THE RESERVE

ZULULAMI

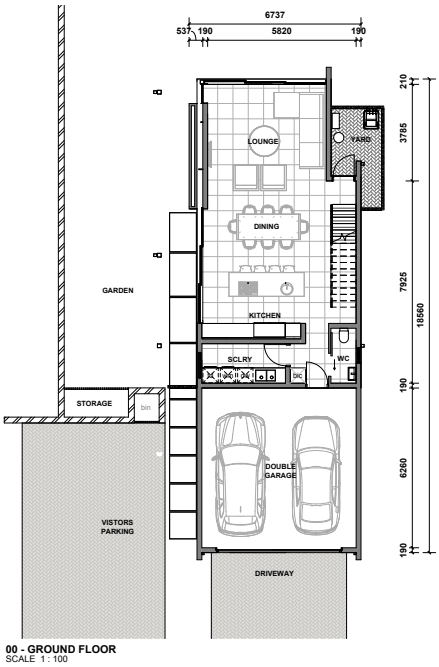
BUYERS GUIDE

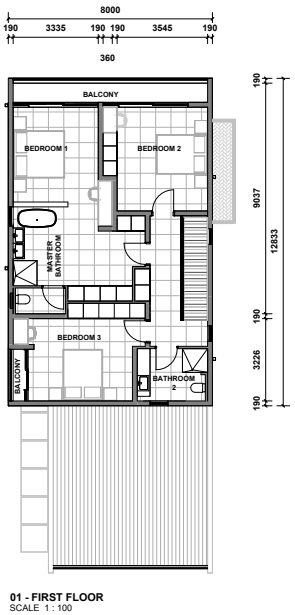
AUG 2024

ANNEXURE B
TO THE SALE
AGREEMENT

1. HOUSE SIZES

1.1 THREE BEDROOM | TYPE A



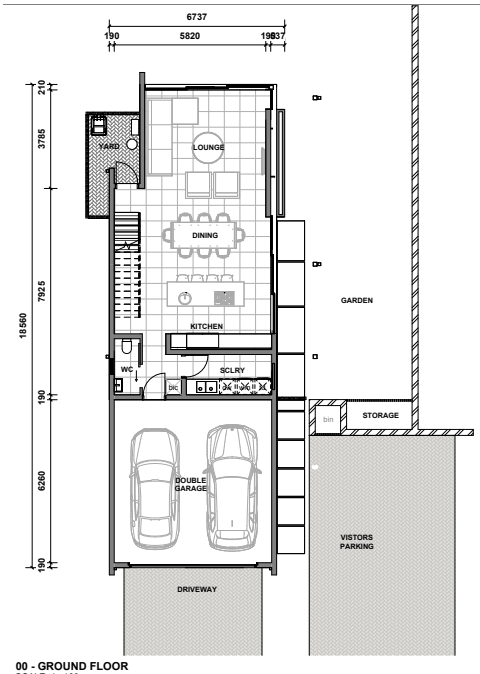


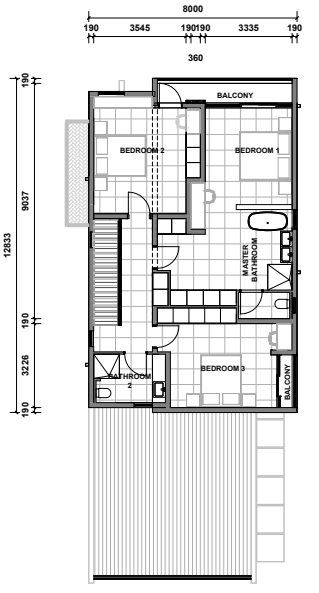
TYPE A	209 M²
Ground Floor	69 m²
First Floor	88 m²
Balconies	9 m²
Carport / Garage	43 m²
Yard	7 m²

CHOOSE BETWEEN

1.2 THREE BEDROOM | TYPE B | DOUBLE PITCH

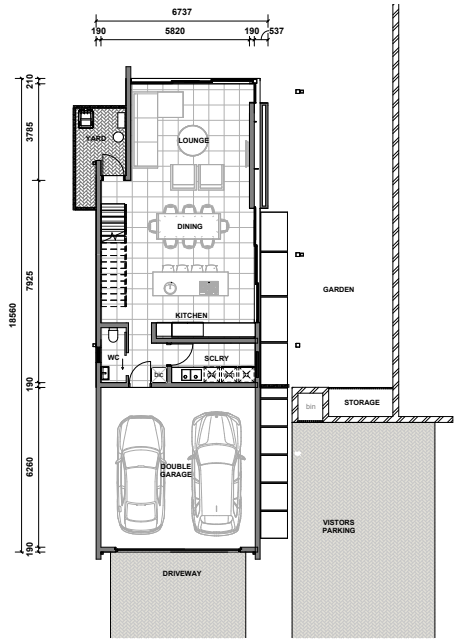
SCHEDULE OF AREAS	
Proposed new F.A.R	
Ground Floor	73.37 m²
First Floor	90.26 m²
Total F.A.R	
Balconies	6.94 m²
Garage Area	41.45 m²
TOTAL AREA	**212.02 m²**
Yard	6.88 m²



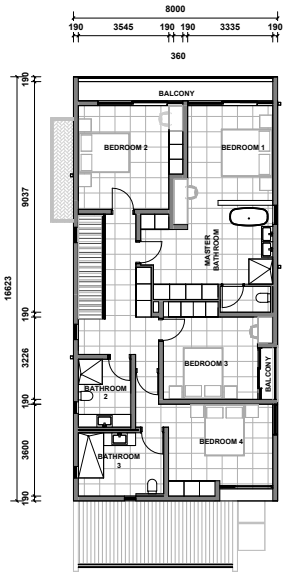


*Must be dimensioned from the centre of the walls.

1.3 FOUR BEDROOM | TYPE A



00 - GROUND FLOOR
SCALE 1 : 100



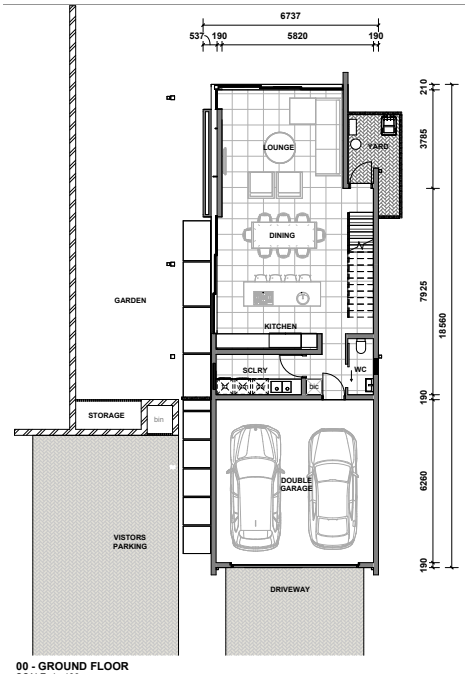
01 - FIRST FLOOR
SCALE 1 : 100

TYPE A	236 M²
Ground Floor	69 m²
First Floor	115 m²
Balconies	9 m²
Carport / Garage	43 m²
Yard	7 m²

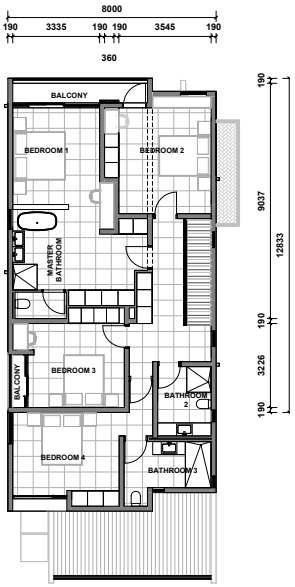
CHOOSE BETWEEN

1.4 FOUR BEDROOM | TYPE B | DOUBLE PITCH

SCHEDULE OF AREAS	
Proposed new F.A.R	
Ground Floor	73.37 m²
First Floor	118.42 m²
Total F.A.R	**191.79 m²**
Balconies	7.56 m²
Garage Area	41.45 m²
TOTAL AREA	**240.8 m²**
Yard	6.88 m²



00 - GROUND FLOOR
SCALE 1 : 100



01 - FIRST FLOOR
SCALE 1 : 100

2. EXTERIOR

EXTERIOR STYLE

1.1. TYPE A - FLAT ROOF - **DOUBLE BALCONY**

A 3°, centrally cranked, slate-coloured Klip-Lok 700™ profile roof sheet, with a balcony that runs the length of the facade.

CHOOSE BETWEEN

1.2. TYPE B - MODERN BARN - **1 + 1/2 HALF BALCONY**

A 30° slate-coloured Klip-Lok 700™ profile double pitched roof, with a 3° side roof, with a balcony that runs three quarters of the facade.

MATERIALS

UPPER FLOOR: External masonry walls finished with 12mm smooth plaster, 1 coat primer and 2 coats paint.

GROUND FLOOR: External masonry walls finished with 1 coat primer, smooth plaster and some bagged plaster.

3. PARKING

PARKING

STANDARD OPTION	UPGRADE OPTION

3 Bedroom

CHOOSE BETWEEN

4 Bedroom

CHOOSE BETWEEN

3.1. DOUBLE CARPORT

Black 'Awnmaster' Carport Colorbond with 0.47mm IBR roof sheeting fixed to aluminium box beams, with closed flatback edge profile. Fixed to building steel beams and aluminium posts. Included in the build price as a standard feature.

3.2. DOUBLE GARAGE

Fully enclosed, external masonry, double garage finished with bagged plaster, 1 coat primer, and 2 coats "Forest Black" paint to developer's finishing schedule. Charcoal grey Alu-Zinc double caravan garage door with heavy duty hardware including low height fixings, motor, battery backup and two remotes.

4. GARDEN AREA

GARDEN

4.1. LAWN

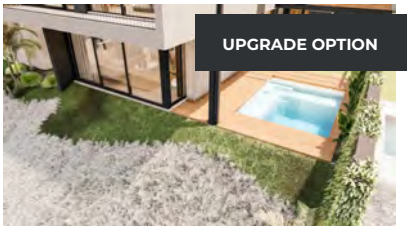
Lawn with stone surrounded.

CHOOSE BETWEEN

4.2. DECK

HALF GARDEN: 68x19mm hardwood decking boards fixed to timber substructure - installed by approved decking specialists.

CHOOSE BETWEEN

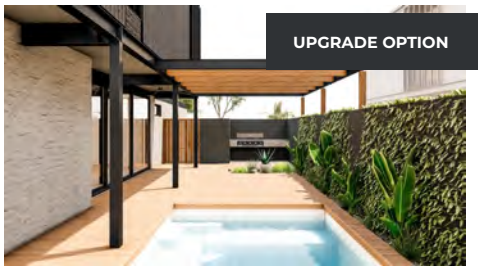


4.3. DECK + SWIMMING POOL

HALF GARDEN WITH POOL: 68x19mm hardwood decking boards fixed to timber substructure - installed by approved decking specialists, with drop in fibreglass pool, pump & chlorinator, filled with water and ready to rumble!

5. COURTYARD

PERGOLA



5.1. COURTYARD PERGOLA

The area over the courtyard/ full deck consisting of 150x45mm PAR hardwood timber rafters, beams and posts. Finished with “Loba Deck & Teak Oil”, matt.

BRAAI

5.2. CONCRETE BRAAI COUNTER

Concrete slab counter for gas or charcoal braai.

6. KITCHEN

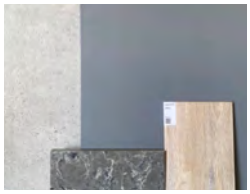
FITTINGS

6.1. WHITE

- White Melamine cupboards
- Mellawood supa texture timber accent shelf and island panel
- Wall counter & scullery counters - Quartz
- Island tops - Quartz
- Wall behind rear counter- Quartz and painted
- Franke Nouveau 1160mm x 460mm sink
- Franke prep bowl
- Hansgrohe chrome sink mixer
- 900w fridge cavity
- Bosch: 60cm - 4 plate gas hob
- Bosch 60cm oven

CHOOSE BETWEEN

6.2. STORM GREY



- Storm Grey Melamine cupboards
- Mellawood supa texture timber accent shelf and island panel
- Wall counter & scullery counters - Quartz
- Island tops - Quartz
- Wall behind rear counter- Quartz and painted
- Franke Nouveau 1160mm x 460mm sink
- Franke prep bowl
- Hansgrohe black sink mixer
- 900w fridge cavity
- Bosch: 60cm - 4 plate gas hob
- Bosch: 60cm oven classic

FITTINGS

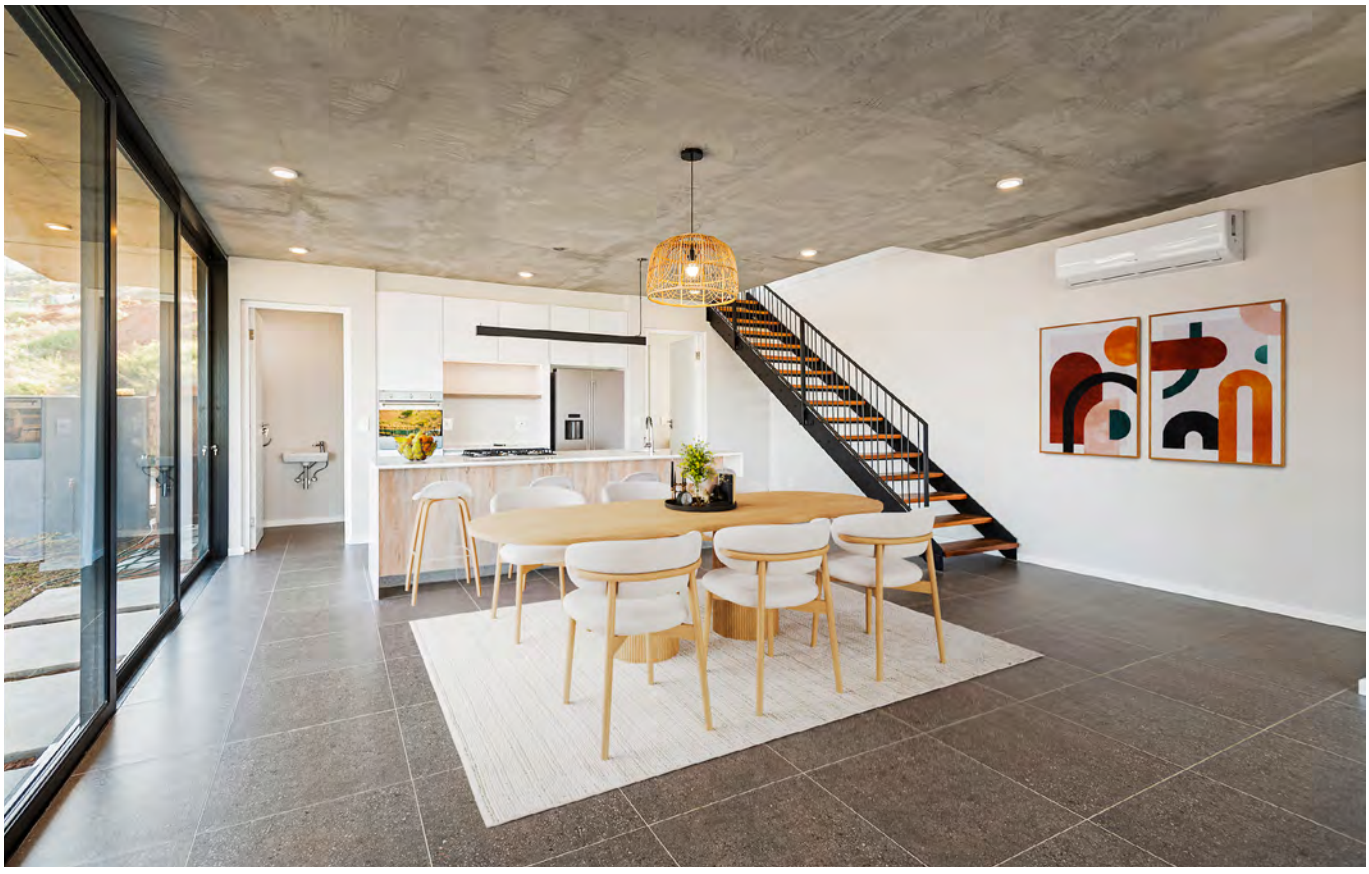
HOB
Bosch Series 6 Hob.
Gas On Glass. 60cm

OVEN
Bosch Series 2 Oven.
60cm

PREP BOWL
Franke

DOUBLE SINK
Franke Nouveau. 1160mm x 460mm

SINK MIXER
Hansgrohe



7. BATHROOM

SANWARE

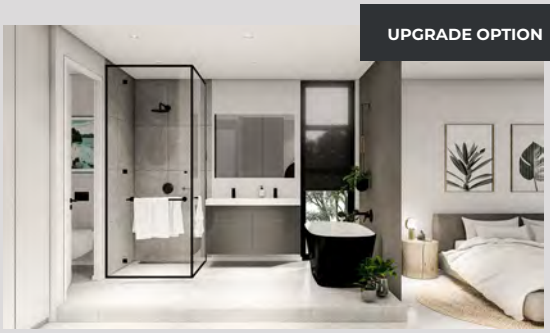
STANDARD OPTION

7.1. LIGHT FINISH

STANDARD FITTINGS

CHOOSE BETWEEN

UPGRADE OPTION



7.2. DARK FINISH

UPGRADE FITTINGS

Basins

BASIN MIXER
Hansgrohe

BASIN MIXER BLACK
Hansgrohe

HAND RINSE BASIN
GIO

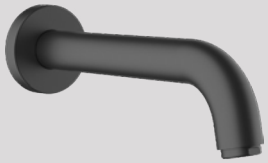
HAND RINSE BASIN
Geberit

1200X460
VANITY BASIN
GIO

ICON VANITY BASIN
Geberit

550X460
VANITY BASIN
GIO

ICON VANITY BASIN
Geberit

STANDARD FITTINGS	UPGRADE FITTINGS
Bath	
BATH MIXER Hansgrohe	BATH MIXER BLACK Hansgrohe
BATH SPOUT Hansgrohe	 BATH SPOUT BLACK Hansgrohe
VIVIAN FREESTANDING BATH Dadoquartz	VETRELLA FREESTANDING BATH Victoria + Albert
Shower	
SHOWER MIXER Hansgrohe	SHOWER MIXER BLACK Hansgrohe
SHOWER ARM Hansgrohe	SHOWER ARM BLACK Hansgrohe
SHOWER CHANNEL Stainless Steel	SHOWER CHANNEL Matte Black Stainless Steel
SHOWER ROSE Hansgrohe	SHOWER ROSE BLACK Hansgrohe

STANDARD FITTINGS

UPGRADE FITTINGS

Toilet

ALPHA PLATE SILVER
Geberit

SIGMA PLATE BLACK
Geberit

SELNOVA WALL HUNG TOILET
Geberit

SMYLE WALL HUNG TOILET
Geberit

Accessories

900 X 900 SILVER
PIVOT DOOR AND PANEL

1200 X 2000 X 8MM
SCREEN

900 X 900 BLACK
PIVOT DOOR AND PANEL

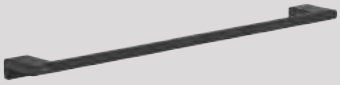
1200 X 2000 X 8MM
SCREEN BLACK

STANDARD OPTIONS

UPGRADE OPTIONS

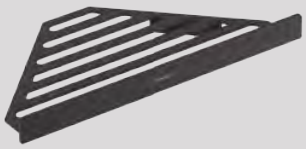
Accessories

TOWEL RAIL 600MM
Hansgrohe



TOWEL RAIL 600MM
Hansgrohe

SHOWER BASKET
Hansgrohe



SOAP DISH
Hansgrohe

ROBE HOOK
Hansgrohe

ROBE HOOK
Hansgrohe

PAPER HOLDER
Hansgrohe

PAPER HOLDER
Hansgrohe

8. SMART OPTIONS

AIR-CONDITIONING

UPGRADE OPTION

8.1. AIRCON BEDROOMS

SAMSUNG FREE JOINT MULTI AIR CONDITIONER

- Smart inverter single
- Outdoor unit for multiple indoor units
- Twin BLDC compressor
- Universal indoor units
- Sound-insulated compressor
- Inverter economy, eco-friendly R410A gas

8.2. AIRCON GROUND FLOOR

SAMSUNG FREE JOINT MULTI AIR CONDITIONER

- Smart inverter single
- Outdoor unit for multiple indoor units
- Twin BLDC Compressor
- Universal indoor units
- Sound-insulated compressor
- Inverter economy, eco-friendly R410A gas

POWER

UPGRADE OPTION

8.3. BACK UP POWER

10KWH BATTERY & INVERTER OPTION ONLY

Victron Multiplus 2 CGX with 10kWh LiFePO4 Freedom Won backup battery pack, fully installed.

8.4 BACK UP + SOLAR

15KWH BATTERY & INVERTER OPTION WITH SOLAR ARRAY

Victron Multiplus 2 CGX with 15kWh LiFePO4 Freedom Won backup battery pack, powered by 5200w<5500w Canadian solar array, fully installed.

CONNECTIONS

Every property or home within Zululami will be connected with fibre and the following services will be made available to all residents:

8.5. FIBRE & DSTV READY

STANDARD OPTION

Conduiting and cabling included in the build process, to fibre port in the lounge.

Buyer to engage with 3C Technologies directly for connection.

8.6. WIFI THROUGHOUT

UPGRADE OPTION

UBIQUITI AC-LITE: GIGABIT WIFI MESH NETWORKING

- One access point on each floor
- Connected by Cat6 gigabit network cable
- 4Port POE switch gigabit
- Installed and internet ready

*** Installation avoids future surface mounting conduiting**
*** Client must still select and contract fibre provider**

9. LIGHTING AND ELECTRICAL

STANDARD OPTIONS

9.1. LIGHT

DOWNSTAIRS SURFACE MOUNT

UPSTAIRS RECESS MOUNT

LINEAR LIGHT

RATTAN PENDANT

GARAGE 5FT NANO UP/ DOWN

OUTSIDE LIGHTS

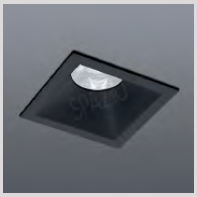
PLUGS AND SWITCHES

CHOOSE BETWEEN

UPGRADE OPTIONS

9.2. DARK

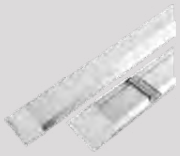
DOWNSTAIRS SURFACE MOUNT



UPSTAIRS RECESS MOUNT

LINEAR LIGHT

RATTAN PENDANT



GARAGE 5FT NANO UP/ DOWN

OUTSIDE LIGHTS

PLUGS AND SWITCHES

10. IRONMONGERY

STANDARD OPTIONS

DOOR HANDLES

DOOR HINGES

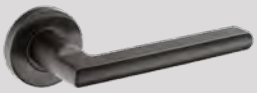
DOOR LOCKS

LOCK CYLINDER

DOOR STOPPERS

CHOOSE BETWEEN

UPGRADE OPTIONS



DOOR HANDLES

DOOR HINGES

DOOR LOCKS

LOCK CYLINDER

DOOR STOPPERS

10.1. STANDARD

10.2. BLACK UPGRADE

SPECS AND MATERIALS

- Material - stainless steel
- Finish - brushed or PVD black
- Hinge - material - stainless steel - 102 X 76 X 3mm - ball bearing hinges - 100kg per pair
- Cylinder sash lock - stainless steel - 5 year warranty
- Nickel plated bradd knob cylinder with 10 year warranty
- Magnetic door stop with spring bumper

GENERAL

BUILDERS SPECIFICATIONS

ROOFING

1. **Roof sheeting:** Klip-Lok 700™ profile 0.47mm thick AZ150 spelter G550 COLORPLUS® slate finish top coat and "Cool Grey" backing coat roof sheeting fixed to steel intermediate and ridge purlins at centres using KL700 plus clips all in accordance with the manufacturers specifications by a GRS approved contractor. OEA
2. Timber purlins, trusses and substructure to engineer.
3. **Flashings:** Purpose bent aluminium barge, head/ sidewall, valley & edge flashings strictly to manufacturers specifications & architects details, colour to match steel
4. **RWDP:** 110mm Ø uPVC rain water downpipes with fuse weld joints fixed to walls and concealed. Exposed pipes painted to match walls

CEILINGS

5. **Suspended flush plaster ceiling:** 1 layer of (12mm) plasterboard to steel brandering with 25 x 20mm PS 2 shadow line trim. OEA
6. **Suspended flush plaster ceiling bathrooms:** 1 layer of (12mm) Moisture Resistant plasterboard to steel brandering with 25 x 20mm PS 2 shadow line trim. OEA
7. **Exposed RC soffits:** Exposed in situ concrete slab soffit to ground floor finished with fairing coat

WALLS

1. **190mm Maxi walls:** 2 skins of 90mm 'Coro Maxi' concrete bricks with 10mm mortar joints, 2 courses of brickforce at floor, windowsill & every course above lintels. Brickforce every third course for load-bearing brickwork. Finished with 12mm smooth plaster 1 coat primer and 2 coats colour to finishing schedule
2. **90mm Maxi walls:** 1 skin of 90mm 'Coro Maxi' concrete bricks with 10mm mortar joints, 2 courses of brickforce at floor, window sill & every course above lintels. Brickforce every third course for load-bearing brickwork. Finished with 12mm smooth plaster 1 coat primer and 2 coats colour to finishing schedule

SKIRTING & ARCHITRAVES

1. **Timber skirting:** 19 x 50mm square timber skirting with 10 x 5mm notched shadow line, sanded, primed and painted to match wall colours unless otherwise specified

FLOORS

1. **Suspended slabs:** In situ concrete slab with screed topping floated for tile finish
2. **Surface bed (tiles):** 125mm reinforced concrete surface bed floated for 30mm screed and tile finish
3. **Surface bed (garage):** 125mm reinforced concrete surface bed with power floated finish
4. **Paving:** As per landscape architect specified elsewhere
5. **Concrete pavers:** Insitu concrete pavers with standard floated finish

TILING

1. **Floor tiles:** 600 x 600 x 10mm floor tiles as per finishes schedule
2. **Shower floors:** 100 x 100 x 10mm floor tiles as per finishes schedule
3. **Wall tiles:** 100 x 300 x 10mm floor tiles as per finishes schedule

WINDOWS:

1. Powder coated black aluminium

DOORS:

1. Powder coated black aluminium sliding doors
2. **Semi solid (Internal):** timber doors
3. **Solid (External & Fire):** timber doors
4. **Garage door:** Alu-Zinc double caravan garage door with heavy duty hardware including low height fixings, motor, battery back up and two remotes. Charcoal colour

CLADDING & SCREENS:

1. **Yard & entrance timber screens:** 1.8m high vertical treated timber screens and gates to specialist detail, 32 x 19mm ripped deck boards fixed to substructure with countersunk screws plugged @ 35mm c/c [19mm spacings]. Finished with aqua varnish to specialist detail. Or equal approved

STAIRS

1. **Concrete stairway:** with metal balustrade tile finish.

BALUSTRADE & HANDRAIL

1. **Steel balustrade:** 1m high GMS random pin balustrade to arch detail, max 100mm spacing between uprights with 50 x 5mm GMS handrail fixed to slab to specialist detail. Powder coated black
2. **Steel handrail:** 1m high GMS random pin balustrade to arch detail, max 100mm spacing between uprights with 50 x 5mm GMS handrail fixed to steel stringer to specialist detail. Powder coated black

FREQUENTLY ASKED QUESTIONS

1 Who are the developers?

Collins Residential.

2 Total number of homes at The Reserve?

There will be 60 homes in total once complete.

3 Is this one sale or two?

This is one sale where the land, home and optional upgrades are all defined at the point of sale and form one sale agreement.

4 Can you finance the whole purchase?

Yes, the purchase price is inclusive and can be financed as such. Full payment is only due on transfer.

5 Are the units Freehold or Sectional Title?

The Reserve is a Sectional Title scheme. However, each home is standalone (with no shared walls) and has access to an exclusive use garden area per home.

6 Can every site accommodate a three or four-bedroom home?

The possible configurations are defined in the Price and Availability schedule, per phase released.

7 Can every site accommodate a pool?

Pools can only be added as an upgrade to some of the sites. Refer to the Price and Availability schedule.

8 When will construction commence?

Construction will commence once 70% of the sales per phase has been achieved.

9 How long is the construction period?

Each home will take around 8 to 9 months to completion.

10 Can I add extras once construction has commenced (like a deck/ pool/ gas braai)?

All extras need to be selected before construction has commenced.

11 What are the levies?

The Reserve Body Corporate Levy:
As per P&A

Zululami Estate Levy:
As per P&A

12 What does the Body Corporate levy cover?

- Building insurance
- Insurance excess (ID)
- Repairs and maintenance (to the entire exterior of your home)
- Garden Services (common areas and some parts of the exclusive use gardens)
- Electricity (common areas)
- Refuse removal
- Window Cleaning
- Fire Equipment
- Accounting fees
- Audit Fees
- CSOS
- Administration Fees

13 Can we fence our property?

Yes, you can secure your exclusive use garden area. Should you wish to do so, please request the fencing guidelines from the Developers.

14 Are pets allowed?

Yes, two small / medium dogs are permitted per household as per the Zululami Estate guidelines. In addition to this, the following breeds are prohibited: Boerboel, Bull Terrier, Doberman Pinscher, Pit Bull and Rottweiler.

15 Do we have access to Zululami and Seaton Facilities

Yes, as a homeowner within Zululami, you have full access and use of all of Zululami's facilities, as well as reciprocal access to the facilities within the neighbouring Seaton Estate.

In Zululami, the facilities include:

The Wetland Clubhouse, Beach Pavilion, two beach access gates, a wetland with walking paths and trails, a citrus park, a fitness park and Fitness Pavilion and a community harvest garden.

16 Is there a levy stabilization fund?

There is a once-off Levy Stabilization Fee as per the current Contract of Sale.

17 Is there fibre to the unit?

Yes, fibre has been linked to all sites, through 3C Technologies. There is a connection fee when you move in, and you can choose from any number of Internet Service Providers thereafter.

18 Is the unit WIFI ready?

WiFi access points can be installed as part of the build as an upgrade option.

19 Is there visitor parking?

Yes, situated outside each of the units.

20 Are there any additional fees outside of the building contract?

The following fees are payable:

- Water and Electricity Connection Fee payable to Voltano
- Fibre Connection Fee to 3C Technologies
- Conveyancing Fees payable to DVO
- Levy Stabilisation to ZEMA

21 Are there any Transfer Duties?

No, there are no transfer duties as you are buying directly from the developer. However, usual conveyancing costs will occur.

22 Who is the Conveyancer?

The conveyancers for this project are VOA (Van Onselen Attorneys), based in Durban North.

*ZHOA – Zululami Homeowners Association