

## **Estimated Levy Structure for The Plettenberg Manor**

UNIT	Levy	Rates
Grey Heron (with study)	R1885.00	R1365.00
Grey Heron (without study)	R1796.00	R1283.00
Egret (with study)	R1666.00	R1200.00
Egret (without study)	R1569.00	R1120.00
Cormorant	R1450.00	R1020.00
Penguin	R1335.00	R 955.00
Kingfisher	R1189.00	R 795.00
Sandpiper	R1130.00	R 690.00
Apartments	R 640.00	R 590.00

*\* Projected for the completed development. Estimates may be updated without notice.*

- a) Pools on exclusive use areas. Expenses related to pools, bar insurance, the responsibility of owners.*
- b) Based on projected Participation quota values. Variations and amendments expected.*

We estimate the escalation to be between 6 and 8% per annum.

These levies include a multitude of services such as security, garden services, management, insurance & maintenance.

Should the Purchaser take occupation before registration of transfer, the Purchaser will be responsible for the payment of all levies payable to the Body Corporate.

### **2.2 Levy Stabilisation Fund & Special Operational Levy**

In the interest of residents and in order to minimize the increase in levies, a levy stabilisation fund has been set up which will be administered by the Body Corporate.

When units are resold and paid for, the transferring attorney is obliged to pay an amount equivalent to 3.5 % (Three and a Half per cent) of the selling price (less agent's commission) directly to the stabilisation fund against transfer as provided for in rule 72 of the Body Corporate Management Rules (Annexure D).

For the avoidance of doubt, it needs to be made clear that the funds paid into the Levy Stabilisation Fund will be utilized for expenses which are incorporated in the current levies as well as for maintenance items as provided for in the aforesaid Management Rules (Annexure D) and not for any other purpose.

View the full *Avoidance of Doubt* document on our website:  
<http://www.theplettmanor.co.za/documentation/>