



Buyers Information

Homes can be bought on a Sectional Title basis

The Developer offers investors a full turnkey package including stand, building, furnishing and gardens. The Developer will project manage the entire process on behalf of the investor.

On completion the Estate Management team will assist in managing the house on the owners' behalf and can provide full housekeeping services if so desired. Many owners make use of the Resort Rental Pool ensuring optimum utilization of the home.

Legacy Hotels the appointed Managing Agents of the resort ensure that only the highest standards are maintained.

Buying a Home

Design Selection

There are a variety of standard designs available for clients to choose from. The designs offer range from two bedroom loft chalets to four bedroom three bathroom homes. All homes have been designed to ensure the privacy of the occupants. Certain designs are only suitable for particular stands. The appropriate home design patterns are suggested for each stand.

MagicBreakaways Leisure Developments will arrange the furnishing and project manage the building of the home.

Deposits

While building operations are in progress, clients will receive a regular update on the progress of the building.

On completion, the Project Manager will produce a defects list and practical and final completion certificates on the owner's behalf.

Furniture

MagicBreakaways Leisure Developments can also arrange for the furnishing of the unit should you so desire.

Should the client wish to participate in the resort rental pool scheme, the investor is required to have the house furnished by the Developer.

Housekeeping and Domestic Staff

A housekeeping service is available on site. Alternatively owners may engage the services of domestic staff privately, with the prior approval of Castleburn management, and on condition that such help is restricted to one worker per unit. Please note that domestic staff cannot be accommodated on the property.

Electricity and Phone Bills

Each home has a separate electricity meter, which is read monthly, by an independent company, and charged to the owners' accounts.

Each telephone extension is monitored through the central PABX, and all outgoing calls are charged to the owners account.

Maintenance

The maintenance of special facilities such as a swimming pool built by the owner will be for his own account.

Exterior

The maintenance costs for the exterior of the unit, windows, doors, roof, gardens and paving are all maintained by the Homeowners Association. Owners are responsible for the cost should it be necessary to replace the thatch roof.

Interior

The repair or replacement of any interior items such as furniture, electrical appliances, doors and windows, is the owner's responsibility. This also includes regular wood treatments to interior doors and windows.

Levy

The levy covers the following costs:

A **Common Property Levy** - your contribution toward estate gardens, security patrols and other communal facilities.

An **Individual Property Levy** - which covers the complete external maintenance of your home, structural insurance and garden maintenance. Please note that the

owner must arrange insurance of household contents privately. This insurance is not covered by the levy.

The owner is completely responsible for the interior maintenance of the unit, including paintwork, furnishings, electrical appliances, air-conditioners, kitchen and bathroom fittings etc. The costs of maintenance and replacement of timber decks and swimming pools will be the responsibility of each individual owner.

Levies become payable from date of practical completion and then monthly thereafter.

Contact MagicBreakaways

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