



BUYERS GUIDE



OCEANDUNE

— SIBAYA —

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MIN  TO THE
HEART OF
UMHLANGA

 DIRECT
BEACH
ACCESS



OVERVIEW

OCEANDUNE

OCEANDUNE, SIBAYA

INTRODUCTION

Exclusive living within a sheltered environment just minutes away from upmarket coastal towns, OceanDune Sibaya truly offers the best of both worlds.

Surrounded by the indigenous Hawaan Forest with uninterrupted views of the warm Indian Ocean, OceanDune will be the first development within the emerging node, the Sibaya Precinct. Located minutes from the sought-after coastal towns of uMdloti and uMhlanga, with King Shaka International Airport an easy 10 minutes' drive, OceanDune's central locale belies its secluded, natural environs.

Comprising five development nodes across 750 hectares, the Sibaya Precinct will incorporate the existing natural assets – ocean, river and forest - into the mixed-use urban development, ensuring the sustainability of these resources while creating a harmonious living environment.

The unique lifestyle to be found within this precinct will be reinforced by the

incorporation of the natural environment while easy access to the urban world allows a delicate balance of work and play.

Extending from the M4 at Sibaya northwards and seawards towards uMdloti, the Sibaya Precinct will develop into one of the most sought-after coastal villages in the region. Residential, retail and commercial developments will emerge; providing residents with world-class shopping and dining options on their doorstep, while the dense forest and ocean front provides a natural buffer from the outside world.

Occupying a prime position within the precinct, OceanDune's luxurious apartments will have access to unspoiled private beaches connected by natural footpaths winding through one of the province's pristine coastal dune forests. Elevated boardwalks are a long term vision for Tongaat Hulett.

THE DEVELOPMENT

Enfolded by the Hawaan Forest and bordering the enticing Indian Ocean,

the 2.4 hectare OceanDune estate will form part of the larger, upmarket Sibaya Precinct while retaining its exclusivity. The majority of the estate's 260 luxury units will have unobstructed ocean views overlooking the Hawaan Forest which prohibits any future developments. The perfectly-finished apartments, ranging from one to four bedrooms, will be fitted with the highest quality fixtures.

Perimeter fencing surrounding the estate, as well as security measures implemented by the greater Sibaya node, will ensure optimum safety for those residing at OceanDune.

The outdoor, community lifestyle is further enhanced by access to jogging trails winding throughout the precinct, enticing lap pools, an enthralling children's play park, fully equipped clubhouse and prayer room. Residents will enjoy a range of retail facilities throughout Sibaya as well as a gym, supermarket, cocktail bar and restaurant situated within the OceanDune estate.

PURCHASE AT OCEANDUNE

OceanDune offers discerning purchasers a choice of 260 individual units with access to an abundance of high-class entertainment, health and recreational facilities.

The luxury apartments will boast a chic, sophisticated interior that is suited to a variety of tastes. Available in 1, 2, 3 and 4 bedroom apartments and penthouses,

starting from R995 000, OceanDune offers buyers a unique investment designed for an elevated lifestyle.

The magnificent Hawaan Forest surrounding OceanDune Sibaya prohibits further construction to the south, boasting unobstructed 180 degree sea views from most of the apartments.

Its status as a conservation area prohibits low-level flight paths overhead, maintaining the tranquility promised by the natural environment.



LOCATION

LOCATION

KWAZULU NATAL, NORTH COAST

KWAZULU NATAL

KwaZulu Natal, known as the garden province, is located in the East of South Africa and enjoys a long, picturesque shoreline beside the warm Indian Ocean. Only a short 50 minute flight from Gauteng, it shares borders with the Eastern Cape, Mpumalanga and the Free State as well as the countries of Mozambique, Swaziland and Lesotho, making it extremely accessible to businessmen and tourists alike.

Two areas in KwaZulu Natal have been declared UNESCO World Heritage Sites, namely the iSimangaliso Wetland Park and the uKhahlamba Drakensberg Park, and it is also home to many magnificent seaside resorts towns, Big 5 game reserves and historical battlefields.

THE SIBAYA PRECINCT

Ideally located within the Sibaya Precinct on the KwaZulu-Natal north coast, OceanDune is the most protected of the sites and the first development within this sought-after coastal node.

Positioned above the beachside town of uMdloti, a mere five minutes from vibrant uMhlanga and with easy access to the N2 and King Shaka International Airport, the estate is ideally situated.

World-class entertainment facilities, trendy restaurants and warm, sandy beaches are within minutes of the precinct. Those seeking outdoor adventures will have access to some of

the world's top surfing spots, deep-sea fishing opportunities, whale and dolphin viewing, scuba diving, kite boarding and microlight flights.

From Sibaya Precinct it's less than 3-hour drive to some of the country's most exclusive Big 5 game reserves and within 20 minutes of 6 of South Africa's leading golf courses.

OceanDune, which is accessed from Sibaya Circle off the M4, is bordered by the indigenous Hawaan Forest to the south and east with spectacular ocean views to the south, east and north-east. It is simultaneously within the heart of the urban environment, yet completely separate. A protected haven of natural tranquility.

DEVELOPMENT ON THE NORTH COAST

The last few years has seen an unprecedented level of investment and development extending from the Umhlanga region all the way up the coast to Ballito, where new retail, business and residential developments have emerged, making The Sibaya Precinct the ideal destination for both businessmen and holidaymakers.

Considered as one of the fastest growing areas in South Africa, the north coast

region is situated along the major provincial development corridor between Africa's busiest ports – Durban, and Richards Bay – and it is therefore ideally placed to cater to local, national and international markets. The corridor also traverses the newly developed King Shaka International Airport and the acclaimed Dube Trade Port which connects the province directly to international markets.


Not surprisingly the area has attracted over R2 billion in tourism projects in the past 2 years. There are also very well

established Agricultural, Light Industrial and Commercial sectors which have all added to the boom in the residential property market and the region's general economic growth.



AREA PROXIMITY MAP



 A conservation trust will be established to ensure the rehabilitation, management and maintainance of the forest areas.

REGIONAL ATTRACTIONS



REGIONAL ATTRACTIONS

The area surrounding OceanDune Sibaya offers a wide range of exciting activities, experiences and facilities.

- Several championship golf courses
- Beautiful swimming beaches and coastal towns
- Restaurants, coffee shops and cocktail bars
- Interesting boutiques, crafts and souvenir shops
- Sibaya Entertainment Kingdom offers gaming, shopping, live theatre, amusement arcades, restaurants and a variety of live entertainment for the whole family.
- Rich cultural experiences at a traditional Zulu village, King Shaka's grave at KwaDukuza, historic battlefields and the King Shaka Heritage route
- Quad biking and microlight flying
- Reptile parks
- The Ukhahlamba/Drakensberg Park World Heritage site
- Durban's beachfront and Ushaka Marine World
- Dolphin viewing
- Hluhluwe-Umfolozi Game Reserve and many others
- iSimangaliso World Heritage Site, Lake St Lucia
- Fishing and boat trips
- Shopping – Sibaya will feature a variety of retail facilities where you will find the latest fashion, accessories, pharmacies, and supermarkets, or visit Gateway Theatre of Shopping, the biggest mall in the Southern Hemisphere, featuring theatres and over 300 stores.
- Moses Mabhida Stadium – Restaurants, People's Park, Big Walk Big Swing, Segway Gliding Tours, Adventure Walk and Stadium Tours.

FACT SHEET

DEVELOPMENT:

OceanDune, Sibaya

DEVELOPER:

Waters Blue Investment
T/A OceanDune

PRODUCT USE:

Residential & mixed use

BUILDING CONTRACTOR:

Construction ID

DESIGN CONSULTANTS & PROFESSIONAL TEAM:

Project Architect:
COA

Landscape consultant:
Uys & White (Pty) LTD

Project Management:
MDSA

Electrical Engineer:
Sivest

Mechanical Engineer:
BD&O

Structural Engineer:
Sivest

Land Surveyors:
Wall Marriott

Quantity Surveyors:

Novo

Sales:

Keller Williams Ignite

CONVEYANCERS:

Anthony Whatmore & Company

TOTAL SITE AREA: 24500 m²

TOTAL NUMBER OF UNITS: 260

PRICING:

Residential: Approximately R30 000/m²

Residential Facilities:

2 x 25m lap pools

Kiddies play park

Prayer room

Open parks

Jogging trails

24-hour security

Rooftop clubhouse

Forest boardwalks

Foodmarket

Gym

Restaurant

Parking: 550

Residential

1 and 2 bedroom (small) – 1 fixed bay

2 bedroom (large) – 2 fixed bays

3 bedroom – 2 fixed bays

4 bedroom – 2 fixed bays

Visitor Parking:

Between 30 and 40 parking bays

MONTHLY LEVY:

Estimated R15/m²

LEVY STABILISATION FUND: TBA

CONSTRUCTION START: Q2 2016

ESTIMATED COMPLETION: Q4 2018

DISCLAIMER:

Information in the Fact Sheet is subject to change at the discretion of the developer without prior notice.

DESIGN & ARCHITECTURAL SPECIFICATIONS

As the pioneer development in the Sibaya Precinct, OceanDune estate is poised to lead the design ethos of the overall precinct plan. Incorporating natural products such as bamboo, stone and off-shutter concrete into the façade design, and allowing forest areas to ‘flow’ into the courtyard areas, harmony between nature and development is created. The rationale of the design was to ensure that aspects of the pristine dune forest were optimised whilst maximising sea views.

Internally the apartments are contemporary whilst also maintaining a homely feel. The open flow of the apartments allow front and back living, ensuring that the coastal forest breezes flow freely through the apartments, naturally ventilating and cooling the spaces. It also means that the quality of the facilities and location are enjoyed from all apartments.

The precinct concept was centered on lifestyle, and to facilitate this concept a boutique shopping node will be provided with secure pedestrian access, allowing resident’s access to restaurants, gyms and food retailers.

All building and development plans are in strict accordance with local authority requirements, with a conscious and meaningful emphasis on energy efficiency and sustainable living.

THE FOLLOWING DESIGN FEATURES ARE NOTABLE:

- Central heat pump systems have been incorporated to ensure low electrical costs for hot water creation
- Independent controlled multi-split system air conditioning, ensures modern technology to cool only the room/s that the owner requires, and allows multi temperature control to suit the occupant’s requirements
- LED lighting to ensure longevity of the lighting bulbs and low energy consumption
- Solar glazing to sun facing facades reduces heating loads.
- Gas Hobs ensure reduced electrical costs whilst ensuring that one can cook through any potential ‘load shedding’
- Useable roof gardens
- Roofs are designed to collect rain water
- Landscape and buildings are considered holistically, with vertical gardens forming an integral part of the façade design and screening features
- Louvered walls and sunscreens for solar protection and ventilation are employed throughout the design

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

- | | |
|--|--|
| <p>1. FOUNDATIONS AND STRUCTURE:</p> <p>1.1 The building is founded on piled foundations, with reinforced concrete columns and walls, with reinforced concrete slabs.</p> <p>2. FLOOR SLABS:</p> <p>2.1 Ground bearing slabs are reinforced concrete surface beds.</p> <p>3 WALLS:</p> <p>3.1 Party internal and external walls are non-load bearing masonry walls.</p> <p>4. EXTERNAL ENVELOPE:</p> <p>4.1 Combination of high performance glass façade and masonry.</p> <p>5. ROOF:</p> <p>5.1 Reinforced concrete post tensioned slabs. Proprietary torch on waterproofing membrane to reinforced concrete slabs.</p> <p>6. INTERNAL PLUMBING AND FIRE SERVICES:</p> <p>6.1 High-density polyethylene (HDPE) drainage pipes with natural vent stacks, central reticulated hot water systems run from heat pumps.</p> <p>7. BALUSTRADES:</p> <p>7.1 Stainless Steel and or glass balustrades.</p> <p>8. LOUVERED SCREENS:</p> <p>8.1 Powder coated aluminum screens with Bamboo external grade timber screens for aesthetic louvers.</p> <p>9. LIFT INSTALLATION:</p> <p>9.1 Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with lift car interior to architects specifications</p> <p>9.2 5 x passenger lifts, stretcher lifts.</p> <p>9.3 1 x Fireman/service lift, load capacity approx 1350 kg.</p> <p>9.4 Advanced security access control in all lifts.</p> <p>10. SECURITY SYSTEM:</p> <p>10.1 Advanced access control with security card access to main lobbies and in lifts</p> <p>10.2 24 Hour on-site security guarding, with CCTV monitoring and recording.</p> | <p>11. ELECTRICAL INSTALLATION:</p> <p>11.1 Individual electrical meters for all residential units.</p> <p>11.2 Emergency power supply for common area emergency systems and all elevators.</p> <p>11.3 Standby generator for essential services.</p> <p>12. AIR CONDITIONING:</p> <p>12.1 All units to have stand-alone multi-split system for each unit, condensers to be housed on balconies.</p> <p>13. TELEVISION AND TELEPHONE:</p> <p>13.1 TV outlets and telephone outlet in communal area and main bedroom.</p> <p>14. WATER SYSTEM:</p> <p>14.1 Individual water meters for all residential units.</p> <p>14.2 Centralized hot water system providing hot water to units.</p> <p>15. LIGHTNING PROTECTION:</p> <p>15.1 Lightning protection system in accordance with SANS 10313.</p> <p>16. SIGNAGE:</p> <p>16.1 Unit and directory signage to Architects specifications.</p> <p>17. BOUNDARY AND SCREEN WALLS:</p> <p>17.1 Boundary and screen walls, including entrance gates, all to Architects designs and specifications.</p> <p>18 SWIMMING POOLS, GARDENS AND TERRACES:</p> <p>18.1 Landscaping to Landscape Architects designs and specifications.</p> <p>19. CAR PARKING:</p> <p>19.1 Approximately 550 car parking bays allocated according to sale agreement.</p> <p>19.2 Automatic card access control to gate and car park floors. Parking garage, entertainment area, pools and decks to Architects and Structural Engineers designs and specifications.</p> <p>20. GENERAL DRAINAGE AND MAINS:</p> <p>20.1 Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authority requirements.</p> |
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GENERAL SPECIFICATIONS

APARTMENT INTERNAL FINISHES

- | | |
|--|--|
| <p>1. FLOORS:</p> <p>1.1 Imported porcelain tiles</p> <p>2. SKIRTING:</p> <p>2.1 To be 100mm purpose made timber skirting.</p> <p>2.2 Bathroom skirting to be tile to match porcelain floor tile.</p> <p>3. DOORS:</p> <p>3.1 Entrance door – purpose made shop fitted feature, solid wood with stainless steel ironmongery.</p> <p>3.2 Internal doors – solid timber jam linings and architraves, all doors to be purpose made to designers details. Stainless steel Ironmongery.</p> <p>4. CEILINGS:</p> <p>4.1 Flush plastered ceiling with shadow line details fixed with patented suspension system, painted with super acrylic paint.</p> <p>5. BEDROOM CUPBOARDS:</p> <p>5.1 Fitted built-in cupboard doors to be hung on concealed hinges.</p> <p>6. BATHROOMS:</p> <p>6.1 Custom designed vanities.</p> <p>6.2 Toughened frameless glass shower screens.</p> <p>6.3 Imported sanware and Hansgrohe/Grohe brassware.</p> <p>7. KITCHEN:</p> <p>7.1 Designer fitted kitchen.</p> <p>7.2 Engineered quartz counter tops.</p> <p>7.3 Stainless steel sink and drainer with imported mixer.</p> <p>7.4 Prep bowl where space allows.</p> <p>7.5 All apartments are fitted with Smeg oven hob and extractor</p> <p>8. WALLS:</p> <p>8.1 Masonry internal walls plastered smooth and painted with quality 5 year guaranteed paint.</p> <p>8.2 Kitchen splash backs as per interior designer's specification.</p> | <p>8.3 Bathroom splash backs as per interior designer's specification.</p> <p>8.4 Bathroom behind WC to be tiled as per interior designer's specification.</p> <p>9. ELECTRICAL:</p> <p>9.1 BEDROOMS:</p> <p>9.1.1 Two normal sockets allowed per bedroom with LED down lights. Only main bedroom provided with a communal aerial television and telephone outlet.</p> <p>9.2 COMMUNAL AREAS:</p> <p>9.2.1 Communal areas have one double socket in the living area, one double socket in the dining area. Kitchen and scullery provided with four double sockets, stove and geyser isolator. All lighting LED down lights. TV outlet provided in the living area as well as a telephone and intercom outlet.</p> <p>9.3 GENERAL:</p> <p>9.3.1 Open spaces and passages have LED down lights normally switched. Provision for socket outlets dependent on the space allocation</p> |
|--|--|

NOTE Finishes/materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber may have some variations in colour and tone.

EXTERIOR



VIEW FACING NORTH



VIEW FACING SOUTH

EXTERIOR

INTERIOR



POOL VIEW FACING SOUTH



TYPICAL VERANDAH



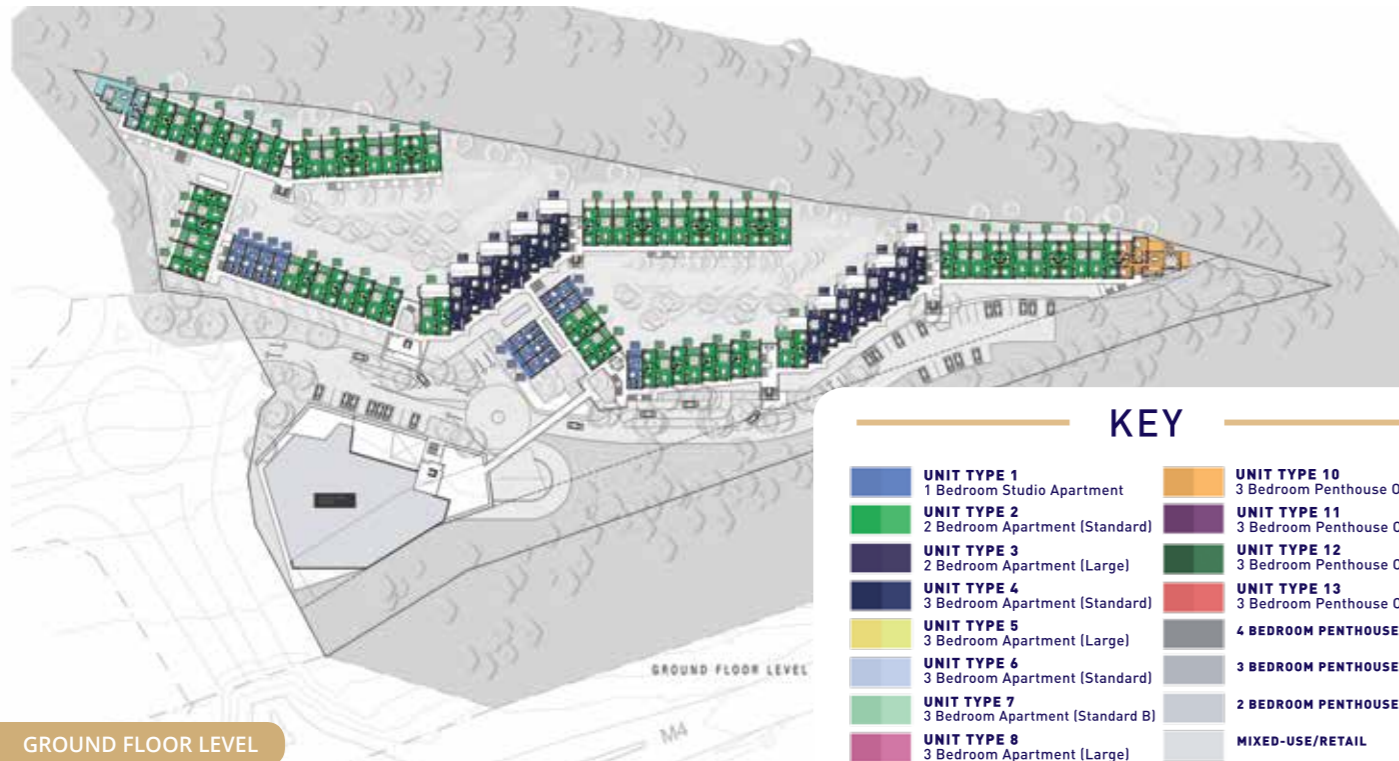
VIEW OF ENTRANCE



TYPICAL VIEW FACING EAST

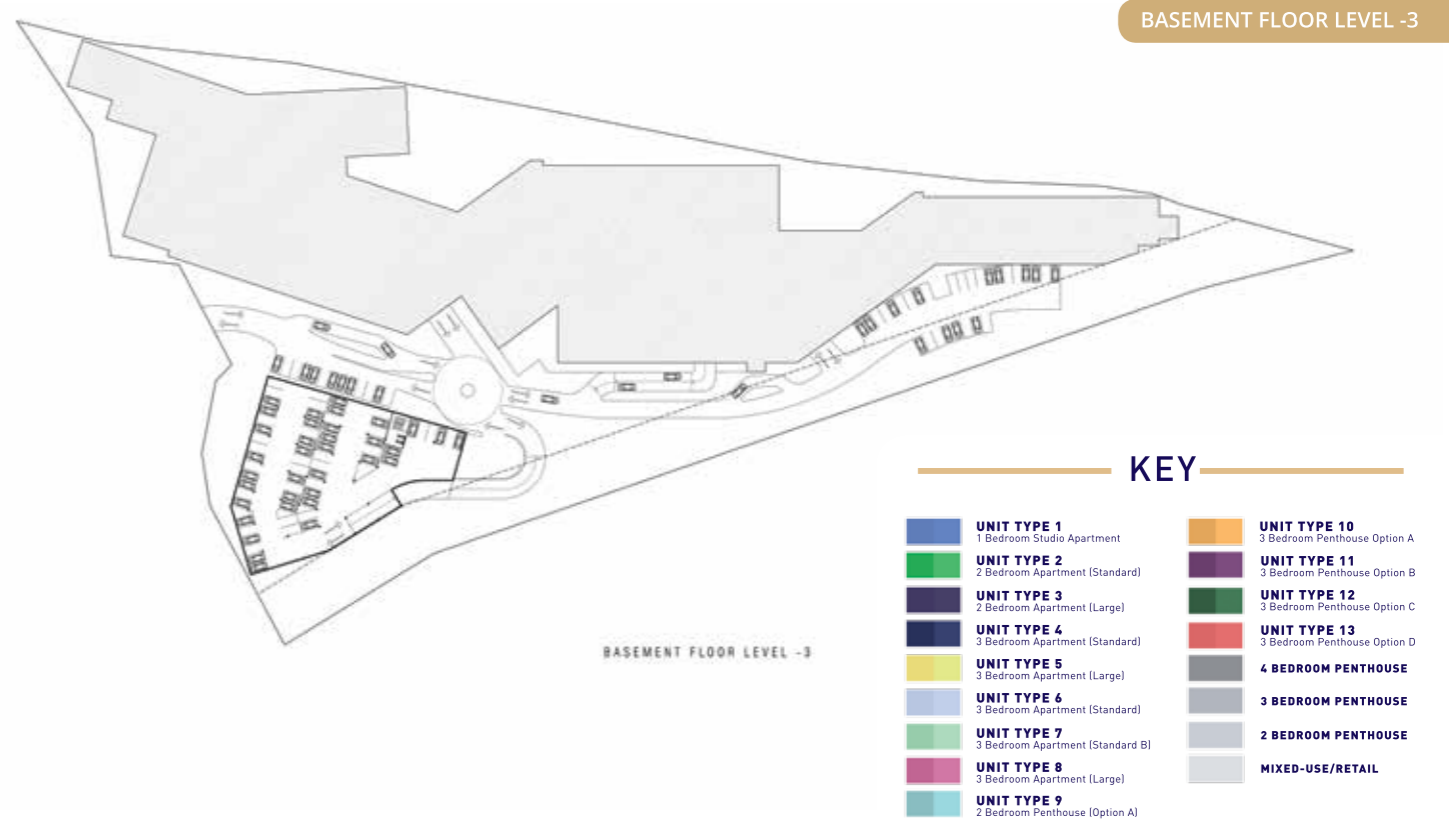
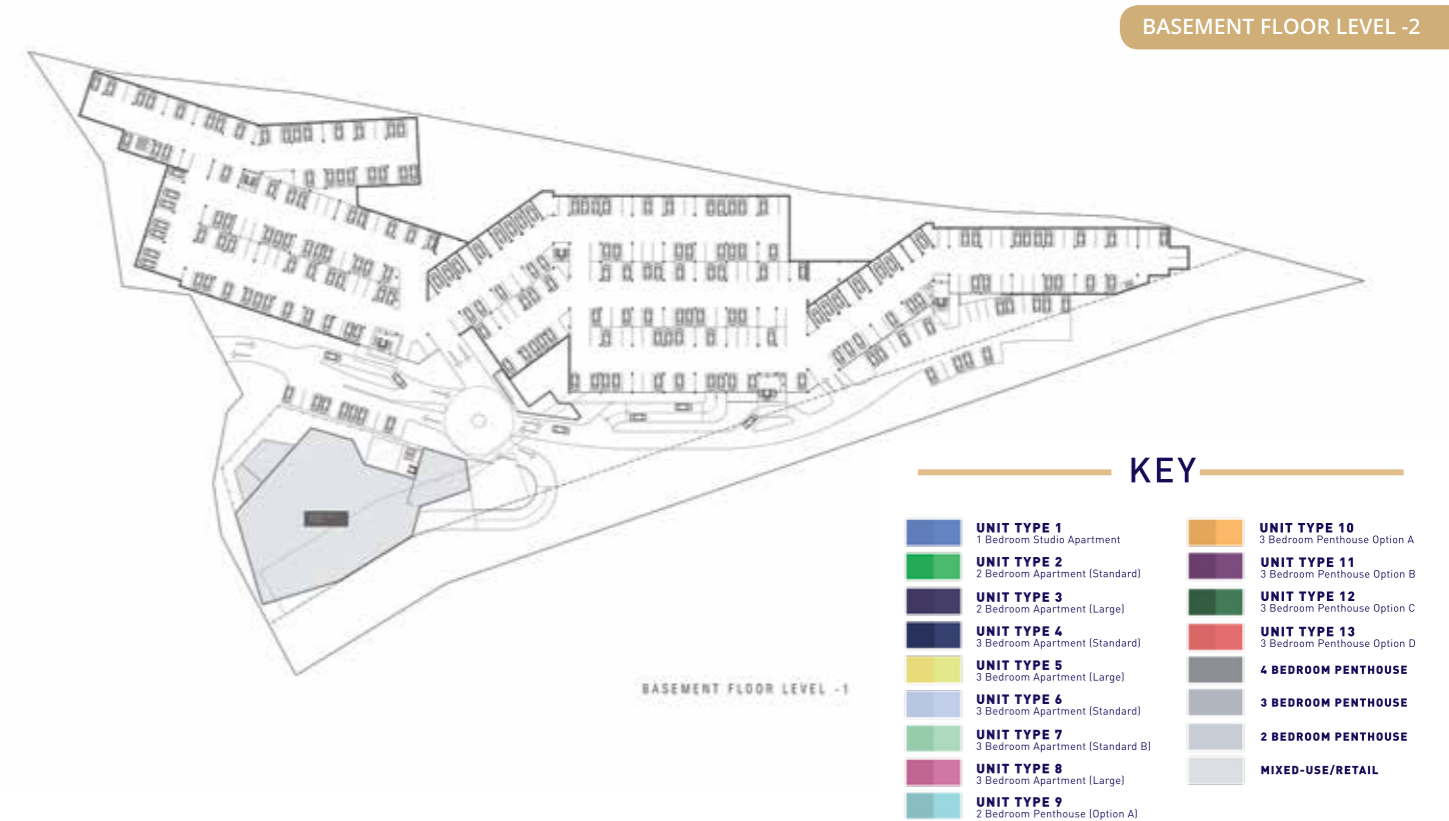
FLOOR PLANS

FLOOR PLANS



FLOOR PLANS

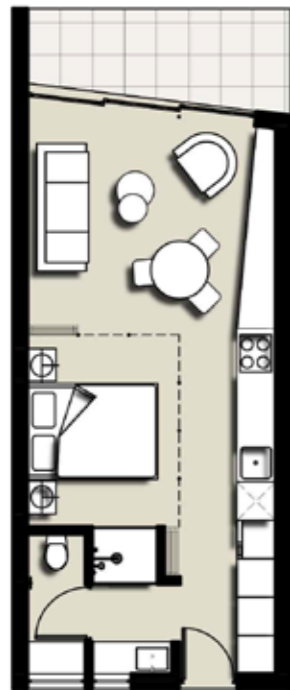
FLOOR PLANS



APARTMENT PLANS

1 BEDROOM

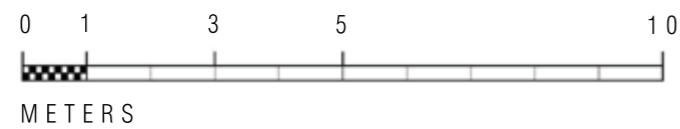
(typical floor plans, more variations available)



UNIT TYPE:1 (1 BED STUDIO)

UNIT AREA EX. PATIO : 36sqm
UNIT PATIO AREA: 5.8sqm

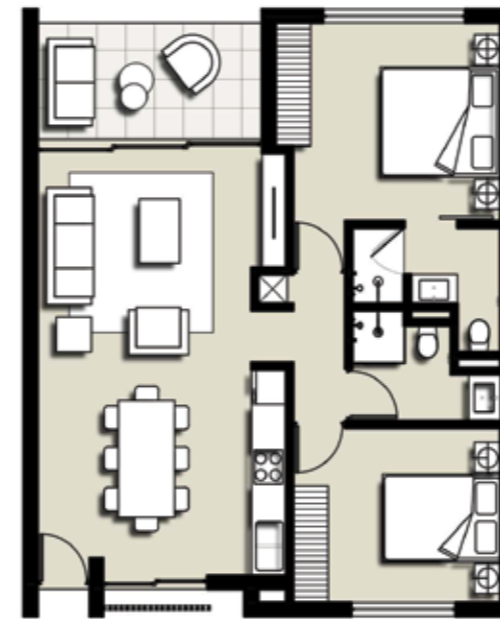
TOTAL AREA: 41.8sqm



APARTMENT PLANS

2 BEDROOM

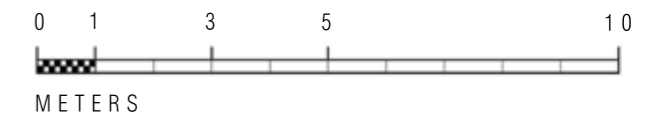
(typical floor plans, more variations available)



UNIT TYPE:2 (2 BEDROOM STANDARD)

UNIT AREA EX. PATIO: 75sqm
UNIT PATIO AREA: 8sqm

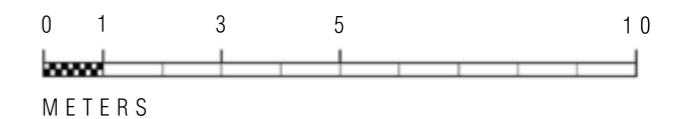
TOTAL AREA: 83sqm



UNIT TYPE: 3 (2 BED LARGE)

UNIT AREA EX. PATIO: 80sqm
UNIT PATIO AREA:15sqm (STANDARD)
GARDEN UNITS: +20sqm

TOTAL AREA: 115sqm

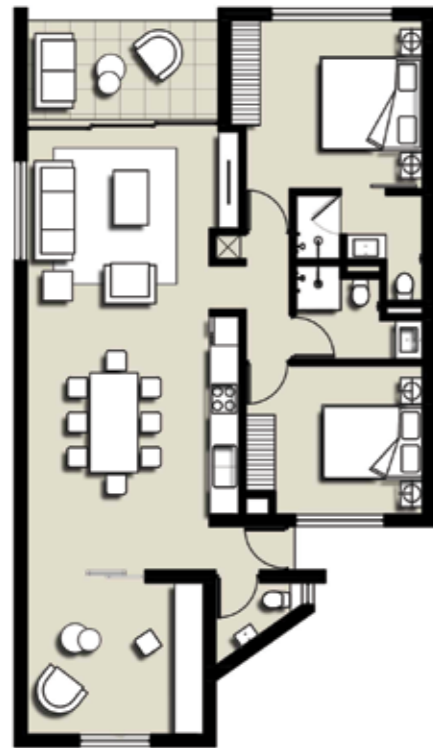


APARTMENT PLANS

APARTMENT PLANS

3 BEDROOM

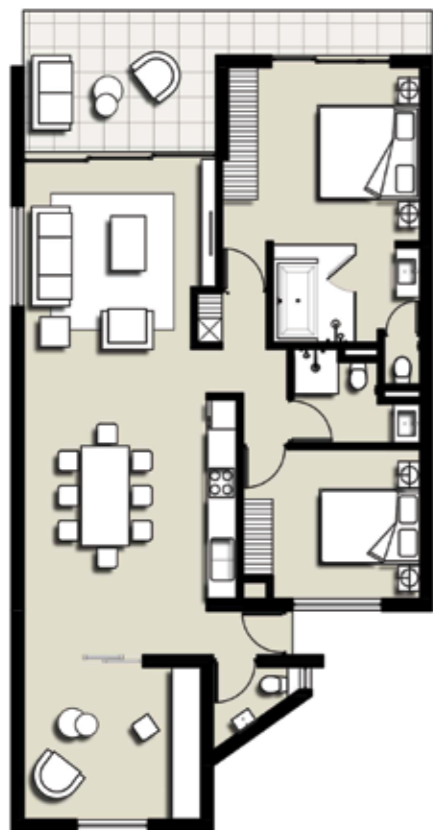
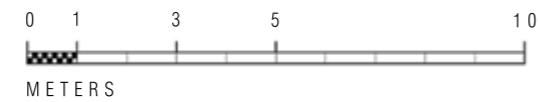
(typical floor plans, more variations available)



UNIT TYPE: 4 (3 BED STANDARD)

UNIT AREA EX. PATIO: 99sqm
UNIT PATIO AREA: 8sqm

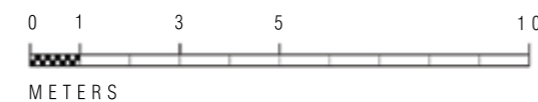
TOTAL AREA: 107sqm



UNIT TYPE: 5 (3 BED LARGE)

UNIT AREA EX. PATIO: 107sqm
UNIT PATIO AREA: 15.0 (STANDARD)
GARDEN UNITS: +20.0 sqm

TOTAL AREA WITH PATIO: 122 sqm
TOTAL AREA WITH PATIO + GARDEN: 142 sqm



3 BEDROOM

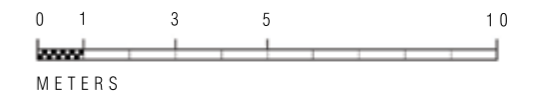
(typical floor plans, more variations available)



UNIT TYPE: 6 (3 BED STANDARD)

UNIT AREA EX. PATIO: 100 sqm
UNIT PATIO AREA: 15sqm

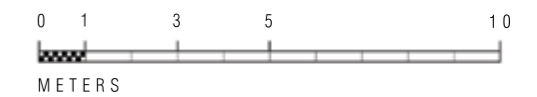
TOTAL AREA: 115sqm



UNIT TYPE: 7 (3 BED STANDARD B)

UNIT AREA EX. PATIO: 100sqm
UNIT PATIO AREA: 15.0 (STANDARD)

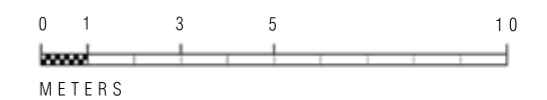
TOTAL AREA: 115sqm



UNIT TYPE: 8 (3 BED LARGE)

UNIT AREA EX. PATIO: 112sqm
UNIT PATIO AREA: 30.0sqm (STANDARD)

TOTAL AREA: 142sqm



APARTMENT PLANS

PENTHOUSES

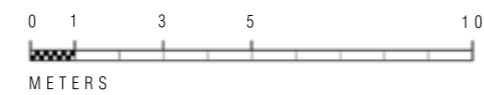
(typical floor plans, more variations available)



UNIT TYPE: 9 (2 BED PENTHOUSE A)

UNIT AREA EX. PATIO: 96sqm
UNIT PATIO AREA: 24sqm

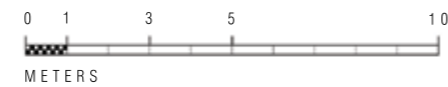
TOTAL AREA: 120sqm



UNIT TYPE: 10 (3 BED PENTHOUSE A)

UNIT AREA EX. PATIO: 140sqm
UNIT PATIO AREA: 21.7sqm

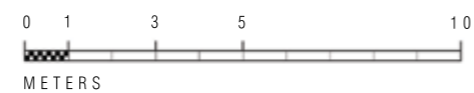
TOTAL AREA: 161.7sqm



TYPE: 11 (3 BED PENTHOUSE B)

UNIT AREA EX. PATIO: 112sqm
UNIT PATIO AREA: 40sqm

TOTAL AREA: 152sqm



APARTMENT PLANS

PENTHOUSES

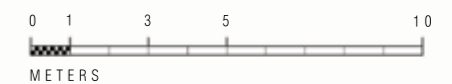
(typical floor plans, more variations available)



UNIT TYPE: 12 (3 BED PENTHOUSE C)

UNIT AREA EX. PATIO: 162sqm
UNIT PATIO AREA: 101sqm

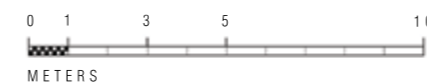
TOTAL AREA: 263sqm



UNIT TYPE: 13 (3 BED PENTHOUSE D)

UNIT AREA EX. PATIO: 166sqm
UNIT PATIO AREA: 101.9sqm

TOTAL AREA: 267.9sqm



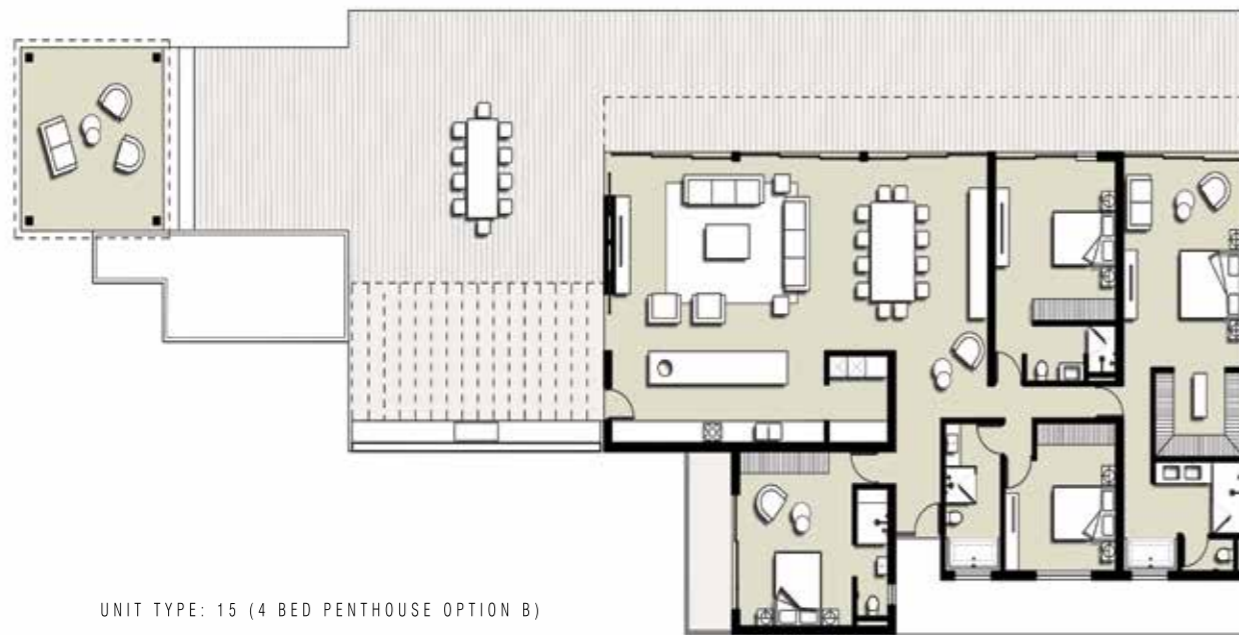
APARTMENT PLANS

PENTHOUSES

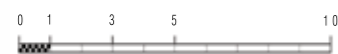
(typical floor plans, more variations available)



UNIT TYPE: 14 (4 BED PENTHOUSE OPTION A)
 UNIT AREA EX. PATIO : 209.0sqm
 UNIT PATIO COVERED AREA : 173.6sqm
 UNIT PATIO COVERED AREA : 148.7sqm



UNIT TYPE: 15 (4 BED PENTHOUSE OPTION B)
 UNIT AREA EX. PATIO: 232.0sqm
 UNIT PATIO AREA : 244.0sqm
TOTAL AREA: 476sqm



APARTMENT PLANS

PENTHOUSES

(typical floor plans, more variations available)

UNIT TYPE: 16 (4 BED PENTHOUSE OPTION C)

UNIT AREA EX. PATIO: 197.0sqm
 UNIT PATIO AREA : 79sqm

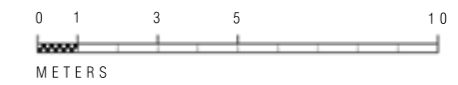
TOTAL AREA: 276sqm



UNIT TYPE: 17 (4 BED PENTHOUSE OPTION D)

UNIT AREA EX. PATIO: 214sqm
 UNIT PATIO AREA: 40sqm

TOTAL AREA: 254sqm





PRICING AND LEGAL

Please request the latest pricing and availability schedule at the OceanDune Sibaya Sales Centre, online at www.oceandune.co.za, or 087 550 1300

PAYMENT TERMS

The development's designated conveyancers are Anthony Whatmore & Company. All amounts paid are held in trust, pending transfer, with the exception of the amount paid in consideration of the Pre-emptive Agreement. 10% of the purchase price is due upon signature of the contract of sale. Please note: this payment is inclusive of the amount paid in consideration of the Pre-emptive Agreement. The Pre-emptive Fee for 1, 2 & 3 bedroom units will include a R50, 000.00 (incl. VAT) NON-REFUNDABLE payment for the first unit, R100 000 (incl. VAT) NON-REFUNDABLE payment for the second unit, and R100 000 (incl. VAT) NON-REFUNDABLE payment for the third unit, which is payable at the launch event. Sales Executives will discuss the 4 bedroom Pre-emptive Fee. Upon signature of the contract of sale, a bond grant is required from an approved financial institution, or a bank guarantee for the balance of the purchase price, or the funds can be deposited into the conveyancers trust account.

The balance of the purchase price is payable on registration of transfer.

SALE & PURCHASE AGREEMENT

This document is available for download on www.oceandune.co.za for your review or perusal.

RE-SALES

Any seller is permitted to resell his unit, once transfer has taken place.

SECTIONAL TITLE PROPERTIES ACT

The OceanDune Sibaya development falls under the Sectional Title Properties Act. For further information on the act, kindly go to: www.acts.co.za

NHBRC

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaints procedure, which aims to ensure that builders meet their obligations under the Act. Home Enrolment benefits include:

- Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards
- NHBRC quality inspections during construction

- Major structural warranty cover for a period of up to five years from date of occupation
 - NHBRC mediation between homeowner and builder
 - Recourse through complaints, arbitration and remedial processes
- Find out more here: www.nhbrc.org.za

CONSUMER PROTECTION ACT

The OceanDune Sibaya development and terms are fully compliant with the South African Consumer Protection Act. To download a copy, kindly go to: www.labourguide.co.za/consumer-protection-act

THE PROFESSIONAL TEAM

PROJECT MANAGEMENT:



ARCHITECT:



LANDSCAPE CONSULTANTS



ELECTRICAL ENGINEER / CIVIL ENGINEER / STRUCTURAL ENGINEER



CONSTRUCTION



LAND SURVEYOR:



QUANTITY SURVEYOR:



SALES & MARKETING CONSULTANTS



MECHANICAL ENGINEER



CONVEYANCERS:



FREQUENTLY ASKED QUESTIONS

WHO IS THE DEVELOPER?

Blue Waters Investments
T/A OceanDune

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

Ethekwini Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?

Gateway Theatre of Shopping, La Lucia Mall, Umhlanga Hospital and Umhlanga Medical Centre, however once the Sibaya precinct is established a variety of nearby amenities will become available.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

The Sibaya precinct will independently offer state-of-the-art security, and in addition to this OceanDune will ensure full perimeter walling, and a daily 24-hour guarding service with full backup.

HOW IS OCEANDUNE PROPERTY OWNERSHIP MANAGED?

This will be facilitated by a Body Corporate managing entity, which is still to be established.

WHAT DOCUMENTS THAT GOVERN LIVING AT OCEANDUNE HAVE BEEN APPROVED?

Documents will only be established once registration takes place. Following this, prescribed management and conduct rules, in terms of the Sectional Title Act, will be established.

WHEN WILL CONSTRUCTION START AND END?

Construction will start mid-2016, and is estimated to be completed in the last quarter of 2018.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased units when the beneficial occupation has been approved by local authorities.

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

The levy is estimated at R15/m², however this will be finalised at the inaugural Body Corporate meeting.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

The owner has independent contracts with each of the service providers and will be directly responsible for each.

WHAT IS THE TOTAL EXPECTED VALUE ON COMPLETION?

R900 million

WILL THERE BE ANY STORAGE FACILITIES?

Yes, there will be limited storage facilities located in the basement garages. These will be available to purchase.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

This will be decided by the Body Corporate once it is established.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, both short term and long term rentals will be permitted however is subject to Body Corporate authorisation.

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

To ensure security is maintained there will, in all likelihood, be an accreditation process that real estate companies must adhere to. Please contact Keller Williams Realty for an updated list of real estate agencies.

ARE PETS ALLOWED?

No pets are permitted. This is to ensure a comfortable living space for all persons residing at OceanDune.

WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?

Subject to Body Corporate Rules and Regulations, domestic workers are welcome to reside in your individual residence however no separate facilities for staff will be provided.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?

Yes, owners are welcome to make amendments using their preferred architect once transfer has taken place. Prior approval from the Body Corporate will be required.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES AT THE SIBAYA PRECINCT?

Yes, all facilities within Sibaya will be readily available to residents. Some facilities may attract a service charge

WILL THE OPTION OF HOME AUTOMATION BE AVAILABLE?

This is not available for the standard apartments, however will be installed in the penthouses.

FREQUENTLY ASKED QUESTIONS

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

Yes, all units will be equipped with air-conditioning.

HOW DO I GET TO THE BEACH FROM OCEANDUNE?

Residents will gain access to the beaches via natural footpaths that wind through the pristine coastal forest.

WHERE CAN MY GUESTS PARK?

There will be approximately 30-40 designated visitors parking bays.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

Use of the facilities is exclusively for the occupants of the units and cannot be used by anyone who is not residing at OceanDune.

HOW MANY PARKING BAYS DO I GET?

1 and 2 bedroom (small) apartments have been allocated 1 fixed parking bay each, and all other apartments have been allocated 2 fixed parking bays.

CAN I BUY ADDITIONAL PARKING BAYS?

Yes, additional parking bays can be purchased but are limited.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed by the Body Corporate.

HAS THE BODY CORPORATE BEEN ESTABLISHED AND IF NOT, WHEN WILL IT BE?

No, it has not. On registration the developer has 60 days to call the inaugural meeting, at which the Body Corporate will be established.

WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

This will be the responsibility of the elected body corporate.

WHERE CAN I HANG MY WASHING?

Screened-off areas on the balcony have been incorporated into the unit layout.

WILL THERE BE A GENERATOR?

Although there will be a generator, this will be for essential services only.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, it will have a NHBRC certificate.

WHAT IS THE BUILDING WARRANTY?

The building warranty is based on the JBCC standard, which is 3 years.

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.

HOW MANY LIFTS ARE IN THE BUILDING?

There are 6 lifts.

WHAT ARE THE MUNICIPAL RATES?

Estimated rates can be calculated using the following formula:

Property Value x 0.01187 (rate randage)
= Annual rates/12 months

Example:

R 995 000 x 0.01187 = R 985 p/month
R 2 500 000 x 0.01187 = R 2473 p/month
R 5 000 000 x 0.01187 = R 4946 p/month



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