

Vue DE LA Ville

• BARONETCY ESTATE •

- Avoidance of Doubt -



*Giving Luxury
a new definition ...*



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Avoidance of Doubt

Proplan Property Group

The Proplan Property Group, wholly owned by the Calitz Family Trust and its associates are a property development group with over 36 years experience in the industry within the Western Cape, with Developments completed presently valued in excess of R3,3 billion.

Leaders in the various fields of the property market, with a wealth of knowledge in market research, innovative ideas and exciting developments.

The Proplan Property Group and its associates have been involved in Retirement Villages for the last 20 years, of which all are very successful and have a number of new Retirement villages in the planning stage.

Previous Retirement Villages include:

- | | |
|--|-----------|
| • La Provence Retirement Village in Welgelegen | 147 units |
| • Legato Retirement Village in Durbanville | 209 units |
| • La Gratitude Retirement Village in Durbanville | 65 units |
| • Paradyskloof Retirement Village in Stellenbosch | 58 units |
| • La Vie Est Belle Retirement Village in Durbanville | 224 units |
| • Fontaine Bleau Retirement Village in Welgelegen | 194 units |
| • Villa Cortona Retirement Village in Durbanville | 202 units |

New Retirement Village Developments (in planning stages):

- | | |
|----------------------------------|-----------|
| • Vista da Bahia in Mossel Bay | 265 units |
| • Vue de la Mer in Jeffrey's Bay | 330 units |

Other developments Proplan is and has been involved in include:

- Residential – sectional title and freehold (30 developments)

- Commercial – Office Blocks
- Frail Care (Bon Health Care) – 5 existing care centres
- Polar Technologies (Snowmaking)
- Construction

The Development: Vue de la Ville Lifestyle Estate

- **Landscaping**

Vue de la Ville will be landscaped with a water feature and indigenous shrubs and Palm trees. Each house will also have several shrubs and a tree.

- **Levies**

Affordable levies include a multitude of services such as security, garden services, management, 12 meals per person per month, wellness centre, 24 hour emergency nursing services and regular free clinic. An estimated budget of levies is annexed hereto.

Should the Purchaser take occupation before registration of transfer, the Purchaser will be responsible for the payment of all rates and taxes and levies payable to the Local Authority and the Vue de la Ville Home Owners' Association.

- **Medical/Health Care**

Due to the special emphasis placed on medical and health care, the developers will ensure the continuance of the facility by fully furnishing the frail care and establishing a compulsory contribution to the sick bay by means of a monthly service charge to be paid by the 10 assisted living units for meals, laundry and regular visitation by trained nursing staff. Furthermore a free weekly clinic service will be available for measuring heart rate, blood pressure monitoring and sugar levels. A nursing sister will also be available on a 24-hour call out basis to all residents. This service will be available upon the completion of the Health Care Centre. This village will cater for persons of all ages with special needs.

- **Security**

The Developers are aware of the increasing importance of security. Therefore, Vue de la Ville will contain state-of-the-art security – which includes electrification, electronic beams and camera surveillance.

Please note that garage doors are remote controlled, as well as the security gate. Each Purchaser will be issued with one remote control device for each of the above.

- **Emergencies**

Each resident will be issued with a remote controlled emergency device, which can be carried on his/her person. Activation of this remote will instantly react a medical and/or security response. This service will be supplied by the Developer free of charge.

- **Specification**

Each house will be built to the specifications as annexed to the Agreement of Sale. Should a Purchaser detect any deviation there from, it should be brought to the attention of the Developer immediately.

- **Completion of Health Care Facility**

All Health Care facilities will be completed before completion of the development.

Your Purchase

- **Financial**

A deposit is paid to the Conveyancer who will hold same in trust for you bearing interest in the name of the seller until transfer.

The balance of the land purchase price shall be paid to Seller's Conveyancers against the Seller's engineer certifying that the property is registerable in terms of the Alienation of Land Act (Act 68 of 1981) (meaning that the transfer of the land could take place in the normal course of events) to be held in trust for the benefit of the Seller pending registration of transfer – or within 7 (Seven) days of being requested by Seller's Conveyancers to do so the Purchaser shall furnish an undertaking by a Bank or other Financial Institution acceptable to the Seller, covering payment of such balance against the issuing of the said certificate.

- **Payment of the Contract Sum**

The Purchaser will within 14 days from being so requested by the Developer either:

- pay the full contract sum to the Conveyancers to be held in trust by them in a separate interest bearing call account in the name of the Purchaser, interest for the credit of the Purchaser until such time as the Developer will become entitled to the further interest in accordance therewith.
- the Developer will however become entitled to that part of the interest accruing on the contract price held in trust on behalf of the Purchaser that corresponds with the schedule as set out in the contract provided the Architect has certified from time to time that certain of the building works have been substantially completed to his satisfaction.

The Developer will not call for such payment or guarantee until a reasonable time prior to the date upon which construction is to be commenced.

In the event of any part of the Contract Sum being payable from the proceeds of a loan secured by a mortgage bond obtained from a Bank or other approved financial institution, then payment of the proceeds of the loan shall be made as building work progresses and the Purchaser will be obliged to pay interest to the Developer in accordance with clause 7 thereof on any amount that the Developer did not receive as provided for. Such interest will have to be paid prior to the Purchaser taking occupation of the completed works.

Home Owners' Association

The Property forms part of a Group Housing Scheme and on transfer the Purchaser will immediately become a member of the VUE DE LA VILLE Home Owners' Association, in the process of being established. The Purchaser undertakes to abide by all Rules, fulfill all obligations and to remain such a member whilst holding title to the property and to include in any subsequent Deed of Alienation or Lease similar conditions which will ensure enforcement contemplated upon all future successors-in-title, tenants and occupants. These rules are contained in the Constitution annexed hereto.

Charges

The under mentioned charges are for the account of the Developer or Purchaser as indicated:

- **Purchaser**

- Water deposit
- Electrical connection fees for the works including a prepaid meter as required by the local authority
- Transfer and Bond costs
- Interim interest
- Rates and Levies from date of occupation

- **Contractor (included in the Contract sum)**

- Architectural fees
- Plans, drawings and printing costs
- Local Authority approval fees
- Bulk Electrical connection fees relating to the whole development
- Bulk Sewerage connection fees for the whole development
- Water consumption to completion date
- Storm water connection fees
- Cost of acquiring the relevant NHBRC Certificate

Completion and Occupation

You will be advised of the commencement and completion program in respect of your home.

You will be contacted timeously to arrange the handover of your unit.

The balance of the purchase price (if any outstanding) is payable as work progresses to the attorneys prior to occupation of the unit. In the event of a bond being registered over the property, interest will accrue as per the deed of sale on any amounts not paid timeously.

On the day of handover a representative of the Seller will accompany you to inspect the unit and record any visual defects. You will then be given a further 21 days to report any further defects. The Project Manager and the representative of the Contractor will meet with you 90 days after practical completion of your unit. At this stage the final inspection with regard to snags will occur and you will have the opportunity to submit your final 90-day snag list. Once all defects have been attended to, you will be required to sign a final form confirming your satisfaction.

From occupation of the property, you will be required to pay levies to the Home Owners' Association.

For the Avoidance of Doubt

It is a reasonable assumption to make that most buyers purchasing into a lifestyle estate are doing so for the first time. It is also reasonable to assume that a high proportion of the buyers are new to the concept of living in a community with shared facilities and where the day-to-day affairs of the village and the villagers are so closely intermingled that unique problems and benefits only surface once occupation has taken place.

The following are aspects that are worthy of mention: -

- Pets are allowed in the village, as we are convinced of the therapeutic aspects of keeping pets. However, there is a negative side to allowing pets in a village. We do control them as best we can but unfortunately some of the pet owners either do not conform or cannot conform to the regulations. Therefore it is important for anybody coming into Vue de la Ville to accept that there will be some minor inconveniences associated with pets. They will bark from time to time and they will mess where they should not, but rest assured we will not let the problem get out of proportion. No pets will be allowed to be replaced or in the Apartments.
- In a village where so many people live close together there will be situations where privacy might be compromised. On the other hand this will be compensated for by the benefits associated with having a large community of like-minded people close at hand. Often the problem is associated with a person's attitude and a positive outlook brings many rewards.
- In order to ensure maximum harmony, the management association, in terms of the appropriate act, has a set of rules to govern the day to day running of the village. It is a wise idea to become familiar with these rules so as to be able to avoid unintentional breaches. These are not onerous and are intended to promote harmonious living.
- There will be an intercom system installed in the village that will enable residents to contact the frail care centre. For external communications each resident will need to apply for their own phone from Telkom.
- A service agreement will be signed by the purchaser/resident to ensure that the Home Owners Association provides the minimum standard of service to all occupants. Details of this Agreement will be found in the Agreement of sale.

Sole Marketing Agents

Ukholo Property Consultants trading as Nationlink Platteklouf is a family owned Real Estate Company based in the Platteklouf Spar Centre that has been in operation for more than 24 years.

During this time, they started to diversify in all the various spheres of Real Estate Marketing with current divisions including:

- Residential Sales
- Residential Rentals,
- Retirement Village Sales
- Retirement Village Rentals
- Commercial and Industrial Sales & Letting

Specialising in Developments, the company has since 1992 been involved with more than 30 developments in various capacities throughout the Greater Cape Town Metropolitan area and the Western Cape. Responsibilities in these developments varied from just being involved with the marketing of a project to a more comprehensive role of the initial identification of development land and being involved throughout the planning and selling phases of the particular development.

As specialist in the Retirement Industry, they have been involved with Villages throughout the Western Cape, including amongst others:

- Fontaine Bleau Retirement Village in Welgelegen
- Villa Cortona Retirement Village in Durbanville
- Helderberg Manor in Somerset West

Nationlink Platteklouf is proud to be associated with Vue de la Ville.

Do you need to stay in this Estate?

Contact the Property Specialists for this Estate to assist you with your decision. We will gladly help to make your dream come true!

For detailed information, visit www.vuedelaville.co.za



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