PROJECT INFORMATION FOR AGENTS

Annlin Ext. 159 – Paperbark Estate

The below information is aimed to provide an overview of the project and product for use by sales agents.

1. INFORMATION

- Full title - Residential 1
- 114 residential stands.
- All services including storm-water, water, sewer, and electrical infrastructure will be handed over to council once completed by our contractors.
- Roads are privately owned.
- Secured Estate - entrance gate with controlled access.
- Park area for recreation (public open space) which will be improved with grass and a jungle gym for children.
- A 1.8 m perimeter Clear View fence (or similar) with electric fence will be erected around the development.
- A Homeowner's Association (HOA) has been registered as an NPC with the name "Paperbark Estate Home Owners Association" and all owners will automatically become members on registration.
- The HOA will be responsible for maintaining the perimeter fence, internal roads and park, as well as for the employment of security. A formal levy proposal will be provided closer to registration. The *estimated* levy is R1250.00 per month.
- The purchaser will be responsible to pay 50% of levies (approx. R625.00 per month) to the HOA from the date of registration until occupation, after which the full levy will be payable.
- The conveyancer on the project is MC van der Berg Inc.
- House sizes range from 52 m^2 to 122 m^2 as per the house plans.
- House specifications and client choices available as per Annexure D: Specifications.
- Expected timeframes:
  - Civil and electrical services will commence in the beginning of 2026.
  - Transfers are expected Q3 2026.
  - House construction expected to commence Q4 2026.
  - Occupation expected end of 2026/beginning 2027.
- Package prices are fully inclusive of the following costs:
  - Stand Price
  - House building price
  - VAT
  - NHBRC Enrolment Fees
  - Agent's Commission
  - Water and Electricity Connections
  - Interim Interest
- The purchaser will be responsible for rates and taxes from the date of registration into their name.

2. SITE LOCALITY

The site is located in the City of Tshwane Municipality, Region 2. Access is gained from Parsley Avenue.



3. Site layout

114 Residential stands.

