colwyn Drive, Sheffield Beach. Mike the developer often says, "This is a family development. At the end of the day, we are developing an estate we would want to live in."