



LANGEVLEI
VILLAGE

FREQUENTLY ASKED QUESTIONS

Q: Where is the estate property development located?

A: The development is in Struisbaai, a charming coastal town in the Western Cape region of South Africa.

Q: What type of properties are available for purchase in the estate?

A: The estate offers full title single and double storey family homes in phase 1 to 9 and an assisted living complex.

Q: What amenities are offered in the estate?

A: The estate features a variety of amenities, including a medical and frail care facility, clubhouse, creche, private park and gardens.

Q: What is integrated estate living?

A: Integrated estate living refers to a residential community that offers an all-inclusive lifestyle experience. Residents have access to a range of amenities such as security, recreational facilities and care facilities for young and old.

Q: What are the advantages of living in an integrated estate?

A: The advantages of living in an integrated estate include safety and security, access to a variety of amenities, a sense of community and belonging, and a premium lifestyle living experience.

Q: Is there a homeowners association in an integrated estate?

A: Yes, a homeowners association (HOA) will oversee the maintenance and management of the property and amenities. The HOA will be established and will be activated at the first HOA inaugural meeting, after the occupation of the first properties.

Q: What is the starting price for properties in the estate?

A: The starting price for properties in the estate varies depending on the type and location of the property. Please contact the sales office for further details.

Q: What is the size of a typical house in the estate?

A: The size of a typical property in the estate varies depending on the type of property. Properties range from 2-bedroom 1-bathroom to 3-bedroom 2-bathroom family homes.

Q: What is the estimated completion date for the development?

A: The estimated completion date for the development is currently in the planning phase and will be communicated to buyers as soon as it is available.

Q: Can I visit the estate to view the properties?

A: Yes, you can visit the estate to view the plots, phase 1 plots have been demarcated. Please schedule an appointment with our sales office to tour the estate.



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Q: What security measures are in place in the estate?

A: The estate has 24-hour security surveillance and gated access to ensure the safety and privacy of residents. Phases will be fenced in during construction, and all security measures will be in place at completion of the estate.

Q: Are pets allowed in the estate?

A: Yes, pets are allowed in the estate, subject to certain restrictions and guidelines. Please contact the sales office for more information.

Q: Does the price include all transfer duties and costs, or do I have to pay additional fees?

A: Transfer fees and transfer duty are included; any bond costs will be for the buyer's account.

Q: How do I buy an erf?

A: Pay a R10,000 reservation deposit within 24 hours of signature of the sales agreement.

The reservation fee will be a non-refundable part payment of the purchase price and refundable should purchaser not obtain the required financing, due to circumstances outside of his/her/their control and the transaction is cancelled or if the development does not proceed.

Q: What documents must you bring with me to reserve a plot?

A: Copy of your ID or proof of the entity the property will be registered in.

Q: How much is the monthly levy?

A: The levies are estimated at R1000 per month plus a once off levy stabilization payment of R10,000 upon transfer of the erf.

Q: What does the levy cover?

A: Access security, maintenance of the common areas of the estate.

Q: When is the first levy due?

A: Once the erf has been transferred into your name.

Q: Who is responsible for monthly electricity, water, and rates?

A: Once the erf has been transferred, the buyer will be responsible for these costs.

Q: What is the estimated land and building cost?

A: The land costs in phase one are between R450,000 and R680,000. Building cost excluding land is estimated between R12,644 and R14,678 per m² depending on the specific finishes chosen and the complexity of the designs.



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Q: How much will I pay for the house?

A: Depending on the size of the selected plan, the estimated sizes are from 109m² to 225m² translating into a price range from R1,545,000 to R2,845,000, excluding land. (The land costs in phase one are between R450,000 and R680,000).

Q: Can I get a building loan?

A: Yes, you can, and we can assist you with this loan through our in-house mortgage originator.

Q: Will there be onsite management services?

A: There will be a Homeowner's Association and the developer will always be represented during the development.

Q: Will all the homes have a NHBRC certificate?

A: Yes.

Q: What warranty is offered on the building?

A: A 5-year structural guarantee.

Q: Can I use my own builder?

A: No, construction companies will be appointed by Langevlei (Pty) Ltd.

Q: Who is the professional team e.g., Architect, Developer and Conveyancers?

A: Main architect: Bruce Wilson Architects

Developer: Langevlei (Pty) Ltd

Conveyancers: Theron & Van Der Walt Attorneys

Q: Will there be plans that I can choose from? Where can I see them?

A: Yes, there are various standard plans available and can be viewed on our website.

Q: When do I sign the building contract?

A: The land sale agreement is linked to a building contract being signed in conjunction with the erf sales agreement.

Q: Are there any optional extras e.g., swimming pool, irrigation system, garden layout?

A: Yes, these items will be quoted in addition by the developer and need to be accepted by the buyer.

Q: Will there be a snag list?

A: Yes, a full snagging process will be facilitated by the developer.



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Q: Will there be an internet connection?

A: A fibre network will be installed by the developer.

Owners are required to subscribe to an ISP to provide their individual connections and equipment.

Q: Will I be allowed to rent out my property?

A: Yes, within the guidelines set out in the estate rules.

Q: Will there be schools?

A: There will be no schools within the development, there is a proposed crèche planned.

Q: What amenities and recreational areas will there be?

A: Walking tracks, a club house and play parks.

Q: When will the estate entrance gate be completed?

A: The gate will be completed before the occupation of the first house.