



## **LUSH ELALENI COST SHEET**

As with any owner who enjoys the benefit of acquiring a section title development within a secure gated estate, the owners within LUSH will be required to pay an Elaleni Coastal Forest Estate Levy as well as a LUSH body corporate Levy.

### **ELALENI HOME OWNERS ASSOCIATION MONTHLY LEVY:**

EHOA Levy – R2450 ex VAT

The EHOA Levy covers the following:

- Water for verges/gardens/traffic circles/planting servitudes including all property maintained by the EHOA
- Common electricity costs payable by the EHOA
- Security
  - Fence Maintenance and Servicing
  - Guards
  - Access Control Systems
- Common buildings/property/road maintenance
- Insurance over the common property within Elaleni Coastal Forest Estate but outside of LUSH

### **LUSH BODY CORPORATE MONTHLY LEVY:**

- LUSH Body Corporate Levy – R7/m<sup>2</sup>
- LUSH Body Corporate levy covers the following within LUSH:
  - Insurance of the common areas
  - Insurance of the exterior of the buildings
  - Common electricity costs
  - Maintenance of all common property
  - Maintenance of the exterior of the buildings
  - Garden and cleaning services in respect of all common areas

**ESTIMATE MONTHLY LEVY PER UNIT TYPE:**

- Studio (50m<sup>2</sup>) – R350
- 1 Bedroom (74m<sup>2</sup>) – R518
- 2 bedroom Fever Block (100.5m<sup>2</sup>) – R704
- 2 bedroom Mahogany Block (119.5m<sup>2</sup>) - R837
- 2 Bedroom Brazilian Condo (111m<sup>2</sup>) – R777 (Please be aware that Condo sizes vary)
- 2 Bedroom Villa (138m<sup>2</sup>) – R966
- 3 Bedroom Villa (151.5m<sup>2</sup>) – R1061
- Optional Garage (21m<sup>2</sup>) – R147

Please note that LUSH levies do not include any municipal rates which are paid directly to the municipality monthly.

**OTHER COSTS OUTSIDE OF THE PURCHASE PRICE WHICH WOULD BE DUE PRIOR TO TRANSFER:**

- EHOA Levy Stabilization Fund
  - R15 000 ex VAT
  
- LUSH Body Corporate Levy Stabilization Fund
  - 0.5% of the purchase price
  
- Electrical Connection Fee:
  - R16 450 ex VAT

**MARKETING FEE – (ONLY ON THE SALE OF THE PROPERTY)**

1% of the selling price of the unit is payable to the EHOA when selling your unit on to another purchaser if an owner is a company or close corporation this will apply where there is a transfer of a members interest or shares

**OCCUPATIONAL INTEREST**

0.75% of the purchase price monthly payable on occupation of the unit until the property is transferred into the name of the purchaser

**TRANSFER COSTS**

Please refer to the attorneys transfer fee tariffs and bond registration fees payable to Cox Yeats and your Bank respectively

NO TRANSFER DUTY ON ANY PURCHASE DIRECTLY FROM THE DEVELOPER