



QUESTIONS AND ANSWERS

1. **When will the development start:** The Record of Decision (EIA approval) was received in August 2019. Final rezoning approval was received on 18 December 2019. Installation of services will commence in 2021. First transfer of stands will be affected in early 2022.
2. **How does the sales process work:** Buyers will sign a deed of sale/purchase agreement and pay a R40,000 deposit into the attorneys trust account. Your agent will make all documentation available to you for perusal and signature. Betterbond has been appointed to assist you with any finance requirements, if needed.
3. **What will happen to my deposit in the interim:** The attorneys will invest the deposit on your behalf and interest earned will be for your benefit. The deposit is refundable
4. **What stands are being sold in the first phase:** 11-1-ha, 25-1,300m² and 20-875m² Plot&Plan stands.
5. **Can I build my own home:** Yes, as long as your contractor is accredited with the Home Owners Association and you abide by the Architectural Guidelines done by Osmond Lange Architects. You may also contract Skyfall Development on the hectare, ½ hectare and 1,300m² stands.
6. **When can I start building:** As soon as your stand has been registered into your name – expected in the first quarter of 2022. You must complete your building within 3 years of transfer into your name.
7. **What if I don't build within the 3 years:** A penalty levy will be charged
8. **Can I build a second dwelling:** Yes you can, with consent of the local authority
9. **Will the developer also sell building packages:** Yes, packages are available. Pricing will be available soon.
10. **What will be in the wetland area:** The wetland is a sensitive ecological area and no future development may take place. A bird hide will be constructed and all pathways will be pedestrian and elevated wooden in nature.
11. **Do I have access to the 9 hole Golf course, Bowling club or Sports club:** Yes, all owners will have automatic membership to the Sports club, which will be included in the levies. There will be direct pedestrian, bicycle and golf cart access onto the golf course.
12. **What about schooling:** Darling College (a private school from pre-primary to grade 7) (21 years old) is walking distance away. High school - There are currently busses running to Malmesbury and Curro Langebaan. A bus to Melkbos Strand Private School will be operational from 2022.
13. **What security will there be:** The estate will be fully fenced with smart security access control
14. **What are the levies for and how much:** Levies are expected to be R1,200/month (this includes membership to the Sports club (all facilities), 24 hour security, access control, common property maintenance and gardening and maintenance of cycling and running/walking routes on the extended adjacent properties.

- 15. What green initiatives will the development have:** Solar power for the estate, recycling of waste will be promoted, individual harvesting of rain water for use as grey water, each house to have a collection tank installed. The developer is also investigating a grey water system that will feed off the Sports Club's/Darling town's excess grey water.
- 16. I'm a mountain biker, what can I expect:** @Darling Green wants Darling to form part of the "big four" cycling locations in the Western Cape, closing the loop of Durbanville, Paarl and Wellington. This will create in excess of 500km of mountain biking track. Watch this space!
- 17. What is happening on the adjacent vacant property:** The @Darling Green Estate land owner, also owns the adjacent land, which is approx. 434ha in addition to the 66ha of the Estate i.e. 500ha in total. Residents in @Darling Green Estate will have direct access to the rest of the property for mountain biking, trials, horse riding, walking and the like.
- 18. What is planned on the Daling Trading Post property:** The details are still to be finalised, but it will be similar to a Spice Route/Route 44.
- 19. When will the retirement village be developed and what will the nature of ownership be:** 250 units are planned. The developer will finalise the ownership model and timeline by early 2022,
- 20. Will there be fiber:** Yes. The estate will be fiber ready as the secondary WAX cable to Cape Town runs past the estate's entrance.
- 21. Will there be a Body Corporate or Home Owners Association (HOA):** Yes. Each owner will become a member of the HOA.
- 22. Will I need to pay VAT or transfer duty:** The selling price includes VAT and no transfer duty is payable. You will however be responsible for the transfer fees and bond registration fees, if you will be using bank finance.
- 23. What about bank finance:** The development has been approved for end user finance for land sales. You can discuss your requirements with Betterbond, the home loan originator.
- 24. Who is the professional team:** Please visit www.darlinggreenestate.co.za/partners/ for information.
- 25. Who will fence my stand:** Each owner will be required to fence their own property. On the Plot and Plan stands, the perimeter fencing will be included in the building package.
- 26. Are horses and pets allowed:** Yes, in line with the HOA rules.
- 27. How many horses may I own:** A maximum 4 horses on 1-ha stands and 2 on ½-ha stands. Horses are not allowed on smaller stands.
- 28. Can I sink a borehole:** Yes you may, but only on hectare and ½-ha stands
- 29. Who is the developer:** The land owner, with extensive property development experience
- 30. What clubhouse facilities will be available:** We want all landowners to make full use of the Darling Sports Club amenities and thus only a swimming pool, and a braai area and offices for the HOA will be at the club-house facility.

Please visit www.darlinggreenestate.co.za for more information and documentation.