



PRICING & LEGAL

Please request the latest pricing and availability schedule at the Emerald Valley Sales Office, email sales@hcollins.co.za or 083 409 0007.

PAYMENT TERMS

The development's designated conveyancers are: Lester Hall Fletcher Inc and Van Onselen Attorneys.

All amounts paid are held in the attorney's trust account, pending transfer.

An initial reservation 10% deposit (incl. VAT) is payable to secure the reservation of each site.

Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution within 30 days, or a guarantee issued from a registered South African commercial bank within 7 days of request by the conveyancer. Alternatively, the funds may be deposited into the conveyancer's trust account, within 7 days from request, which shall be invested in an interest-bearing account, all interest accrued will be to your benefit.

It is advisable that pre-approved finance is confirmed.

CONTRACT OF SALE

This document is available for download on www.emeraldvalley.co.za for your perusal.

Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing hereof.

CONSUMER PROTECTION ACT

- Emerald Valley's 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/



FACT SHEET

DEVELOPMENT: Emerald Valley

DEVELOPER: Collins Residential

PRODUCT USE: Residential (Land)

CIVILS CONTRACTOR: R&B Civils

DESIGN CONSULTANTS AND PROFESSIONAL TEAM:

Project Lead: Geoff Perkins

Landscape Consultant: Land Art Studio

Project Management: Roots Project Management

Civil Engineer: Bosch Projects

Traffic Engineer: NSA Engineers

Electrical Engineer: DBA Engineers

Land Surveyors: CKLS Land Surveyors

Quantity Surveyors: Tapsin Consulting

Sales: Collins Residential

Conveyancers: Lester Hall Fletcher Inc and Van Onselen Attorneys

TOTAL SITE AREA:

TOTAL NUMBER OF LAND ERVEN:

28 in Phase 1

64 in Phase 2

1 Development opportunity allowing 53 units

FACILITIES:

- 24-Hour security
- Gated estate
- Community clubhouse
- Gym
- Tennis courts
- Pool
- Pizza oven and braai area
- Cricket net
- Kids' play areas
- Outdoor chess
- Sports court
- Dog-friendly
- Nature trails and walking paths
- Fishing dams
- Established Home Owners' Association

AREA AMENITIES:

- Reddam House Umhlanga
- Crawford International
- Gateway Theatre of Shopping
- Flander's Mall
- KwikSpar
- Umhlanga Promenade & Beach
- Umhlanga Village

PRICING FOR RESIDENTIAL STANDS: Starting from R1,600,000

LEVY STABILISATION FUND: R20,000 (Payable to Kindlewood Estate)

CONSTRUCTION START: Anticipated to be 3rd quarter of 2024

ESTIMATED TRANSFER DATE: 18 months after construction commencement

DISCLAIMER:

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



FREQUENTLY ASKED QUESTIONS

Is Emerald Valley within a gated estate?

Emerald Valley is a new development within the gated Kindlewood Estate. An established and well-run and well-operated estate in the Mount Edgecombe area. Emerald Valley offers the final remaining land sites within Kindlewood Estate.

Where are the nearest shops, hospital, business and education nodes in the area?

Flander's Mall, Cornubia Mall and Gateway Theatre of Shopping are on your doorstep. Netcare Umhlanga Hospital and Busamed Gateway Hospital are less than 10km away. This node is renowned for business hubs scattered close by within Mount Edgecombe through to Umhlanga.

What security measures are in place?

Kindlewood Estate has an extensive and well-established security presence, with secure, manned 24-hour Gatehouses, face-recognition biometric access and CCTV monitoring. Kindlewood Estate offers two gatehouses for ease of access.

Who is responsible for electricity, water and property rate payments within the residential component?

As these sites are single residential stands, the levy is paid to the Kindlewood HOA while rates and water are paid to the local municipality (eTM).

Will there be any onsite management services?

The Kindlewood Estate is successfully managed by a team of staff, appointed by Directors and falling under the Estate Manager, who ensures the smooth running of the estate. This includes security, landscaping, common property (such as community clubhouses) and even a social committee that takes care of estate events.

Are pets allowed?

Yes, Emerald Valley is a pet-friendly estate allowing up to 2 dogs and 2 cats. There are dedicated dog-friendly walking paths throughout Kindlewood Estate that offer kilometers of tail-wagging fun through wetlands, forests, and dams.

Can I use my own architect for the design of my home?

Yes, you can appoint your own architect. You have the freedom to appoint your own NHBC registered builder. All homes designed at Kindlewood need to follow the design guidelines as set out by the Architectural Design Review Panel for Kindlewood Estate.

As an owner, will I have access to all the facilities?

Yes, you will have full access to all Kindlewood facilities, from the padel courts to the clubhouse and swimming pool.

Where can my guests park?

Parking provisions for guests will need to be accommodated in your home design, on your own erven.

Can I reserve a plot?

Due to high demand, plots are sold on a first-come first-serve basis and reservations aren't allowed.

Am I allowed to install solar?

Yes, you are encouraged to install solar, the aesthetics of which are dealt with in the Architectural Design Manual.