

FREQUENTLY ASKED QUESTIONS

WHICH MUNICIPALITY DOES EMBERTON ORCHARDS FALL UNDER?

eThekwini Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITALS, BUSINESS AND EDUCATION NODES IN THE AREA?

There is an abundance of top performing schools in the area, including Winston Park Primary, Hillcrest Primary, Hillcrest High, Highbury Preparatory School, Curro and Kearsney College. Shopping is a short drive to Old Main Road, where you can collect your household groceries and shop your favourite brands. Healthcare facilities, such as Busamed Private Hillcrest Hospital, are close at hand for those unforeseen emergencies and annual check-ups. The M13 and N3 are close to the estate, ensuring your daily commute to office parks, healthcare facilities and trips to Durban or Pietermaritzburg can be easily reached from Emberton Estate.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

The estate has 24-hour security with biometric access, a manned guard house with entry procedures for guests, CCTV monitoring and a secure electrified perimeter fence.

HOW IS THE PROPERTY MANAGED?

By the Emberton Orchards Body Corporate which falls under the established Emberton Estate Home Owners' Association (HOA). There is an Estate Manager and established HOA office on site.

WHAT ARE THE LEVIES AND WHEN IS THE FIRST PAYMENT DUE?

The Body Corporate levy is based on the size of your unit and covers the shared costs for Emberton Orchards specifically. The Body Corporate levies start at R308 for a 1-bedroom apartment.

The Homeowners Association Levy is for the shared costs of running Emberton Estate as a whole and is R1 509 p/m. The Conveyancing Attorneys will call for three months upfront before transfer takes place.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATES BILLING?

Rates – billed by eThekwini Municipality (directly)

Levy – billed by Emberton Estate (Body Corporate and Homeowners Association levies combined) and includes water consumption.

Electricity – each unit is installed with its own pre-paid electricity meter

WILL THERE BE ANY STORAGE FACILITIES?

Yes, there are 36 store rooms available for purchase at Emberton Orchards. They are 5m² in size and can be purchased for R60 000 each. They can be purchased at the same time as securing your unit. There are also 45 existing storage garages within Emberton Estate which are available for rent. Enquiries as to the availability of these can be made by contacting cindy@hcollins.co.za.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, apartments may be rented out using the Emberton Rental Agreement. You are welcome to rent privately or through any accredited rental agency or make use of the services offered by the onsite Emberton Rental Team.

ARE PETS ALLOWED AT EMBERTON ORCHARDS?

Yes, small pets are allowed at Emberton Orchards.

Dogs – up to two small dogs are allowed in the garden units only.

Cats – no cats are allowed.

IS THERE PARKING?

Each unit has allocated parking bays (1 bed = 1 bay, 2 beds = 2 bays) and there is adequate visitors parking, as per the rules of the municipality.

HOW DO I GET INTERNET CONNECTION?

There is fibre connection to each unit.

WHO TAKES CARE OF THE MAINTENANCE OF THE RESIDENTIAL BUILDINGS AND THE COMMUNAL AREAS?

The Estate Management and Maintenance Team as part of your levy contribution.

FREQUENTLY ASKED QUESTIONS

WHERE CAN I HANG MY WASHING?

Washing may not be visible from balconies or gardens to maintain a visual aesthetic and therefore must be contained on the inside of your unit.

WILL THERE BE A GENERATOR?

There is an emergency generator during power failures, which powers up the gate and security requirements only.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, each unit will have a NHBRC Certificate.

IS THERE BUILDING WARRANTY?

Yes, as set out in the contract of sale.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation, and fire doors.

