



PRICING SCHEDULE

Date updated: 09-11-2016

PHASE 1 - BLOCK 1											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area	Bays	Mthly Rates			Mthly Levies		
									0.017982		
Ground	1	211	283.76	270.14	12.01	10	3	R 6 055 575.00	R 9 074.28	R 7 850.00	
Ground	2	204	271.8	262.5	12.24	10	3	R 5 815 456.00	R 8 714.46	R 7 590.00	
First	3	211	283.76	270.14	12.01	10	3	R 6 113 137.50	R 9 160.54	R 7 850.00	RESERVED
First	4	204	271.8	262.5	12.24	10	3	R 5 870 736.00	R 8 797.30	R 7 590.00	
Second	5	211	283.76	270.14	12.01	10	3	R 6 170 700.00	R 9 246.79	R 7 850.00	
Second	6	204	271.8	262.5	12.24	10	3	R 5 749 120.00	R 8 615.06	R 7 590.00	
Third	7	211	283.76	270.14	12.01	10	3	R 6 216 750.00	R 9 315.80	R 7 850.00	
Third	8	204	281.8	262.5	12.24	10	3	R 5 970 240.00	R 8 946.40	R 7 590.00	
Total		1660	2232.24	2130.56							

PHASE 1 - BLOCK 2											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area	Bays	Mthly Rates			Mthly Levies		
Ground	9	146	194.09	188.89	8.92	7	2	R 4 236 008.00	R 6 347.66	R 5 432.00	RESERVED
Ground	10	147	197.47	188.83	11.51	7	2	R 3 994 039.50	R 5 985.07	R 5 469.00	
First	11	146	194.09	188.89	8.92	7	2	R 4 267 620.00	R 6 395.03	R 5 432.00	
First	12	147	197.47	188.83	11.51	7	2	R 4 034 712.00	R 6 046.02	R 5 469.00	
Second	13	146	194.09	188.89	8.92	7	2	R 4 315 038.00	R 6 466.08	R 5 432.00	
Second	14	147	197.47	188.83	11.51	7	2	R 4 067 250.00	R 6 094.77	R 5 469.00	
Third	15	146	194.09	188.89	8.92	7	2	SOLD	R 6 623.93	R 5 432.00	SOLD
Third	16	147	197.47	188.83	11.51	7	2	R 4 116 057.00	R 6 167.91	R 5 469.00	
Fourth	17	304	418.45	398.53	26.22	17	0	R 10 108 164.00	R 15 147.08	R 10 938.00	RESERVED
Total		1476	1984.69	1909.41							

PHASE 2 - BLOCK 3											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area		Bays			Mthly Rates	Mthly Levies	
Ground	18	206	275.55	262.02	7.4	9	3	R 6 013 371.00	R 9 011.04	R 7 664.00	
Ground	19	162	218.42	206.86	8.7	7	3	R 4 826 913.00	R 7 233.13	R 6 027.00	
First	20	206	275.55	262.02	7.4	9	3	R 6 068 438.50	R 9 093.56	R 7 664.00	
First	21	162	221.88	209.46	17.32	7	3	R 5 108 596.50	R 7 655.23	R 6 027.00	
Second	22	206	275.55	262.02	7.4	9	3	R 6 123 506.00	R 9 176.07	R 7 664.00	
Second	23	162	221.88	209.46	17.32	7	3	R 5 154 954.00	R 7 724.70	R 6 027.00	
Third	24	235	314.48	299.44	7.4	9	3	R 6 890 950.00	R 10 501.23	R 8 743.00	
Third	25	133	181.95	171.88	17.32	7	3	R 4 390 179.00	R 6 578.68	R 4 948.00	
Fourth	26	187	259.59	242.41	16.22	9	0	R 6 056 721.00	R 9 076.00	R 6 957.00	
Total		1659	2244.85	2125.57							

PHASE 2 - BLOCK 4											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area		Bays			Mthly Rates	Mthly Levies	
Ground	27	155	206.72	200.49	9	7	2	R 4 618 075.00	R 6 920.19	R 5 766.00	
Ground	28	166	221.71	208.96	0	8	2	R 4 746 500.00	R 7 112.63	R 6 176.00	
First	29	155	206.72	200.49	9	7	2	R 4 626 471.50	R 6 932.77	R 5 766.00	
First	30	166	224.07	211.45	8.28	8	2	R 4 983 244.00	R 7 467.39	R 6 176.00	
Second	31	155	206.72	200.49	9	7	2	R 4 668 454.00	R 6 995.68	R 5 766.00	
Second	32	166	224.07	211.45	8.28	8	2	R 5 028 464.00	R 7 535.15	R 6 176.00	
Third	33	155	206.72	200.49	9	7	2	SOLD	R 7 242.29	R 5 766.00	SOLD
Third	34	166	224.07	211.45	8.28	8	2	R 5 118 904.00	R 7 670.68	R 6 176.00	
Fourth	35	202	278.39	266.46	<u>28.95</u>	11	0	SOLD	R 10 453.69	R 7 255.00	SOLD
Total		1486	1999.19	1911.73							

PHASE 2 - BLOCK 5											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area		Bays			Mthly Rates	Mthly Levies	
First	36	162	215.37	201.52	0	8	2	R 4 660 948.00	R 6 984.43	R 6 027.00	
First	37	140	192.66	181.88	21.41	6	2	R 4 591 207.50	R 6 879.92	R 5 208.00	
Second	38	162	215.37	201.52	0	8	2	R 4 744 778.00	R 7 110.05	R 6 027.00	RESERVED
Second	39	140	192.66	181.88	21.41	6	2	R 4 632 870.00	R 6 942.36	R 5 208.00	RESERVED
Third	40	162	215.37	201.52	0	8	2	R 4 828 608.00	R 7 235.67	R 6 027.00	
Third	41	140	192.66	181.88	21.41	6	2	R 4 716 195.00	R 7 067.22	R 5 208.00	
Total		906	1224.09	1150.2							

PHASE 1 - BLOCK 6											
Floor	Unit no.	Sectional Title	Gross Building	Gross Lettable	Balcony area	Basement	Open Bays	Price Excl VAT	Anticipated	Anticipated	Status
		Area	Area	Area		Bays			Mthly Rates	Mthly Levies	
First	42	124	172.94	162.58	19.43	6	2	R 3 770 206.00	R 5 649.65	R 4 613.00	
First	43	124	172.94	162.58	19.43	6	2	R 3 770 206.00	R 5 649.65	R 4 613.00	
Second	44	120	166.24	156.9	18.5	6	2	R 3 674 601.00	R 5 506.39	R 4 464.00	
Second	45	120	<u>166.24</u>	<u>156.9</u>	<u>18.5</u>	<u>6</u>	<u>2</u>	R 3 674 601.00	R 5 506.39	R 4 464.00	
Total		488	678.36	638.96							

STOREROOMS											
1				19.9				R 238 800.00			
2				33.79				R 405 480.00			
3				34.87				R 418 440.00			
4				28.02				R 336 240.00			
5				13.73				SOLD			SOLD
6				17.38				BODY CORPORATE			BC
7				17.38				R 208 560.00			
8				17.38				R 208 560.00			
9				24.56				SOLD			SOLD

Notes: There are 9 extra parking bays to purchase @ R95 000-00 each
Phase 1 is Blocks 1 , 2 & 6 for occupation from end 2017
Phase 2 is Blocks 3 , 4 & 5 for occupation from end 2018