



**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT

in association with

**INTERNATIONAL
PROPERTY**
& Travel

BEST MIXED USE
DEVELOPMENT
AFRICA

Newinbosch
Neighbourhood Estate
by Similan

2025-2026



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BEST SUSTAINABLE
RESIDENTIAL
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PAM GOLDING
PROPERTIES

newinbosch
NEIGHBOURHOOD ESTATE

STANDS AT NEWINBOSCH





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newinbosch STANDS AT NEWINBOSCH
NEIGHBOURHOOD ESTATE



stands at newinbosch

Every home here begins with a choice.

Yours might begin with a blank page.

A stand at Newinbosch is an invitation to build something entirely your own – shaped by your architect, your vision, and the land itself.

The neighbourhood is already here: the parks, the shopping on your doorstep, the preschool, the microgrid, the community. The only thing missing is the home that only you could imagine.

This is where it begins.

YOUR STAND. YOUR STORY.

Newinbosch offers a select number of fully serviced stands. This is your canvas to design and build exactly the home you have in mind in Phase 3 which is building plan submission ready.

What you build is up to you – within the Newinbosch architectural and building guidelines, designed not to limit your vision, but to ensure your home belongs to the neighbourhood it joins.

Think of it as creative freedom with good neighbours.

[DOWNLOAD THE BUILDING GUIDELINES](#)

01

YOUR DESIGN, YOUR TIMELINE

Unlike purchasing a home in one of our phases, buying a stand means you build when you're ready. Your architect. Your pace. Your chapter, started on your terms. You have up to 12 months from transfer to breaking ground, and 36 months total to completion.

02

WITHIN A WORLD-CLASS FRAMEWORK

The Newinbosch architectural and building guidelines govern every home in the neighbourhood equally. Working within them is a conversation with Africa's first 6-Star Green Star Sustainable Precinct v1.1. All stand homes must meet EDGE Advanced compliance standards in their design and build.

03

SERVICED AND READY TO BUILD

Water, sewer and electricity connections are already in the ground. Your home will connect to the Newinbosch Energy microgrid – as far as we know, South Africa's first neighbourhood-scale renewable energy system. Solar PV panels will be required on all stand homes as part of the shared microgrid.



AVAILABLE STANDS

Find your stand in Phase 3 of the World's Best Sustainable Development.
International Property Awards, London 2026



STANDS AVAILABLE AS OF 12 JUNE 2026

PRICE LIST

UNIT	STAND SIZE	STREET	PRICE
18233	300m ²	52 WINGERD	R2,310,000
18234	300m ²	50 WINGERD	R2,310,000
18235	300m ²	48 WINGERD	R2,310,000
18236	300m ²	46 WINGERD	R2,310,000
18237	300m ²	44 WINGERD	R2,310,000
18238	300m ²	42 WINGERD	R2,310,000
18242	300m ²	45 WINGERD	R2,380,000
18243	300m ²	43 WINGERD	R2,380,000
18244	300m ²	41 WINGERD	R2,380,000
18245	300m ²	39 WINGERD	R2,380,000
18246	300m ²	37 WINGERD	R2,380,000
18247	297m ²	35 WINGERD	R2,360,000
18264	300m ²	32 ILALI	R2,610,000
18265	300m ²	34 ILALI	R2,610,000
18267	300m ²	38 ILALI	R2,610,000
18268	300m ²	40 ILALI	R2,610,000
18269	300m ²	42 ILALI	R2,610,000
18301	300m ²	43 ILALI	R2,610,000
18302	300m ²	41 ILALI	R2,610,000
18303	300m ²	39 ILALI	R2,610,000
18304	299m ²	37 ILALI	R2,600,000
18305	300m ²	35 ILALI	R2,610,000
18306	300m ²	33 ILALI	R2,610,000
18307	300m ²	31 ILALI	R2,610,000

STANDS AVAILABLE AS OF 12 JUNE 2026



YOUR 36-MONTH JOURNEY

From the day your stand transfers into your name, you have a generous window to design, approve and build your home, at your own pace.

01 RESERVE

- Secure your stand with a R10,000 deposit
- VAT and transfer fees included
- No transfer duty

02 DESIGN

WITHIN 12 MONTHS OF TRANSFER

- Appoint your architect
- Engage the Newinbosch architectural and building guidelines
- Submit plans to the MHOA Architectural Review Committee (ARC) before submitting to the municipality
- Any registered contractor may build
- They register with the MHOA before commencing.

03 APPROVE

- Plans are reviewed by the ARC and Controlling Architect
- Then stamped and endorsed for municipal submission and approval
- A Site Handover Certificate (SHOC) is issued before any work begins on site

04 BUILD

COMPLETE WITHIN 36 MONTHS OF TRANSFER

Construction hours

- Mon-Fri: 07:00-18:00
- Sat: 08:00-12:00 (prior consent required)
- No Sundays, public holidays
- No December builders' break (15 Dec - 2nd Mon in Jan)

05 MOVE IN

- A Completion Certificate is issued once the MHOA and Local Authority have signed off
- Landscaping must be installed and all fees settled before occupation





THE NUMBERS

Everything you need to understand the investment – from reservation to handover. Stand prices and sizes are available from our sales team and the Sales Map on our website.

At Newinbosch, every phase has launched at a higher price than the last. A stand offers a unique opportunity to enter the neighbourhood at land value.

Rental projections and investment advice available from Staylonger, our in-house sales and rentals agency.

PURCHASE	
STAND PRICES FROM	R2,310,000
RESERVATION DEPOSIT	R10,000
VAT	INCLUDED
TRANSFER DUTY	NONE
TRANSFER FEES	INCLUDED
BANK INCENTIVES (R55,000 / 0.25%)	NOT APPLICABLE TO STAND PURCHASE*

ONGOING: ONCE YOU OWN THE STAND	
MONTHLY LEVIES (VACANT STAND)	SAME AS FREEHOLD HOMES (SPEAK TO YOUR AGENT)
RATES AND TAXES	MUNICIPAL VACANT LAND RATE, FROM DATE OF TRANSFER

BUILDING COSTS: ONCE CONSTRUCTION STARTS	
CONTRACTOR DEPOSIT	R40,000
MONTHLY BUILDING CONTROL LEVY	R6,480 PM
GEOTECHNICAL REPORT	BUYER'S ACCOUNT
MUNICIPAL PLAN APPROVAL FEES	BUYER'S ACCOUNT
OTHER	REFER TO BUILDING GUIDELINES FOR ALL OTHER COSTING DETAILS

*BANK INCENTIVES APPLY TO TURNKEY EDGE-CERTIFIED HOMES PURCHASED DIRECTLY FROM THE DEVELOPER. ALL STAND HOMES ARE REQUIRED TO ACHIEVE EDGE ADVANCED CERTIFICATION – ONCE CERTIFIED, YOU MAY BE ELIGIBLE FOR SIMILAR INCENTIVES THROUGH YOUR OWN FINANCIER. CONFIRM WITH YOUR BANK.

START WITHIN THE WINDOW

Every home starts with a first step. From the day your stand transfers, you have 12 months to get plans approved, secure your SHOC and break ground. Miss that mark and a penalty levy kicks in – climbing year on year until you begin. The one exception: in cases of genuine financial distress, these penalties may be waived.

PENALTY LEVY TABLE			
YEARS SINCE FIRST TRANSFER	COMPLIANCE	WHAT YOU PAY	STATUS
YEAR 1	ON TRACK	NORMAL LEVY ONLY	IN THE CLEAR
YEAR 2	1 YEAR LATE	NORMAL LEVY + 50% OF BASE LEVY	PENALTY BEGINS
YEAR 3	2 YEARS LATE	NORMAL LEVY + 100% OF BASE LEVY	ESCALATING
YEAR 4+	3+ YEARS LATE	NORMAL LEVY + 300% OF BASE LEVY	SIGNIFICANT PENALTY

IN CASES OF GENUINE FINANCIAL DISTRESS, PENALTY LEVIES MAY BE WAIVED.

COMPLETE WITHIN THE WINDOW

We build neighbourhoods for the long term, and we know life doesn't always follow a straight line. You have 36 months from transfer to complete your home. Penalty levies apply progressively after year three.

PENALTY LEVY TABLE			
YEARS SINCE FIRST TRANSFER	COMPLIANCE	WHAT YOU PAY	STATUS
YEAR 1	ON TRACK	NORMAL LEVY ONLY	IN THE CLEAR
YEAR 2	ON TRACK	NORMAL LEVY ONLY	IN THE CLEAR
YEAR 3	ON TRACK	NORMAL LEVY ONLY	IN THE CLEAR
YEAR 4	1 YEAR LATE	NORMAL LEVY + 50% OF BASE LEVY	PENALTY BEGINS
YEAR 5	2 YEARS LATE	NORMAL LEVY + 100% OF BASE LEVY	ESCALATING
YEAR 6+	3+ YEARS LATE	NORMAL LEVY + 300% OF BASE LEVY	SIGNIFICANT PENALTY

STANDS CAN BE RESOLD AT ANY TIME. IF YOU SELL, THE NEW OWNER TAKES ON THE TIMELINE FROM THE ORIGINAL FIRST TRANSFER DATE – THE 36-MONTH CLOCK DOES NOT RESET. IN CASES OF GENUINE FINANCIAL DISTRESS (A DISTRESSED SALE), PENALTY LEVIES MAY BE WAIVED.

Full details of the 12- and 36-month timelines are set out in the Neighbourhood Rules.

[DOWNLOAD NEIGHBOURHOOD RULES](#)



FREQUENTLY ASKED QUESTIONS

Everything here has a home somewhere in the pages before this one. Consider this the shortcut for the readers who like their answers plain and in one place.

Can I design my own home from scratch?

Yes, within the Newinbosch architectural and building guidelines. These govern rooflines, materials, height, coverage and the character of the neighbourhood. They apply equally to every home on the estate. Think of the guidelines as the brief, not the limitation. The full document is available to download.

Do I have to use a specific builder?

No. You can appoint any registered contractor you choose. They must register with the MHOA before starting work, including NHBRC enrolment, Contractor's All Risk Insurance and biometric enrolment for all workers on site.

How does plan approval work?

Your architect submits plans to the MHOA's Architectural Review Committee (ARC) first. Once stamped and endorsed, plans go to the municipality for approval. Both sign-offs are required before a Site Handover Certificate (SHOC) is issued and work can begin. Municipal turnaround times depend on submission quality and cannot be guaranteed.

How long do I have to build?

36 months from the date of first transfer to complete your home. Construction must start within 12 months of transfer. Penalty levies apply progressively from year four if not completed in time.

What are the construction hours?

Monday to Friday: 07:00–18:00. Saturday: 08:00–12:00 with prior consent, no noise or dust work. No Sundays, public holidays or work during the December builders' break (15 December to the 2nd Monday of January).

Do I need a geotechnical report?

Yes. You'll appoint your own Geotechnical engineer as part of your building plan submission. Your architect must also include a drainage and stormwater plan for ARC review.

What levies do I pay on a vacant stand?

Normal HOA levies from date of transfer (the same rate as freehold homes) plus municipal rates at the vacant land rate. Once construction starts, an additional monthly building control levy applies.

Do the bank cashback incentives apply to stand purchases?

Not directly. These apply to turnkey EDGE-certified homes from the developer. All stand homes are required to achieve EDGE Advanced certification, so once your home is certified you may be eligible for similar incentives through your own financier. Confirm with your bank.

What happens with the solar panels?

Your home will be part of something bigger. All stand homes connect to the Newinbosch Energy microgrid, a collaboration between Broadreach and Lesedi, operating independently of the developer. They retain ownership of the panels and handle maintenance. Should you wish to install additional panels, written consent is required.

What if I need to sell my stand before building?

You can sell at any time. The 36-month clock runs from the original first transfer date and does not reset on resale. The new buyer inherits your timeline and any penalties accrued. In cases of genuine financial distress, the MHOA may waive penalties and provide a fresh window.

What does EDGE Advanced certification mean for my build?

Newinbosch is Africa's first 6-Star Green Star Sustainable Precinct and every home built here, including yours, is part of that story. EDGE Advanced compliance reflects the global standard for homes that are meaningfully more energy, water and materials efficient than the norm. It's not a box to tick, it's what makes Newinbosch, Newinbosch. Your architect will be guided on how to meet the requirements.

Will my stand be pegged when I take transfer?

Boundary pegging is the responsibility of the Homeowner and contractor via a registered land surveyor. Your plan submission must include a contour base plan with 500mm contours and all building lines clearly marked.





Contact us for more information or to arrange a viewing.

Pam Golding Properties Stellenbosch

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