

## SECTIONAL TITLE – SPURWING EMANZINI – FAQ

1. Please confirm that the 50m x 50m allocated site (Real Right) is where I may build my allocated footprint of 250sqm, who is responsible in maintaining this area?

The owner will maintain the inside of the unit built, including the outside walls and roof. Everything outside will be maintained by the Body Corporate.

2. What are the restrictions in terms of this area in landscaping? May we remove the thorny acacia for the thornless variety? Are there other indigenous trees we may use?

The owner needs to adhere to an Environmental management plan. Minimal amount of trees may be removed necessary for the construction of your lodge, these will however need to be marked and approval obtained from the Emanzini Review committee. Indemic plants may be planted. Please see below, this is an extraction take from the EMP for ER:

### H. LANDSCAPING AND REHABILITATION

The rehabilitation process must be phased into two processes as follows; Phase 1 deals with planting / sowing of grass immediately after construction activities to assist in soil stabilisation and phase 2 relates to the planting of shrubs and trees.

#### H1. Grassing

Grass seeding is the most important stage in the rehabilitation process as it stabilises the soils and prevents erosion. Re-grassing should be undertaken immediately after completion of construction. Prior to seeding the land must be scarified then raked to a depth of 30mm and after seeding (hand broadcasting) raked and lightly compacted in order to promote growth. The seed mix is to be weighed and made up in an appropriately large container which shall be stirred to ensure no settling out of the grass seed, and a uniform distribution of the different types of seed. It is recommended that an appropriate grass seed mix is planted, as per Table 7.

**Table 7 Recommended site specific seed mix of indigenous grasses Grasses / Summer Mix (Kg/ha)**

<b>Grass Species</b>	<b>Common Name</b>	<b>General Application Rate</b>
		<b>(kg/ha)</b>
<i>Eragrostis tef</i>	Teff	4
<i>Eragrostis curvula</i>	Weeping Love Grass	10
<i>Chloris gayana</i>	Rhodes Grass	10
<i>Digitaria eriantha</i>	Smuts Finger Grass	2
<i>Panicum maximum</i>	Guinea Grass	5
<b>Total weight</b>	<b>31</b>	

*Eragrostis tef* is an annual grass that will assist in creating a quick cover which will be effective in preventing erosion. *Panicum maximum* is a shade tolerant species that provides ground cover under trees and is also good fodder that could be utilised by game animals. Other species have been chosen specifically for their soil binding and anti-erosion capabilities. Emanzini Private Game Reserve Environmental Management Programme

#### H2. Tree and shrub planting

A planting palette with species characteristic of KwaZulu-Natal Hinterland Thornveld has been drawn up, which if planted in the correct species composition and density will serve to reinstate the KwaZulu-Natal Hinterland Thornveld. To achieve the best results, trees will need to be planted in spring to early summer. The list of species recommended is included in Table 8.

**Table 8 Recommended species list for landscaping Species**

**Trees**

	<b>Ecological Value</b>
<i>Acacia karoo</i> (Sweet Thorn)	Grows quickly from seed, good fodder for game
<i>Acacia nilotica</i> (Scented Thorn)	Good fodder for game
<i>Acacia sieberiana</i> var. <i>woodii</i> (Paperbark Thorn)	Drought and frost resistant, easily grown from seed
<i>Acacia xanthophloea</i> (Fever Tree)	Grows quickly from seed
<i>Albizia adianthifolia</i> (Flat Crown)	Fast growing tree
<i>Brachyleana elliptica</i> (Bitter-leaf Silver-oak)	Fast growing
<i>Combretum molle</i> (Velvet Bushwillow)	Grown from seed, good fodder for game
<i>Cussonia spicata</i> (Common Cabbage Tree)	Browsed by game, fast grower
<i>Erythrina caffra</i> (Coast Coral Tree)	Grows quickly from seed, cuttings or truncheons
<i>Ficus burkei</i> (Common Wild Fig)	Easy to grow, loved by birds
<i>Ziziphus mucronata</i> subsp. <i>mucronata</i> (Buffalo Thorn)	Easily grown from seed

**Small Trees / Shrubs**

<i>Grewia occidentalis</i> (Cross Berry)	Provides screening and fodder, attracts birds.
<i>Rhus lancea</i> (Karee)	Good for screening double story buildings
<i>Rhus pentheri</i> (Common Crowberry)	

3. Any restrictions of use of material for our driveway?

Driveway should be kept as natural as possible, acceptable covering: shale, gravel or small pebbles

4. Are Rates payable? And if so are these included in the levies?

Yes, rates is payable. The amount will depend on the value allocated to the land and then later, the unit. The municipality determines the value of the unit once it is completed

5. Are you obliged to be on the Home Owners Association?

Yes – you have to become a member of the HOA

6. As a member of the Body Corporate, and if you are not a permanent residence what duties is required by the owner?

The duties of the owner are the same. These are set out in the BC rules. The Committee and Trustees are responsible for the management of the estate

7. Who owns the Game of the Reserve? At whose cost? Veterinary costs, Disaster management?

Animals owned by the Developer and associated costs for the developer's account

8. Is there a once off payment for a "slush" fund for disaster management? It is not mentioned in the sales agreement.

Budget item to be determined by the members. Currently only an infrastructure replacement fund in place.

9. What is the sewerage system? Will any French Drain be necessary? If not, and connects to a sewer pipeline - where is the purification plant, and at whose cost would it be to lay the pipes to join the main sewer pipe?

Spurwing and Eco lodges will be serviced by a Sewer Treatment Plant (Scarab System) The Treatment plant will be housed on the Eco-lodge section. As for costs/responsibility: Purchaser shall meet the cost of installing the sewerage reticulation to convey sewerage emanating from the area of the extension to the main trunk sewer and shall also bear the cost of linking such internal reticulation into the main trunk sewer.

Treatment works and main line for the Developer's account, linking in for the Purchaser's account.

Refer Agreement of Sale

8.4 On registration of the unit - "the unit will be insured under the Body Corporate sectional title insurance policy". Does this only cover the reasonable replacement cost of the dwelling?

Yes

Who is the insurer?

Safire Insurance Company

What is the percentage rate of the value of the property?

Approximately 0.9% for a thatch unit and less for an non-thatch, but house specific

Is this a negotiated rate which is favourable?

Yes

Would the same insurer consider the insuring the contents of the household if requested?

Yes

- This insurance (not contents) is it included in the monthly levies or is it billed separately?

Not included in levies, each lodge is billed directly from Safire.

Only insurance included in levies is for Public liability, Gate house building, Theft cover for infrastructure replacement.

We will be purchasing from the Developer. Are there transfer duties?

There will be NO transfer duty, but conveyancing costs are still payable

10.3 Please clarify the fees incurred iro of the preparation, approval and registration of the Certificate of Registered Sectional Title and Cert of Real Rights is based on the footprint measured. What is an indicative cost of this? (Is this done once the building is complete?)

The conversion of the real right to a certificate of registered sectional title can only happen once the unit is complete [side walls and roof]. I cannot advise as to the surveyor costs. The conveyancing cost for the conversion alone is in the region of 8-9 thousand rand. Plus the cost of the land surveyor, this will have to be requested.

15. Who is responsible for the purchase and installation of the Electricity meter box? The relevant supply cable within area of the Right is explanatory just need confirmation on the meter box and installation thereof.

Purchaser shall be responsible for the costs of laying the relevant electricity supply cable to the meter box within the area of the Right, which box shall regulate and record the electricity to be supplied to the right.

Meter box and supply to the RR already installed at the developers expense

15.1.2 Who would purchase the water meter? Installation thereof is stipulated as the responsibility of the Purchaser.

For the Purchaser's account, that is correct

Is there a monthly service charge for water and electricity?

Yes

Is this included in the levies?

No, forms part of water and electricity invoice (billed separately)

The metered amounts incurred, is this billed monthly and added to the levies payable?

Billed monthly, not added to levies, billed separately

17. What is the general arrangement made with the Seller iro of water and electricity used during building phase? How is this determined and how is it measured?

All meters must be active prior to construction and then will be billed by usage