

## FREQUENTLY ASKED QUESTIONS

### **WHO IS THE DEVELOPER?**

IFA Hotels and Resorts.

### **WHICH MUNICIPAL BODY GOVERNS THIS AREA?**

KwaDukuza Municipality.

### **WHERE ARE THE NEAREST SHOPS, HOSPITALS AND BUSINESS NODES IN THE AREA?**

There is easy access to major highways, namely the M4 and N2. Zimbali Lakes is near King Shaka International Airport, Alberlito Hospital, Zimbali beach and many heritage sites from the traditional Zulu villages to the St. Lucia World Heritage Site. Other nearby amenities include top golf courses, the Ballito Junction Mall, The Lifestyle Centre, business parks and office blocks.

### **ARE PETS ALLOWED?**

Yes, but owners must adhere to the Terms and Conditions of the Fauna Centre.

### **WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?**

State-of-the-art security with biometric access-control, infra-red cameras, fibre-optic enabled communications and technology.

### **HOW IS THE PROPERTY OWNERSHIP MANAGED?**

Each of the nodes will be individually managed under their own Constitutions, with all falling under the Master Zimbali Lakes Homeowner's Association.

### **WHEN WILL CONSTRUCTION BEGIN?**

Construction will commence in the first half of 2018, and the project life is 15-20 years.

### **WILL I BE ALLOWED TO USE MY OWN ARCHITECT FOR THE CONSTRUCTION OF MY HOME?**

Yes, however there is an architectural code that the architect will have to adhere to, with all designs being approved by the appointed Design Review Committee. For The Village, you will need to use the approved Village development team.

### **WHAT IS THE EXPECTED TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE ZIMBALI LAKES RESORT ON COMPLETION?**

Between 2700-3000 residential units.

### **WHAT IS THE ESTIMATED VALUE ON COMPLETION?**

In excess of R10 Billion.

### **WHAT IS THE TOTAL SIZE OF THE RESORT?**

c.300 Hectares.

### **AS AN OWNER DO I HAVE FULL ACCESS TO ALL FACILITIES WITHIN THE ZIMBALI LAKES RESORT?**

Yes, certain restrictions will apply so please refer to memberships.

### **WILL I BE ALLOWED TO RENT OUT MY PROPERTY?**

Yes, but certain restrictions will apply in respect of short-term letting.

### **WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?**

Yes, but Keller Williams Realty is appointed by the master developer.

### **CAN I USE THE FACILITIES IF MY PROPERTY IS BEING RENTED OUT?**

Yes, please refer to memberships.

### **WILL THERE BE A LEVY STABILISATION FUND?**

There is a contribution to a Levy Stabilisation Fund for all nodes calculated at 2% of the sale price of a property, payable by the Seller. The Village has an additional 5% on sale of property.

### **WHAT ARE THE LEVIES AND WHEN ARE THEY DUE?**

The levies vary from product to product. The first levy payment is due upon registration of transfer of occupation, depending on whichever comes first.

### **WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY PAYMENTS?**

All utilities are provided by the Zimbali Facilities Management Company at market rates.

### **WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?**

Yes, as long as owners provide facilities that are within the regulations of the constitution.

### **HOW DO I GET TO THE BEACH FROM THE LOCATION?**

The Beach Club will provide access.

### **HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?**

Through the Zimbali Facilities Management Company.

### **WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?**

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

### **WHAT ARE THE MUNICIPAL RATES?**

The estimated rates can be calculated based on KwaDukuza Municipality rates policy.