



**Q: What is The Governors Club?**

A: The development is a sectional title residential apartment development. There is a total of 216 units in the development which will be developed over 4 phases of 4 blocks each. Each residential block will consist of 12 sectional title apartments.

**Q: What will I purchase?**

A: The apartment that you will purchase will consist of a two bedroom unit, kitchen, and bathroom with shower and launch area. You will have access to your own balcony that will overlook the landscape gardens.

**Q: What is included in my cost?**

A: The price that is reflected in the price list include the transfer cost to the attorneys, and one parking bay. The bond cost is for the purchasers own account and will enjoy the benefit from the discount that the developer will negotiate with the bond registration attorney. All transfer and bond registration will take place by STBB as nominated by the developer.

**Q: What is the time frame for the development?**

A: Any Greenfield development will have to go through a town planning process to enable the development to reach transfer status. The key milestones that will be of interest are;

- Pre- marketing phase: November '17
- Commence with construction: March '18
- First occupancy: Phase one: Nov '18

**Q: Who will conduct the building work?**

A: The builder will be NHBRC Registered and The Governors Club will be enrolled with the NHBRC. All work will be constructed in compliance with the National Building regulation S.A.B.S 0400 and the requirements of the Local Council and the Financial Institution's minimum specifications.

**Q: What is the process?**

The developer will be providing you with Deed of Sale for a specific unit. Once all town planning applications, the site development plan and building plans are approved the developer will be able to commence construction of the unit/units. Once the units is roof height the land surveyor will be able to measure the units and submit the sectional title plan to the Surveyor General for approval. Once the sectional title plan is approved you will be in a position to draft the necessary transfer and bond documents, apply for rates clearance and contact your clients for signature. Once the building works are completed the developer must obtain an occupancy certificate from the relevant municipality. The developer will be providing you with a number of building documents, these documents will have to be submitted to the various banks in order to proceed with lodgement and/or grant occupation of the specific unit.

**Q: Body Corporate:**

As an owner of The Governors Club you will automatically become a member of the Body Corporate. The anticipated levies per unit per month is R450. Budget is available on request.

