

FACTS

Who is the Developer?

International Housing Solutions (IHS) with HB Realty as the project manager.

Who is the building contractor?

Tyris construction.

Who is the transferring attorney?

Tonkin Clacey Inc.

Which municipal body governs this area?

City of Johannesburg.

FIGURES

How much is the deposit?

An initial non-refundable deposit of R20 000 is payable to secure the reservation of each unit. In the event that the pre-approval is done through our preferred supplier, a R10 000 deposit can be secured.

All funds must be deposited in to the conveyancers trust account, within 7 days from the request, which shall be invested into an interest-bearing account, with all interest accrued will be to your benefit.

What levies and R&T are expected?

- Batchelor approx. Levies R990 | R&T R750
- 1 Bedroom approx. Levies R1313 | R&T R884
- 2 Bedroom approx. Levies R1936 | R&T R1115

How much is Bond & Transfer Costs?

Bond & Transfer costs depend on the apartment type and start from approximately R50 000 to R100 000 – this is however included in the purchase price which means you enjoy massive savings.

TIMELINES

When will the show unit be ready?

We already have a show units of both the Studio & 1 bedroom available for viewing

When will construction start?

Construction already started in March 2024 & is currently in process.

When do you anticipate construction to be complete?

We are aiming to start snagging to building as early as November 2024.

Can I occupy before transfer?

You can occupy the unit as soon as occupational certificates are issued. If you wish to occupy the unit before transfer, occupational rent is calculated at only [0.9% of the total purchase price], payable to the Seller monthly in advance from the date of occupation until the date of Transfer.

When will I be able to move into my home after completion of construction?

You will be able to move into your home once occupation certificates are received. Estimated date for Transfer – January 2025.

When will Building 2 be finalised?

Estimated to start Mid July 2025 in phases.

Will I be allowed to rent out my property?

Yes, after transfer owners may elect their own estate agents to manage the rental of their property.

If I buy as an investment, do you offer rental management?

We do offer a full turn-key solution for investors where we secure a tenant & manage your rental unit on their behalf.

ARCHITECTURAL

Are the units already built?

It is an existing office building converted to housing.

Are the units full or sectional title?

Circa Illovo falls under the Sectional Title Properties act. For further information on the act, kindly go to www.acts.co.za

Can I choose my own building plan?

Unfortunately all apartments are built according to the existing building plans.

Can I use my own architect for amendments to my apartment?

Yes, once you have taken transfer you can change the internal of the apartment only, but with the consent of the Body Corporate.

What add-ons will I be able to add to my property?

You are able to make any alterations to the internal of the apartment that will not impact on the structural integrity of the building. No changes to the external façade or common areas will be allowed. Trustee approval is always required for significant changes.

Will the building have a NHBRC certificate?

No. Being an existing building converted to housing, it is exempt from NHBRC enrolment and considered to be structurally sound.

What is the residential building's warranty?

The construction guarantee is based on the JBCC standard, which is 5 years from date of practical completion for structural issues and one year for plumbing and electrical issues.

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.

GREEN FOOTPRINT

What is Edge Certification?

EDGE certification ensures reduced energy, water and energy consumption = lower utility bills and smaller environmental footprint > giving you a sustainable, cost-effective home & saving you over 20% on monthly utilities.

What is the benefit of buying a Green Edge certified apartment?

Not only do you save over 20% on monthly utilities, it provides you access to green bonds that allows the buyer to benefit from lower interest rates on their loan facilities, increased loan to value, ebucks and other benefits.

What Green features are included?

Energy Efficiency Measures:

- Reduced Window-to-Wall Ratio
- Efficient Glass to windows
- Improved Insulation to roofs
- Heat Pump for Domestic Hot Water
- Resulting in over 20% saving on energy

Water Efficiency Measures:

- Water-efficient Showerheads
- Water-efficient Faucets for all Bathrooms
- Efficient Dual Flush Water Closets for All Bathrooms
- Water-efficient Faucets for Kitchen Sinks
- Resulting in over 30% saving on water

Materials Efficiency Measures:

- Reuse of existing building structure and external walls, resulting in over 60% saving on embodied carbon and associated GHG emissions during the construction process.

BUILDING FEATURES**Will there be a generator?**

Yes, there will be a generator for all communal areas. Should back-up power be made available to units, at a reasonable cost of which will be added to the levy.

What security measures are in place for the protection of residents?

Residents will have 24-hour security, with strong perimeter fencing, key card access control and a manned gatehouse to enter and exit the premises. There will be CCTV in strategic locations as well.

How do I get internet connection, telephone connection and satellite?

All units are already wired with a 10MB uncapped fibre line and router, the levy will include this service. The resident may however elect to upgrade their package to a faster line if they so choose.

Where can I hang my washing?

An on-site laundromat will be available, and drying yards are provided on each floor.

Are pets allowed?

Unfortunately, due to the nature of the complex, only service pets will be allowed.

Where can my guests park?

There are designated visitors parking available.

AMENITIES

Where can I braai?

There will be a braai area with braai pods available.

What amenities can I expect to enjoy?

All of these have backup power

- A swimming pool
- Braai pods
- Boma area
- Games room
- Patio area with tables to relax and watch sport, or to be used for events
- Social space where you can enjoy a quick meal. Including a kitchenette with a kettle, microwave & basin
- Cinema room with seating space
- Yoga training studio
- Well stocked gym
- Lounge areas
- Business centre
- Zoom pods
- Meeting rooms
- Desks for co-work spaces
- 24 hour security
- Fully serviced laundromat

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

Residents at Circa Illovo will have access to all the facilities.

Is there additional storage units available to rent or buy?

Yes, there will be storage units available for rental and potentially for sale at a later stage.