

Husk

ZULULAMI

DEVELOPER	Collins Residential
BUILDING CONTRACTOR	Chenin Trading
DESIGN CONSULTANTS AND PROFESSIONAL TEAM	Project Architect: Paul Nel Architects Landscape Architect: Land Art Studio Project Management: Collins Residential Electrical Engineer: Vogt Consulting Structural Engineer: Staphorst Consulting Land Surveyors: Chris Krause Land Surveyors Quantity Surveyors: Metric Edge Conveyancers: Van Onselen Attorneys
TOTAL SITE AREA	12 hectares of which more than 50% is Starrwood Conservancy and the rest is open space on which the two apartment blocks lightly touch
TOTAL NUMBER OF APARTMENTS	22 Sectional Title Apartments
ACCESS TO ZULULAMI ESTATE FACILITIES INCLUDE	Beach Pavilion Forest Pavilion Wetland Clubhouse Fitness Park Revitalised wetlands and dam Citrus Park Wetland walkways Beach access to Christmas Bay & Sheffield Beach
LEVY STABILISATION	R30 000 once off, payable on transfer of the apartment

FAQ's

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.

WHEN WILL CONSTRUCTION BEGIN?

The construction for HUSK will commence October 2021 and is due to be completed by November 2022.

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.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OF MY PROPERTY?

Home owners may use Accredited Agents that are HOA approved.

ARE PETS ALLOWED?

No pets are permitted in HUSK.

WILL THERE BE AIR-CONDITIONING IN THE UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

The apartments will be fitted out with containment and power supplies for future installation of air-conditioning units. You will be able to install your own unit.

WILL THERE BE 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 (approximately R6,900). 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 ADDITIONAL CONNECTION FEES?

There is an Electrical Connection Fee of R21 055 and a R2 400 Refundable Deposit for water and electricity. These fees are paid directly to KwaDukuza Municipality (prices based on KDM Tariff, subject to adjustment 1 July 2021).

WHERE CAN I HANG MY WASHING?

Screened-off external drying yards have been incorporated into each block.

WHAT IS THE BUILDING WARRANTY?

All Buildings are covered structurally for 5 Years under the NHBRC Warranty. All other standard warranties apply as well.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

ARE THERE ANY UNIT UPGRADES OR OPTIONAL EXTRAS?

You have the option of upgrading the following items: Gas Hob, Aircon Unit, Ceiling Fans, Back Up Power and purchasing a Storage Room.

DISCLAIMER:

Information in this document is subject to change at the discretion of the Developer without prior notice.

