

## Overall Development

### 1. Where is Pearls of Umhlanga?

The Pearls of Umhlanga is being developed on what was previously the Umhlanga Rocks Hotel site, situated in Lagoon Drive between the Beverley Hills Hotel and the Cabana Beach Resort. This is a prime beachfront site along the KwaZulu-Natal North Coast.

### 2. What is the extent of the land?

The site measures 5,3 hectares with 200 meters of frontage onto the beach promenade.

### 3. What does Pearls of Umhlanga comprise of?

Pearls of Umhlanga is a self-contained lifestyle development surrounded by magnificently landscaped grounds and exquisite sea views. It is a sectional title development made up of one to four bedroom apartments and penthouses.

There are seven aspects to the development:

- Pearl Reef - a complex of 22 luxury apartments.
- Pearl Tides - a complex of 24 luxury beachfront duplex villas.
- Pearl Breeze - approximately 96 luxury apartments.
- Pearl Dawn - approximately 120 luxury apartments.
- Pearl Sky - approximately 177 luxury apartments.
- Pearl Walk - a commercial boulevard of South Africa's finest boutique shops and restaurants.
- Pearl Spa - a wellness centre offering a wide range of health and fitness activities.

NOTE: Certain aspects of the development are subject to an amendment to the town planning scheme.

### 4. When is the anticipated completion date for the entire development?

A project of this nature will be completed in phases over an estimated period of four years. Proposed completion dates:

December 2005 - Pearl Reef

December 2006 - Pearl Breeze and 12 apartments in Pearl Tides

December 2007 - Pearl Dawn and the remaining 12 apartments of Pearl Tides

December 2008 - Pearl Spa and Pearl Walk

### 5. Who are the developers and directors?

VVE Property Group, the property arm of well known film company Video Vision - directors Anant Singh, Sanjeev Singh, Sudhir Pragjee.

Global Property Group - directors Nico van Rooyen (chairman), Richard Crocker and Trevor Botsis (alternate chairman).

Wakefields Devco - director Keith Wakefield.

### 6. What are the town planning requirements?

The site development plan has already been approved for Pearl Reef, Pearl Tides, Pearl Breeze and Pearl Dawn which all meet the current zoning requirements. Pearl Sky will be subject to an application to amend the town planning scheme, and the developers will follow the defined public process in accordance with the requirements of the eThekweni Municipality.

### 7. What finishes will be provided for the apartments?

A choice of tasteful colourways, stylish taps and fittings, imported sanitary ware, state-of-the-art appliances, wall and floor finishes is offered. Contemporary and

traditional interior design options, professionally co-ordinated by a leading South African interior design architect, Keith Africa, enable you to enhance your home according to your individual style.

### 8. Is there a garden area for apartments?

The only exclusive garden use areas will be the ground floor homes in the Pearl Tides and Pearl Reef. These garden areas will be demarcated or fenced. The remainder of the landscaped garden is for common use of residents.

### 9. What landscaping plans have been prepared for the development?

A comprehensive landscaping plan has been designed by the landscape architects Uys and White.

### 10. What parking facilities will be available?

Each unit will have an average of two undercover parking bays and ample visitor parking. The parking area for most of the development will be underground.

### 11. What arrangements have been made for ski-boats?

The access of the ski-boats is under the control of the eThekweni Municipality which now requires that all ski-boats be licenced. An access route has been provided from McCausland Crescent along the lower front aspect of the development to the launch site at Granny's Pool. Only one boat will be allowed to launch and one to exit every hour and they will not be allowed to create a disturbance.

### 12. What will happen to the Life Savers Clubhouse in front of Pearl Reef?

The Life Savers Clubhouse is to be renovated and modernised by the developer so that it will match the overall luxury feel of the development. Its roof will be flattened and lowered and a tea garden area created on the rooftop.

### 13. What are the developers contributing to the general upgrade of the Umhlanga area?

The developers will contribute to the upgrade of the beach promenade, the moving of the storm water drain that currently exits near Granny's Pool to the opposite side of the site exiting at the end of McCausland Drive and the development of a pier proposed by the municipality. In addition they will contribute to the upgrade of the main access bridge at the entrance to Umhlanga Village from four lanes to six lanes.

## Lifestyle

### 14. What facilities will be available?

A new dimension of sophisticated living is at your fingertips. Exclusive-style services include a concierge, a valet service, and state-of-the-art security, twenty four hours a day. A wellness centre will include swimming pool, gym, sauna, spa bath, massage and a range of beauty and health treatments. A business centre will include board room, conference facilities. A commercial centre will feature top South African boutique type shops and restaurants.

### 15. What appliances are going to be supplied as standard fittings in each unit?

Each apartment throughout the complex will have kitchen and bathroom fittings that are of the highest standard and quality.

In Pearl Reef and Pearl Tides the following are included in the purchase price: Eye level oven and hob with extractor hood; microwave; fridge/freezer; dishwasher, washing machine and tumble drier.

In Pearl Breeze, Pearl Dawn and Pearl Sky the following are included in the purchase price: Eye level oven and hob with extractor hood and microwave.

**16. What will the wellness centre offer?**

Pearl Spa will provide a wide range of activities including an indoor swimming pool, gym, spa baths, saunas and steam rooms, as well as a spectrum of holistic, revitalising treatments including a range of massage and beauty therapies to transport you to a higher plane of relaxation.

**17. Will the wellness centre cater for residents only?**

No. Pearl Spa will be open to the public.

**18. Will there be direct access to the beach?**

Yes there will be direct access to the beach through the centre of the Pearls of Umhlanga development. A lift will take residents down to the front beach entrance which will have a security check point and a kiosk from which deck chairs and umbrellas can be obtained. Residents will also be able to walk down the so called "Spanish Steps" to the entrance if they wish. There will be a second access at Pearl Reef.

## Control and Ownership

**19. Who will own the wellness centre?**

Like the commercial centre it will be a sectional title unit and while initially owned by the developers with its management outsourced the centre could at some stage be sold to an investor or end user.

**20. How will the interests of each home owner be secured?**

A single body corporate will look after the interests of home owners. This will be formed early in 2005 as soon as the first sectional title apartment is transferred.

**21. What arrangements will be put in place to manage Pearls of Umhlanga?**

A board of trustees will be appointed in terms of the rules of the body corporate. Because of the size of the development the trustees will appoint a professional dedicated management team, headed by a general manager to run the complex. The management team will report to the board of trustees.

## Security

**22. How will the safety of residents be secured?**

The development will be secured with electric fencing with 24-hour CCTV surveillance monitored from a central control room. Each owner will have their own access code and only owners and their guests will be allowed into the development. Privacy of each building within the development will also be secured.

**23. Will the commercial sector compromise security?**

No. Although Pearl Walk will be open to the public, good security will be maintained at all times with strict and controlled access to the development.

**24. Will security measures be compromised during construction?**

As each phase of the development is completed and ready for occupation it will be fully secured and linked into the main security system. Where possible, the construction activity for each phase will be completed outside the main security enclave. The public will not have access to the development.

## Finance

**25. Is bond finance available?**

Yes. Mortgage origination company, Mortgage SA, has been briefed on the project and will assist purchasers to obtain the best financing deals from the major banks, provided the clients meet the banks' lending requirements.

**26. What do buyers have to do to secure an apartment?**

To secure an apartment buyers have to enter into an agreement of sale which would require a deposit on signature and guarantees for the balance of the purchase price within 30 days.

**27. When does occupation take place?**

Individual transfers will coincide with the completion of buildings and residents will only start paying the levy once the building is complete.

**28. What will the levy cover?**

The levy will cover the rates, exterior maintenance of the buildings, swimming pool, building insurance, security, garden maintenance, the concierge and other personnel. However, each homeowner will be responsible for their light and water account and will need to have their own insurance for the contents of their home.

**29. Can units be bought as investments and rented out?**

Apartments in the development may be rented out as long as the strict criteria of the body corporate's rules on access and length of stay are complied with.

**30. Has development finance been raised for the construction of the different aspects of the project?**

Yes. Developers took transfer of the property during mid 2004.

## Housekeeping

**31. Who will be responsible for the maintenance of the interior and exterior of the apartments?**

The maintenance of the interior of each apartment is the responsibility of the owner while the exterior maintenance is the responsibility of the body corporate.

**32. Will residents be able to work from home?**

Yes as long as this does not interfere with the lifestyle of other residents and does not contravene council by-laws. Residents should take note that the strict access rules will hinder client access to the premises.

However the business centre facilities can be accessed off Pearl Walk, the commercial boulevard.

**33. Will there be staff accommodation?**

Staff ablution facilities will be provided.

**34. Are pets permitted?**

No.

## Professional Team

**35. Who are the developers using to advise them on this project?**

The team who have made Pearls of Umhlanga a reality, all experts in their field, bring a wealth of experience to the development.

Conveyancing Attorneys: Garlicke & Bousfield

Architects: Creative Kingdom Incorporated Cooper Architects Seedat & Seedat

Civil and Structural Engineer: Becker Consulting

Geotechnical Engineer: Davies Lynn & Partners

Electrical Engineer: BFBA Consulting

Quantity Surveyors: Walters & Simpson Letchymya Daya Mandini

Interior Design: Keith Africa

Landscaping: Uys & White

Construction: Grinaker Sivukile Ltd

Marketing: Citigate, Group Editors

Selling Agents: Wakefields Estate Agents

### Disclaimer:

Every precaution and care has been taken by Wakefields to ensure the correctness of the detail set out however, Wakefields do not warrant or guarantee the correctness of the information supplied and is therefore not liable for any errors or omissions.



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