



101 ACUTTS QUESTIONS AND ANSWERS

Q. What is 101 Acutts?

101 ACUTTS is an exclusive family estate comprising 120 special residential freehold stands, which will be developed on a plot and plan basis and 5 sectional title villages of 80 units in total. Situated on the corner of Acutts Drive and Inanda road this unique secure estate offers country living within easy range of the main shopping nodes and the excellent schools situated in the area. 101 Acutts will be a phased development the 1st phase will comprise 35 freehold plot and plan opportunities and 14 sectional title units.

Q. What facilities does 101 ACUTTS offer?

This development offers private, spacious and secure living, in a child and pet friendly environment. The estate will also have sport and leisure facilities, construction of which will commence after completion of the first 60 units in the Estate, including a tennis court, swimming pool, cricket nets, playing field and club house, along with the potential for membership of the adjacent lifestyle centre, which has squash court and state of the art gymnasium.

Q. What security system will be installed?

The high level security system will include uniformed security guards, deployed on a 24 hour shift basis. There will be a guardhouse and stringent access control, a boundary wall on Acutts and Inanda roads, with electric fencing above, and a 24 strand electric fence on the other boundaries, along with a 2 metre fenced off servitude to facilitate monitored security patrols.

Security is of paramount importance in this family estate and will be an ongoing project to include any new cost effective advances in security systems.

Q. Who will run the development and common areas?

A managing agent will be appointed by the Developer, and a Home Owners Association (H.O.A.), elected by the owners, will administer the estate.

Q. How will the properties purchased be registered?

Ownership will be a mixture of freehold and sectional title.

Q. What will the monthly levy be and what does it cover?

The provisional levy structures for both freehold and sectional title units have been set as a result of extensive research by the developer. These will be proposed and either modified or ratified at the inaugural Annual General Meeting of the H.O.A. Please ask the selling agents for a levy schedule, which will detail all items included, which has been calculated in terms of the Participation Quota (which forms part of the Sale Agreement) for sectional title Levies and with an equal contribution for the HOA levies which are paid by both sectional title owners and freehold owners.

Q. What guarantees that the levies will not increase drastically in years to come?

Levies have been considered carefully and budgeted accordingly. Whilst there will be future inflationary pressures, future budgets will be based on the actual previous figures by line item and all increases have to be approved by the home owners.

Q. Are pets allowed?

A maximum of 2 domestic pets is allowed. Special dispensation may be obtained from the H.O.A. to keep additional pets, and this needs to be recorded in writing prior to occupation of the unit. Cats and pit bull terriers are prohibited in terms of the Homeowners' Association Conduct Rules.

Q. What will the purchaser buy?

Purchasers of a freehold property will buy a piece of land and a building package to construct a unit on it. The purchaser of a sectional title property will purchase off plan, a unit in a sectional title scheme. The sectional title scheme will be constructed on a freehold erf within the 101 Acutts Estate.

Q. Will I be allowed to extend or alter my house?

No consent is required for internal alterations. External changes and modifications will be subject to the architectural controls of the H.O.A.

Q. Is co-ownership permissible?

Yes, subject to the condition that the number of owners does not exceed twice the number of bedrooms in the house.

Q. Are mortgage bonds available?

These are available from certain major institutions that have acquainted themselves with the development. A list of these institutions and contacts is available from the appointed selling agents, or the developer.

Q. Who is the Developer?

The Developer is ZELPY 2127 (PTY) LTD. This company is a specially formed subsidiary of THE GRID GROUP.

Q. Who is the builder?

The construction of all homes, both freehold and sectional title will be undertaken by Grid Construction within the parameters and style of the Building Design Code controlled by the Design Review Committee and will be managed by the Developers appointed project managers and professional team.
FULL DETAILS OF THE BUILDER AND THE DEVELOPER ARE AVAILABLE ON THEIR WEB SITES.

Q. Which Landscaping Contractors may I use?

A. A panel of 3 landscaping contractors has been appointed by the Developer and purchasers may select any one of the three. There is a landscaping protocol in place for the Estate, by which they will be bound and they will also be required to adhere to the Environmental Management Plan for the Estate.

Q. What are my anticipated legal costs?

There is no transfer duty payable. However purchasers are obliged to pay the legal registration fees and mortgage bond raising fees. Details of which will vary from unit to unit based on price.

The selling agent can guide you in this regard.