

Lifestyle options to suit both families and retirees

ARCHITECTURAL THEME

Natal Verandah-style. See the Architectural Guidelines on our website for more information.

ARCHITECTS AND BUILDERS

The Estate offers a list of accredited Professional Architects and Builders. Or, if you would prefer to use your own Architect or Builder they may apply to become accredited by the Estate.

BUILDING COSTS

Allow approximately R10 000.00 per square metre, excluding professional fees. The final cost will, of course, depend of the complexity of design and quality of finishes.

BUILDING PERIOD

Building needs to be completed within 30 months of date of first transfer. Should the building period exceed this 30 month period, additional levies will be charged. 15 months is allowed for the building process.

FIXED PRICE TURNKEY BUILDING PACKAGES

Building packages, to suit your specific requirements, are available on selected prime sites or on your pre-purchased site. Building prices start from around R10 500.00 per square metre, including all Architectural and Professional fees but excluding the cost of the land. Completed homes are priced from R2,4m (including land).

LEVY CONTRIBUTION – FREEHOLD PROPERTIES

The Home Owners Association levy contribution on the freehold sites is currently R989.60 per month. This site levy is a contribution towards the cost of security, upkeep of the roads, maintenance of the common property and verges. Home Owners are responsible for all costs relating to the maintenance of their homes and gardens. Municipal rates, electricity and water consumption are for the Home Owners account.

LEVY CONTRIBUTION – SECTIONAL TITLE PROPERTIES

The Sectional Title levy, starting from R1030 for a 2 bedroom unit, includes the cost of building insurance (but not household insurance), maintenance of the outside of the units, cutting of the grass, security, etc. Municipal rates, electricity and water consumption are for the account of the Owner.

LEVY STABILISATION FUND

In order to establish a reserve fund, and in an effort to keep the levies as affordable as possible, on registration of transfer there is a levy stabilisation contribution by the Purchaser of 1% on the purchase price of vacant land and 0.5% on ready built units.

MUNICIPAL RATES

Residents will be charged rates according to the municipal valuation of their property.

PETS

2 dogs weighing up to 20kgs each. Or one dog and, with special permission, one cat with a bell on its collar.

SECURITY

Electrified perimeter fence. 24 hour manned gatehouse. Remote access. Roving guards. CCTV. In addition, there is a dedicated electric fence for The Orchards.

TRANSFER COSTS

VAT is included in the price of Sectional Title units, building packages and vacant land purchased directly from the Developers. This means that no additional transfer duty is payable. There is, however, a Conveyancing fee which covers the cost of preparing documentation and attending to the transfer process. These costs are available on our website. Transfer duty is payable on re-sale properties.

Specialist Agents - St John's Village Real Estate. Sales office open daily 9am – 4pm.
Lucy Blackman 082 547 8798 | Gerard Robinson 082 552 8622 | Sales Office 033 032 0590
Email: info@stjohnsvillage.co.za



Embrace country estate living
WWW.STJOHNSVILLAGE.CO.ZA