



FACT SHEET

DEVELOPER	Collins Residential (Natural Balance Pty Ltd)
PROFESSIONAL TEAM	Project Architect: Paul Nel Landscape Architect: Land Art Studio Project Management: Collins Residential Conveyancers: Van Onselen Attorneys
SITE AREA	12 hectares of which more than 50% is Starrwood Conservancy and the rest is open space
NUMBER OF APARTMENTS	24 Sectional Title Apartments (2-bedroom and 3-bedroom)
CONSTRUCTION PERIOD	Currently under construction with occupation expected between April to June 2024
TRANSFER DATES	From June to August 2024
PARKING	2 bays per unit (with at least one of these undercover)
SUSTAINABILITY MEASURES	Solar water heating
OPTIONAL UPGRADES	Gas Hob, Aircon, Ceiling Fan, Back up Power
ADDITIONAL CONNECTION FEES	R50 000 Levy Stabilisation R24 800 Electrical Connection R3 500 Fibre Connection R65 000 to R85 000 Conveyancing Fees



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WHAT SECURITY MEASURES ARE IN PLACE?

HUSK falls within Zululami Luxury Coastal Estate. The security measures in place include weldmesh fencing with electric strands and an under-dig. The fence is zoned and monitored from the gatehouse with a 24-hour guard presence and perimeter patrolling.

HOW IS THE PROPERTY OWNERSHIP MANAGED?

An umbrella Home Owners Association, Zululami Estate Management Association (ZEMA) has been formed. An Estate Manager oversees the running of the estate, while a body corporate will be formed for HUSK with a representative sitting on ZEMA.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, you will be allowed to rent out your property through Zululami Estate's list of Accredited Agents for both short term and long term rentals.

ARE PETS ALLOWED?

Yes, two small dogs per unit are permitted in HUSK in ground floor units.

IS THERE PROVISION FOR AIR-CONDITIONING IN THE UNITS?

The apartments will be fitted out with containment and power supplies for future installation of air-conditioning units. You will be able to upgrade and include aircon installation in your purchase.

IS THERE VISITORS PARKING?

There are two allocated bays per apartment, with overflow parking for visitors.

HOW DO I GET INTERNET, TELEPHONE AND SATELLITE CONNECTION?

All units will be 'fibre-ready' to a point in unit, including internet readiness, DSTV first connection and an intercom phone. A once-off activation is charged (R3 500). Internet packages are on offer from a selection of local ISP's (Internet Service providers).

WILL THERE BE PRE-PAID ELECTRICITY METERS INSTALLED IN EACH UNIT?

Smart meters will be installed at each unit. Voltano manages the estate utilities and electricity and water bills will be sent monthly. A pre-paid meter can be requested through Voltano for an additional fee.

ARE THERE ANY STORAGE UNITS?

Yes, there is the option to purchase a storeroom within HUSK. These are located in the parking area and are fully lockable.