

FOR SALE

2 & 3 BED HOMES



SIMILAR DEVELOPMENT



2 Bed 1 Bath 3 Bed 2 Bath
R445 000 R545 000

All prices incl transfer & bond costs - Terms & conditions apply

OCCUPATION 1 APRIL 2016
ON SHOW DAILY

3980 INGUZA ST, PROTEA GLEN

GPS COORDINATES: 26°16'48.12"S | 27°48'58.26"E

FEATURES

- COMMUNAL GARDENS
- CARPORTS
- SOLAR GEYSERS
- PRE-PAID WATER AND ELECTRICITY METERS
- 8 STRAND ELECTRICAL FENCE
- GUARD HOUSE
- MIRCELL INTERCOM SYSTEM

FIND US ON:



www.renicoconstruction.co.za

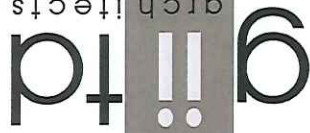
SMS 'manor' to 33286 and we will call you (SMS cost R1,50)

AMBROSE LEKOANE
072 116 9890
 ambrose@remax-kairos.co.za





Cell: 082 322 7937
email: janne@gild.co.za

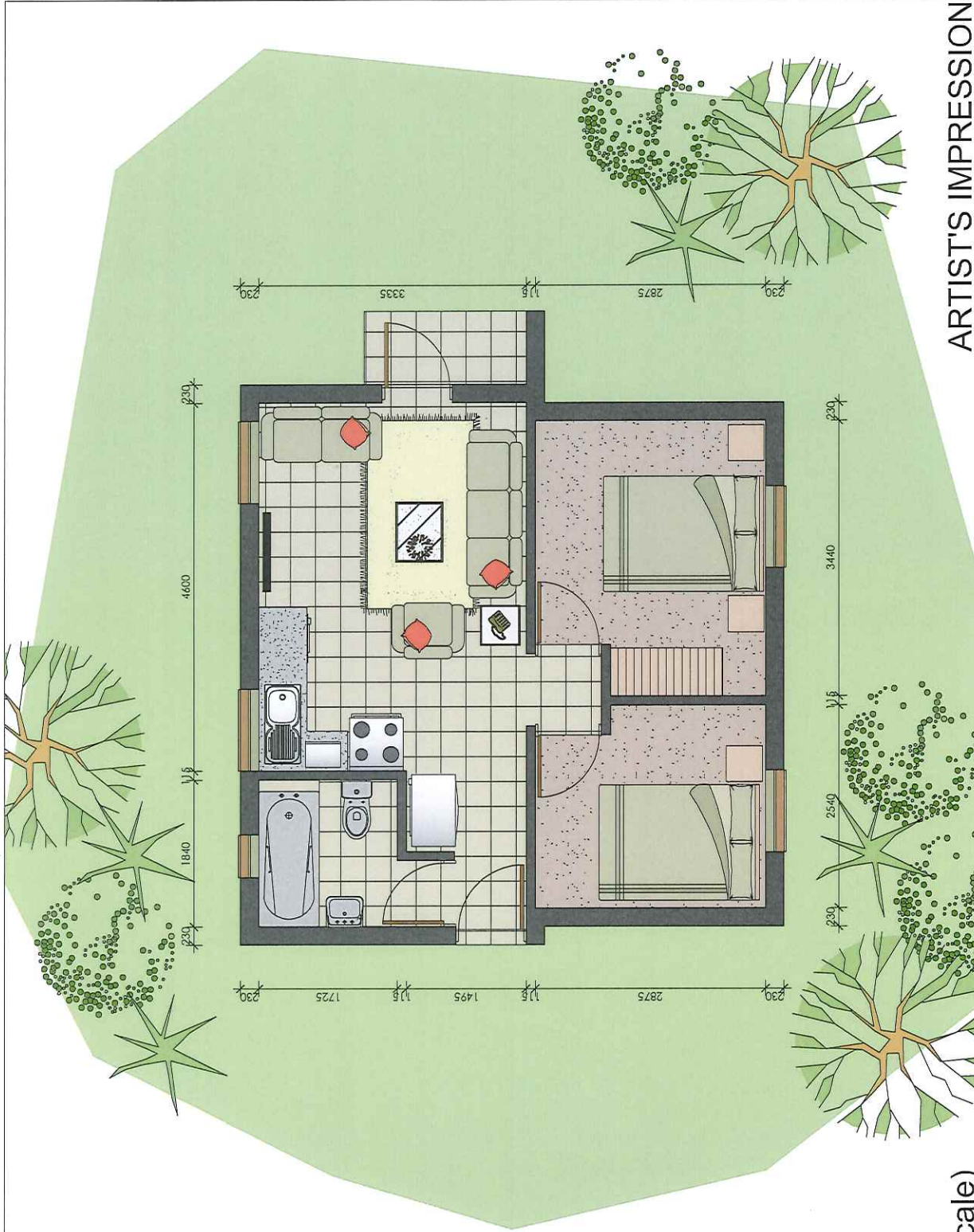


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REINCO CONSTRUCTION (Pty) Ltd
011 794 1177



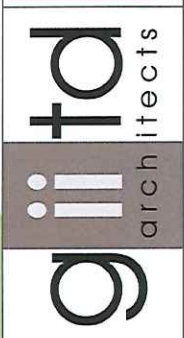


TYPE: A2	
UNITS	45.9
COV. TERRACE	2
TOTAL	47.9

FLOOR PLAN (not to scale)

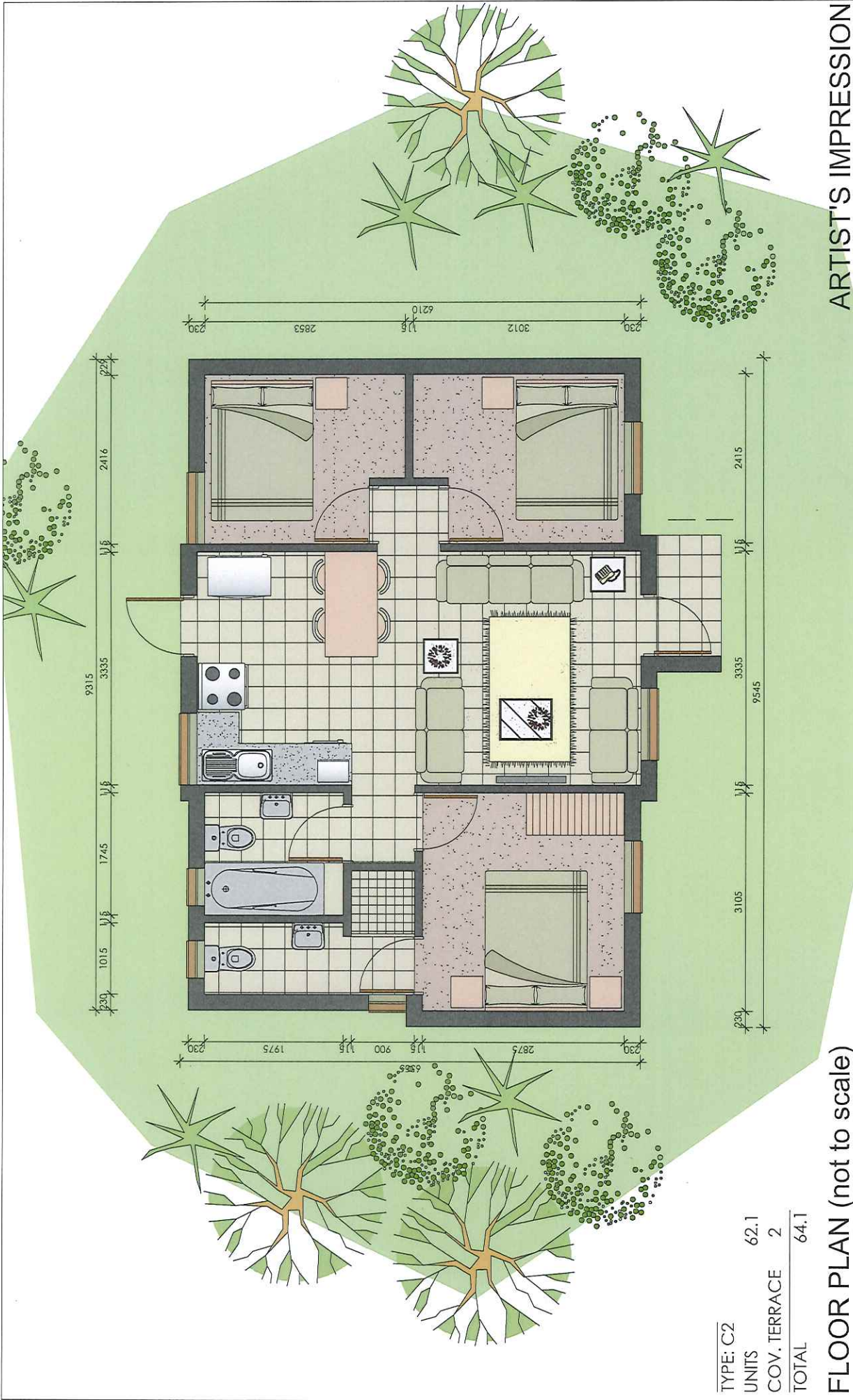
typical unit A

ARTIST'S IMPRESSION



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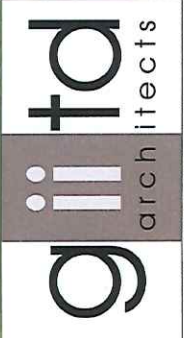


TYPE: C2
UNITS 62.1
COV. TERRACE 2
TOTAL 64.1

FLOOR PLAN (not to scale)

typical unit C

ARTIST'S IMPRESSION



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PROTEA GLEN MANOR

SPECIFICATION LIST

- | | | | |
|-----|--------------------|--------------------|---|
| 1. | Brickwork | Ext. | : Semi-face brick |
| | | Int. | : Cement or Clay stock bricks depending on availability, Brush plaster, At least 2 coats PVA beige or similar |
| 2. | Windows | | : Standard Steel Window Frames painted enamel |
| 3. | Door Frames | Int | : Pressed steel frames primed and painted two coats white enamel |
| | | Ext | : Pressed steel frames primed and painted two coats white enamel |
| 4. | Doors & Locks | Ext. | : Wooden door painted at least 2 coats Woodoc30 (or similar), fitted with 3 lever lock-set |
| | | Int. | : Flush hollow core Masonite doors, primed & painted white gloss enamel, fitted with 2 lever - Esco locksets |
| 5. | Ceilings & Cornice | | 6.44 mm Rhino board with "H" strips 75 mm, Gypsum cornice all painted PVA white |
| 6. | Sanitary fitting | Bath | : 1700 mm white, with handles |
| | | Basin | : Ceramic basin on pedestal |
| | | Shower | : Standard floor tiles cut to match, shower curtain (if shower in unit) |
| | | Water Closet | : Semi close couple with white toilet seat |
| | | Toilet Roll Holder | : One per toilet |
| | | Towel-Rail | : One towel rail |
| 7. | Plumbing | Kitchen | : ISCA Brilliant mixer |
| | | WHB | : ISCA Brilliant mixer |
| | | Bath | : ISCA under tile mixer with Nikkei spout |
| | | Shower | : ISCA under tile mixer with shower arm & rose (if shower in unit) |
| | | WM Point | : Included (cold water with drain only) |
| 8. | Water | | Pre-paid water meter |
| 9. | Geyser | | Solar Geyser |
| 10. | Floor covering | Bedrooms | : Carpets |
| | | Bathroom | : Tiles |
| | | Shower | : Standard floor tiles cut to match |
| | | Lounge | : Tiles |
| | | Kitchen | : Tiles |

11.	Skirtings	Moulded 50 mm standard skirting	
12.	Wall tiles	Bathroom	: 1/2 row tiles as splash back to above bath & basin. Shower fully tiled. (if shower in unit)
		Kitchen	: 1/2 row of tiles fitted to area above counter top only (not behind appliances)
13.	Cupboards	Bedrooms	: Melamine doors with chipboard shelves/handles No cupboard in 2 nd or 3 rd bedrooms
		Kitchen	: 32 mm Formica worktops fitted to melamine cupboards, Melamine carcasses, single bowl stainless steel sink as per layout plan
14.	Stove	4 Plate Hob with Oven (black)	
15.	Electricity	Pre-Paid Meters	
16.	Light fittings	As per Unit layout	
17.	Plug Points	As per Unit layout	
18.	TV points	Conduit to lounge (no wiring fitted)	
19.	Glazing	Living room	3mm/ 4mm Clear
		Bathroom	4 mm obscure glass
20.	Curtain rails	All windows	Double kirsch rails with 150 mm overhang
		Bathrooms & Kitchen	Double kirsch rails
21.	Roof	Trusses	Prefabricated as per spec.
		Covering	Cement roof tiles as per spec. Insulation as per specification. Zinkalume seamless gutters & downpipes (if applicable)
22.	Carport	Single carport, manufactured from steel as per plan	
23.	Paving	As per site layout plan	
24.	Landscaping	As per approved Site Development Plan	
25.	Washing line	Fold-up type, one to be installed onto sides of buildings	
26.	Telkom	No infrastructure supplied	

Note :- This specification list has been prepared subject to availability of materials. All quality is guaranteed by the approved and appointed Suppliers, and is subject to standard supplier guarantees. The developer cannot be held accountable for colour/texture variations (if any) found in supplied material.

PROTEA GLEN MANOR



ERF	UNIT NR	UNITS	BEDS	ROOF TYPE	SIZE	SELLING PRICE
*	1	A	2	Gable	45,9	R 445 000
*	2	C	3	Gable	62,1	R 545 000
*	3	B	2	Tuscan	45,9	R 445 000
*	4	B	2	Tuscan	45,9	R 445 000
*	5	B	2	Tuscan	45,9	R 445 000
*	6	C	3	Gable	62,1	R 545 000
*	7	A	2	Gable	45,9	R 445 000
*	8	A	2	Gable	45,9	R 445 000
**	9	B	2	Tuscan	45,9	R 445 000
**	10	C	3	Tuscan	62,1	R 545 000
**	11	B	2	Tuscan	45,9	R 445 000
**	12	B	2	Tuscan	45,9	R 445 000
**	13	C	3	Gable	62,1	R 545 000
**	14	B	2	Tuscan	45,9	R 445 000
**	15	B	2	Tuscan	45,9	R 445 000
**	16	B	2	Tuscan	45,9	R 445 000
*	17	B	2	Tuscan	45,9	R 445 000
*	18	A	2	Gable	45,9	R 445 000
*	19	B	2	Tuscan	45,9	R 445 000
*	20	C	3	Gable	62,1	R 545 000
**	21	B	2	Tuscan	45,9	R 445 000
**	22	B	2	Tuscan	45,9	R 445 000
**	23	B	2	Tuscan	45,9	R 445 000
**	24	B	2	Tuscan	45,9	R 445 000
*	25	B	2	Tuscan	45,9	R 445 000
*	26	A	2	Gable	45,9	R 445 000
*	27	C	3	Gable	62,1	R 545 000
*	28	C	3	Tuscan	62,1	R 545 000
**	29	B	2	Tuscan	45,9	R 445 000
**	30	C	3	Gable	62,1	R 545 000
**	31	B	2	Tuscan	45,9	R 445 000
**	32	B	2	Tuscan	45,9	R 445 000
**	33	C	3	Tuscan	62,1	R 545 000
**	34	C	3	Gable	62,1	R 545 000
*	35	B	2	Tuscan	45,9	R 445 000
*	36	B	2	Tuscan	45,9	R 445 000
*	37	C	3	Gable	62,1	R 545 000
*	38	B	2	Tuscan	45,9	R 445 000
*	39	A	2	Gable	45,9	R 445 000
*	40	B	2	Tuscan	45,9	R 445 000
*	41	B	2	Tuscan	45,9	R 445 000
**	42	B	2	Tuscan	45,9	R 445 000
**	43	B	2	Tuscan	45,9	R 445 000
**	44	B	2	Tuscan	45,9	R 445 000
**	45	A	2	Gable	45,9	R 445 000
**	46	A	2	Gable	45,9	R 445 000
*	47	A	2	Gable	45,9	R 445 000
*	48	A	2	Tuscan	45,9	R 445 000
*	49	A	2	Tuscan	45,9	R 445 000
*	50	C	3	Tuscan	62,1	R 545 000
*	51	B	2	Tuscan	45,9	R 445 000

ERF	UNIT NR		BEDS	ROOF TYPE	SIZE	SELLING PRICE
*	52	B	2	Tuscan	45,9	R 445 000
*	53	B	2	Tuscan	45,9	R 445 000
*	54	A	2	Tuscan	45,9	R 445 000
*	55	C	3	Tuscan	62,1	R 545 000
*	56	A	2	Gable	45,9	R 445 000
*	57	B	2	Tuscan	45,9	R 445 000
*	58	A	2	Gable	45,9	R 445 000
*	59	B	2	Tuscan	45,9	R 445 000
*	60	B	2	Tuscan	45,9	R 445 000
*	61	C	3	Gable	62,1	R 545 000
*	62	A	2	Gable	45,9	R 445 000
*	63	B	2	Tuscan	45,9	R 445 000
*	64	A	2	Gable	45,9	R 445 000
*	65	B	2	Tuscan	45,9	R 445 000
*	66	A	2	Tuscan	45,9	R 445 000
*	67	C	3	Gable	62,1	R 545 000
*	68	B	2	Tuscan	45,9	R 445 000
*	69	C	3	Tuscan	62,1	R 545 000
*	70	B	2	Tuscan	45,9	R 445 000
*	71	A	2	Tuscan	45,9	R 445 000
*	72	C	3	Gable	62,1	R 545 000
*	73	B	2	Tuscan	45,9	R 445 000
*	74	C	3	Gable	62,1	R 505 000
*	75	A	2	Tuscan	45,9	R 445 000
*	76	A	2	Tuscan	45,9	R 445 000
*	77	A	2	Tuscan	45,9	R 445 000
*	78	A	2	Tuscan	45,9	R 445 000
*	79	A	2	Gable	45,9	R 445 000
*	80	A	2	Tuscan	45,9	R 445 000
*	81	B	2	Tuscan	45,9	R 445 000
*	82	B	2	Tuscan	45,9	R 445 000
*	83	C	3	Tuscan	62,1	R 505 000
*	84	A	2	Gable	45,9	R 445 000
*	85	B	2	Tuscan	45,9	R 445 000
*	86	B	2	Tuscan	45,9	R 445 000
*	87	B	2	Tuscan	45,9	R 445 000
*	88	B	2	Tuscan	45,9	R 445 000
*	89	C	3	Gable	62,1	R 505 000
*	90	A	2	Tuscan	45,9	R 445 000
*	91	C	3	Gable	62,1	R 505 000
*	92	C	3	Gable	62,1	R 505 000
*	93	A	2	Tuscan	45,9	R 445 000
*	94	B	2	Tuscan	45,9	R 445 000
*	95	B	2	Tuscan	45,9	R 445 000
*	96	B	2	Tuscan	45,9	R 445 000
*	97	B	2	Tuscan	45,9	R 445 000
*	98	B	2	Tuscan	45,9	R 445 000
*	99	C	3	Gable	62,1	R 505 000
*	100	B	2	Tuscan	45,9	R 445 000
*	101	B	2	Tuscan	45,9	R 445 000
*	102	C	3	Gable	62,1	R 545 000

PROTEA GLEN MANOR BUDGET 2015

	Per unit	Per Month	Per Annum
Municipal			
Sewer Domestic	200	20 400,00	R 244 800,00
Vat		2 856,00	R 34 272,00
		23256,00	R 279 072,00
Administration			
Auditor/Accounting Fees		585,00	R 7 020,00
Management Fee		8500,00	R 102 000,00
Meter Reading Fee		1020,00	R 12 240,00
Levy insurance		1530,00	R 18 360,00
Bank Charges		400,00	R 4 800,00
Insurance		6000,00	R 72 000,00
		18035,00	R 216 420,00
Maintenance & Repairs			
General		1069,00	R 12 828,00
Plumbing		1000,00	R 12 000,00
Electrical		500,00	R 6 000,00
Gate and Fence		800,00	R 9 600,00
Garden Services		7000,00	R 84 000,00
Geysers/heatpump/solar maintenance		2550,00	R 30 600,00
Intercom		600,00	R 7 200,00
		13519,00	R 162 228,00
Total		R 54 810,00	R 657 720,00

Notes:

Budget excludes security/guards costs.
Budget excludes water, electricity and common charges

PROPOSED LEVY			
Unit	Floor Area	Suggest Levy per unit	
24 x	3 bed, 2 bath	62,1	675,00
78 x	2 bed, 1 bath	45,90	495,00

ESTIMATE ONCE OFF deposit with 1st levy run:

R1000,00 water
R1000,00 electricity

SECURITY: TBA



www.earthzone.co.za

Tel: (011) 679-4082

Fax: (011) 679-4082

7 The Gables Office Park
Cnr. Tennis & J.G.Strydom
WELTEVREDENPARK

Protea Glen Manor Erf 28698 Protea Glen Ext 3													
Purchase Price		Monthly Repayments				Minimum Income Required							
Deposit	Term	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate				
R 445 000	R 0 20 Years	9.00%	R 3 974	10.00%	R 4 259	11.00%	R 4 552	9.00%	R 13 240	10.00%	R 14 190	11.00%	R 15 170
	R 0 30 Years		R 3 554		R 3 873		R 4 199		R 11 840		R 12 900		R 13 990
R 545 000	R 0 20 Years		R 4 867		R 5 216		R 5 574		R 16 220		R 17 380		R 18 580
	R 0 30 Years		R 4 353		R 4 743		R 5 143		R 14 500		R 15 810		R 17 140

All Banks require certain information in order for their Credit division to approve a Home Loan application. These differ between Banks but fundamentally they all require.

- Signed Application and consent forms
- Proof of Identity of the Purchaser/s
- Proof of Income of the Purchaser/s
- * If only basic salary earned (no overtime or commission) - latest payslip and latest 3 months non internet bank statements needed
- * If overtime or commission is earned, then latest 6 months payslips and bank statements needed
- * If self employed, latest 2 years audited financials and letter of earnings plus latest 6 month's personal and business bank statements will be required together with signed assets and liabilities

I will contact you and ensure that the necessary documentation is obtained, collated and submitted in a manner best suited to obtain a quick and successful credit decision.

YOUR PERSONAL GUIDE TO PROTEA GLEN MANOR

This presentation has been especially prepared to acquaint you with this specific development. Please retain it for future reference. We appreciate you taking an interest in this document. Should you have any questions, please do not hesitate to contact us.

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Mario Luit - Cell 079 720 3032

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TRUST ACCOUNT DETAILS

Van Der Meer & Schoonbee Trust
First National Bank, Eastgate Branch
Branch Code : 257 705
Account Number : 563 0000 6040
Ref : **PROTEA GLEN MANOR (Unit No _____)**

MANAGING AGENT

Earth Zone Properties (Pty) Ltd.
Tel +27 (0) 11 679 4077
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