

THE AVENUES

RESIDENTIAL ESTATE

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Is there a time period in which I have to build?
Yes, as governed within the Homeowners Association Rules, which are applicable from time to time.
2. When will the apartments be available for purchase?
The construction of apartments will be based on timing of top structure developers. However, 2 (two) apartment sites have been launched into the market, the timing of which is dependent on market take-up.
3. Are there any age restrictions?
The Avenues Residential Estate is not a retirement village so there are no age restrictions.
4. Are pets allowed?
Yes, and number as per the Homeowners Association Rules.
5. Do I have to use an architect from the panel?
Not specifically, although, they are preferred.
6. Who can build for me?
End users can use any builder, subject to prior vetting by the Homeowners Association and in accordance with a signed Builders Protocol Agreement which all home owners are obligated to sign and abide by.
7. Am I responsible for the costs of running the shopping centre and the hotel?
No
8. What guarantee do I have that the developer will finish the development?
The JT Ross Property Group is a large private property developer in South Africa with an established track record and delivery on all property types.
9. Will the development change from the plan that has been set out?
The Residential Estate Layout Plan and Zoning has been approved. Any changes would be subject to new application to the uMngeni Municipality, which is open to public participation and input.

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10. Are there height restrictions?

Yes, 2 storey height restrictions throughout the Residential Estate.

11. Will people using the Shopping Centre, Boutique Hotel and Office Park have access to the residential component of the development?

The entire Residential Estate will be fenced with electric security fencing, and gated with a controlled access through the Gatehouse, access to be determined/allowed by homeowners from time to time.

12. What will the levies be?

Commencement Levies (are applicable on a sliding scale as per each land use) and are provided on request and are subject to escalations and change from time to time as per the Homeowners Association Rules and Regulations.

13. What will the municipal rates be?

Commencement Rates are provided on request and are subject to annual escalations from the uMngeni Municipality.

14. Do I have to have a garage or can I have a carport instead?

Garages and carports are defined in terms of the approved Estate Design Guidelines document.

15. Will there be walkways for prams, pedestrians and runners?

There will be a pedestrian walkway along the main roads within the Residential Estate as well as pedestrian walkways out along the main access road linked to the Shopping Centre, the Boutique Hotel and the Office Park.

16. Will there be 24-hour security?

Yes

17. Will there be a permanent Homeowners Secretary?

Yes, as per the Homeowners Association Rules and Regulations.

18. Is there a time limit for the developer to complete the Office Park, Boutique Hotel and Shopping Centre?

No. The Shopping Centre is currently under construction. The construction of Office Park and the Boutique Hotel are dependent on market forces and take-up.

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19. Who will supply the water?

Umgungundlovu District Municipality is the overall supply authority. However, the overall Avenues Estate has one bulk meter and the Residential Estate has a separate sub-meter, with meters to each site/unit.

20. Who will supply the electricity?

Eskom is the supply authority.

21. May I rent out my house or flat?

Yes, rental terms are subject to the Rules of the Homeowners Association.

22. May we house our domestic staff?

Yes, the housing of domestic servants on site is subject to the Homeowners Rules and Regulations.

23. Is there transport to the estate for domestic workers?

No, however, there is a public taxi rank at the off/on ramp of the N3 and another one on the corner of Elizabeth Avenue and Hilton College Road, next to Grace College.

24. What is the landscaping plan for the common areas?

There is an overall landscaping plan for the entire estate, including common areas. In addition, there is a set of Landscaping Protocols which need to be adhered to by all homeowners, builders and landscaping contractors.

25. How far away is The Avenues from the Pietermaritzburg Airport?

Oribi Airport in PMB is approximately 21km away.

26. How will the sewerage work on the estate?

All sites are served by a waterborne sewerage system.

27. Will the water be safe to drink?

Yes

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28. What is the pipeline servitude for and are there any chemicals?

There are a number of servitudes throughout the estate, which are shown on the approved Layout Plans and each site erf and its conditions, which are available to each and every homeowner.

There is an Oil Pipeline Servitude running diagonally across the north-eastern edge of the estate. No private sites are affected by that servitude. Notwithstanding this no building is allowed within that area.