



FREQUENTLY ASKED QUESTIONS

1. THE DEVELOPER

RIVERSPRAY LIFESTYLE ESTATE (PTY) LTD

2. PROJECTS THE DEVELOPERS HAVE BEEN INVOLVED WITH

Residential (Financial structuring & Funding):

Swartkops Golf Estate – Pretoria
The Hills Golf and Eco Estate – Pretoria
Hartenbos Landgoed – Cape Garden Route
Parksig – Bellville, Cape Town

Residential Development:

Amanzi Moya Estate – Mosselbay, Garden Route
RiverSpray Lifestyle Estate – Vanderbijlpark (Vaal River)
Ukusa River Estate – South Coast, KZN
Roos Maryn – Vanderbijlpark
Mari Elana – Vanderbijlpark
Acasia – Vereeniging
Van Riekeekshof - Vanderbijlpark

3. SALES

Q: Will there be phases in the Development?

A: There will be 7 phases in the development. Phases 1 to 3 (Sectional Title Apartments) and phase 4 (Plot & Plan Duplex townhouses) will be released to the public first and simultaneously.

Q: Can I use my own Bond Originator?

A: No. All bonds will be administered by Better Bond

Q: When will the installation of services begin?

A: We anticipate services to begin in May 2008.

Q: How long before I take transfer of my Unit / Plot?

A: Projected transfer dates for the Sectional Title Apartments will be 2009. The first phase of Plot & Plan Duplexes will be completed in early 2009. However, the plots on which the homes are built will transfer towards the end of 2008.

Q: Can I reserve a Unit / Plot?

A: No. Official booking of a unit will only occur once a Purchase Agreement has been signed by a purchaser.

4. COSTS

Q: Do I have to pay transfer duty?

A: No, the Selling Price includes Vat and therefore there is no transfer duty.

Q: What other costs are there?

A: No other costs. Both the Attorneys transfer fees and Bond registration costs are being paid by the Developer (ON THE OFFICIAL SELLING PRICE ONLY).

Q: If I purchase a Sectional Title Unit when will I begin repaying my bond?

A: Your repayments will begin once you take transfer of the property into your name.

Q: If I purchase a Full Title Plot & Plan Unit when will my repayments begin?

A: Transfer of the Plot & Plan unit occurs in two stages: The first stage being the transfer of the plot. At this stage you will begin bond repayments to the value of the land. Thereafter your repayments will occur in accordance with the Banks release of funds to pay for the building of the Unit.

Q: When do I begin with payment of my rates and taxes?

A: From the date of transfer of your property from the Development Company to yourself.

Q: How much will the monthly levies be?

A: The levies will ultimately be determined by the Master Home Owners Association, however, it is *anticipated* as follows:

Sectional Title Levies: R 450 (comprising Rates, Water, Maintenance & Green Area)

Full Title Plot & Plan levies: R 200 (comprising only Maintenance & Green Area)

5. OFFERINGS AND AMENITIES

Q: What animals will be allowed?

A: Cats and dogs will be allowed but with certain criteria as set out in the HOA rules.

Q: Will you introduce wildlife into the development?

A: No. However, the North West University Game Park borders the development and provides a scenic backdrop to Riverspray.

Q: What security is offered?

A: The development will have a 24hour manned access gate. The perimeter (excluding the riverfront) will be enclosed with an 8 foot high wall with electric fencing.

6. TRAFFIC IN THE DEVELOPMENT

Q: How will traffic in the development be regulated?

A: The development is a private one, meaning the roads belong to the HOA. The Estate will have two-way traffic throughout, with the entrance gate allowing for four lanes.

Q: Will a Cul de Sac be allowed to erect a security access point?

A: No, as this is already a security development this will not be allowed.

Q: Will there be a governing body?

A: Yes, the Sectional Title Apartments will be governed by a Body Corporate. However, the Master Home Owners Association will be responsible for the management and control of the entire Estate. The Developer will start the HOA with a prescribed set of rules on how to govern the Estate. These rules will be updated and adjusted by the HOA as is required.

7. BOAT LAUNCHING

Q: Who will be allowed to launch boats on the Development?

A: Only residents of Riverspray will have boat launching rights on the Development stretch of the river.

Q: Will Boat Houses be available?

A: Yes, boat houses are available for purchase at a cost of R 75,000 per unit. However, only a registered property owner within Riverspray will be allowed to purchase such a unit.

Q: Will boats be allowed to be moored on the jetties overnight?

A: Yes, but boats can only be moored in such a fashion for a maximum of 3 days. This rule however is subject to change by the HOA.

8. PROFESSIONAL TEAM

Q: Who is the professional team?

A: Attorney – Honey Attorneys, Cape Town

Auditors – Aud-e-Prac

Civil Engineer – Tri-Namics

Project Manager – Shane Jeffries

Electrical Engineer – Lyon & Co.

Town Planner – SMR

Environmental Consultant – Triviron

Quantity Surveyor – Pieter Erasmus

Architect – DKA (Derek Kock Architects)

Marketing Production, Management and Project Administration – Opportunity.co.za

PLEASE NOTE: The above Questions and Answers serve as a rough guide only and are therefore subject to change at any given time.