



FREQUENTLY ASKED QUESTIONS AND ANSWERS

The Estate:

Q1. What is Westwood Estate?

A1. Westwood Estate is a conveniently situated lifestyle residential estate in Westville. It offers a secure, stylish and enjoyable lifestyle to residents.

Q2. What does the estate consist of?

A2. Westwood Estate will be developed in phases on 30-hectares and will offer sectional-title apartments and townhouses and freehold houses in various configurations. Approximately 11-hectares will be left undeveloped over which a conservation servitude will be registered. Residents will, however, be free to make use of the open area for relaxation and walking.

Q3. Will the estate be landscaped and maintained?

A3. The apartment and townhouse areas as well as the main entrance road verges will be landscaped and maintained. Only indigenous planting will be allowed within the Estate.

Q4. Will live in domestic staff be permitted?

A4. Domestic staff are permitted to reside on the Estate but will be required to live in the primary residence of the owner and will be obliged to abide by the Home Owners Association Code of Conduct. Day workers will be monitored via security passes.

Q5. Are pets permitted?

A5. The Homeowners Association Rules are governed by the Conservation Servitude requirements which do not allow cats in the Estate. A maximum of 2 dogs may be kept within a secured area. Dogs may only be walked on the road reserve, and must be on a leash. No dogs are allowed within the conservation servitude, playgrounds or parks. Sectional Title units are governed by their individual Rules regarding pets but again, no cats will be allowed.

Q6. Can homes be bought as investments and rented out?

A6. Yes, however all tenants are governed by the Homeowners Association Rules and, if a Sectional Title unit, by the Body Corporate Rules.

- Q7. Can I work from home?
A7. You may work from home or conduct a business from your home provided this does not contravene the Homeowners Association Code of Conduct, does not interfere with other residents' lifestyles and does not contravene council by-laws. No advertising allowed and the running of a guesthouse is prohibited.
- Q8. How will ownership of homes be registered?
A8. Sectional-title for apartments and townhouses; freehold for houses.
- Q9. Are mortgage bonds available?
A9. Yes, provided the applicant meets the normal lending criteria of the approved commercial banks.

Security:

- Q10. What security will be in place?
A10. The perimeter will be walled and electrified to ensure maximum safety. The 24-hour manned guardhouse/s, linked to armed response will control all access to and from the estate. Patrolling night guard/s also linked to armed response will monitor the estate.

Facilities:

- Q11. What facilities are available to residents?
A11. Residents can enjoy the clubhouses, swimming pools, walking trails and playgrounds for kids. Visitors, too, can use these facilities provided a resident accompanies them. The Westwood Homeowners Association will own and manage these facilities.
- Q12. Where is the day care centre and what will the costs be?
A12. The day care centre will be situated on the southern portion of the estate. It will be owned and managed by the Homeowners Association and they will decide the costs.
- Q13. What facilities are available in the Westville area, such as schools, etc.
A13. An information booklet entitled "Westville at a Glance" is available from our sales office. It contains comprehensive listings of schools, medical facilities, libraries, etc.

Homeowners Association:

- Q14. How will Westwood Estate be managed?
A14. A Homeowners Association will be formed and each owner will be obliged to become a member. A Code of Conduct will govern the conduct of residents and visitors alike in order to protect the investment value of the Estate.
- Q15. What is the Westwood Home Owners Association and what contribution is required?
A15. All residents will be obliged to become members of the Westwood Home Owners Association and a membership contribution will be due on a monthly basis. The contribution will be calculated according the total number of units on the Estate. The contribution will be used to pay for:

- ?? The repairs and maintenance of the roads, common areas, conservancy areas, clubhouses and entertainment areas within the Estate
- ?? Common property municipal rates
- ?? Water and electrical usage on the common areas of the Estate.
- ?? Estate Security
- ?? Estate Management and administration fees

Bodies Corporate:

Q16. What levy is payable and what does it cover?

A16. Residents of the sectional-title apartments and townhouses will be required to pay to the body corporate a levy on a monthly basis. The levy will be calculated on a proportional quota of the section area and will be used to pay for:

- ?? The repairs and maintenance of the roads, common areas, conservancy areas, clubhouses and entertainment areas within each sectional title area
- ?? Municipal rates on sections and common areas (until such time as the Municipality commences rating sections on an individual basis (expected 2008)).
- ?? Water and electrical usage within each common sectional title area
- ?? Body Corporate management and administration fee
- ?? Reserve

Architecture:

Q17. Is there an architectural theme?

A17. Yes, the developers have designed all the homes in a contemporary theme that blends well with the environment. Each area will, however, have its own identity with subtle changes/variations to external finishes. Any additions and/or alterations will be required to comply with the rules governing the Estate and building plan approval will be required from the Home Owners Association and Local authority planning department prior to any work commencing. Any and all changes will have to comply with the building regulations in force at the time.

Project Information:

Q18. Who are the developers?

A18. The developers are: Spencer Gore Developments (Pty) Ltd which is a partnership between Spencer Gore Construction (Pty) Ltd and Jukskei Property Investments (Pty) Ltd. Both companies have extensive property development and construction experience and the development will be financed by Nedbank Property Finance KZN. The retail development is a partnership with Retail Africa (Pty) Ltd

Q19. Who is the professional team for the development?

A19. Attorneys: Garlicke and Bousfield

Civil Engineers: BCP Engineers

Architects: Elphick Proome Architects; Geoff Hewitt Associate Architects;
Jimmy Vellisariou Architectural Designs

Structural Engineers: Berry and Associates

Electrical Engineers: Shepstone and Krause Consulting Electrical Engineers

Traffic Engineers: Iliso Consulting

Quantity Surveyor: Bloch, Quarmby, Higgs Quantity Surveyors

Land Surveyor: Wall Marriot Paul and Borgen

Town Planner: Elliot Duckworth and Associates

Environment and Landscape Consultant: Indiflora Environmental Services

Q20. What will be done to improve the Essex Terrace interchange?

A20. The developer will undertake improvements to the interchange as per the eThekweni Traffic Authority requirements. The planned improvements will incorporate road widening on certain sections, widening of roads where necessary, signalisation of the interchange and ramp terminal improvements. Detailed improvement designs have been submitted to the ETA for approval.

Westwood Mall:

Q21. Tell me about the Westwood Mall?

A21. The Westwood Mall is being developed in partnership with Retail Africa and will comprise a spacious modern retail centre anchored by the top national retailers and line shops. The Mall is expected to add significantly to the value of the area and residents of the Estate will benefit from this development. Completion of the Mall is expected during 2008.

Disclaimer:

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