



BUYER'S GUIDE

1. CORE VALUES

• **Secure living**

At Olivewood, we understand the importance of creating a safe and secure environment where homeowners can enjoy freedom and peace-of-mind. Our comprehensive security measures include:

- Clearview perimeter fencing which is anti-climb
- Electrified perimeter fencing
- 24-hour security services and personnel supplied by a trusted local security provider including guards posted at all entry and exit points of the estate and regular patrols of estate grounds
- CCTV monitoring in all commercial buildings
- CCTV to be installed along Olivewood's perimeter
- On-site security control room to manage the deployment of security personnel in response to incidents

• **Spacious country living**

We are proud to offer homes nestled within unspoilt natural landscapes. Our development plans will only see a small percentage of our total land used for properties and amenities, with the remaining space set aside to provide habitats for local flora and fauna, as well as used for agricultural purposes, such as the planting of orchards. We are committed to minimising development on the estate so that Olivewood always remains a secure country oasis. Residents can enjoy:

- Ocean and valley views
- Access to Chintsa River
- Fishing dams
- Running and cycling paths
- Indigenous nursery
- Wildlife including blesbok, nyala, impala, water buck and warthogs

• **Environmentally conscious living**

Since our conception an environmentally conscious approach has been taken to the development of Olivewood. The estate's founders share a love for the natural beauty of the area and have set out to create an estate that would promote rather than plunder surrounding landscapes. This includes:

- Properties designed to include water retention capabilities, rain water tanks and solar panels
- The preservation and protection of indigenous flora throughout the estate
- Guidance and regulation around plant species that can be grown within the estate
- Grounds fully irrigated by water from Olivewood's own dams with plans for grey water irrigation as development progresses
- Access to water piped from Olivewood's reservoirs as a metered service



- All properties will be built to utilise integrated solar power renewable energy

- **Sustainable financial return**

We aim to be one of the top residential estates in South Africa and buyers can look forward to a healthy return on their investments as development progresses and the estate gains recognition. Other factors contributing to Olivewood's success include:

- Its proximity to the city
- East London's high crime rate has contributed to an increased demand for secure properties outside the city
- A series of planned amenities which will add to the estate's offerings (see page 4).

- **Social well-being**

We offer a secure, countryside lifestyle and an old-fashioned sense of community. Our residents' social well-being is supported by:

- Sport and recreation facilities
- Surrounding nature reserve and wildlife
- Garden and landscaping services
- A range of common areas that encourage residents to meet and interact
- A selection of great local schools including:
 - Lilyfontein – 15 km
 - Selborne Primary – 39 km
 - Selborne College – 39.5 km
 - Clarendon Primary – 39 km
 - Clarendon High – 39.5km
 - Hudson Park Primary – 39 km
 - Hudson Park High – 39 km
 - Stirling Primary – 38 km
 - Stirling High – 38 km
- A variety of restaurants, shops and activities in Chintsa
- We are proud to contribute to the social wellbeing and upliftment of the area by employing a large staff contingent from the local area

2. OLIVEWOOD MILESTONES

- In 2012, our founders entered into a partnership and began construction of the golf course
- In October 2016 Olivewood was officially launched with plots in the Summerfields area of the estate released for sale
- Early 2018 will see the completion of the five Terraced Units in Summerfield



- Mid-2017 will see the official launch our new wine bar

3. OLIVEWOOD'S PROPERTY SALES

PLOT AVAILABILITY:

Plot	Availability
1674	Sold
1675	Sold
1676	Sold
1677	Sold
1678	Sold
1679	Sold
1680	Sold
1681	Sold
1682	Sold
1683	Sold
1684	Sold
1685	Sold
1686	Available
1687	Available
1688	Available
1689	Available
1690	Available
1691	Available
1692	Available
1693	Available
1694	Available
1695	Sold
1696	Available
1697	Available
1698	Available
1699	Available
1700	Available
1701	Available
1702	Five terraced units. Sold as sectional title
1703	Available
1704	Available
1705	Available
1706	Available
1707	Available
1708	Available
1709	Available
1710	Available

Plot	Availability
1709	Available
1710	Available
1711	Available
1712	Available
1713	Available
1714	Available
1715	Sold
1716	Available
1717	Sold
1718	Available
1719	Available
1720	Available
1721	Available
1722	Available
1723	Available
1724	Sold
1725	10 simplex units. Sold as sectional title.
1726	
1727	
1728	
1729	Sold
1730	Available
1731	Available
1732	Available
1733	Sold
1734	Available
1735	Sold
1736	Available
1737	Available
1738	Available
1739	Available
1740	Available
1741	Available
1742	Available
1743	Available
1744	Available
1745	Available

Plot	Availability
1746	Available
1747	Available
1748	Available
1749	Available
1750	Available
1751	Available
1752	Available
1753	Available
1754	Available
1755	Sold
1756	Sold
1757	Available
1758	Available
1759	Available
1760	Sold
1761	Available
1762	Available
1763	Available
1764	Available
1765	Available
1766	Available
1767	Available
1768	Available
1769	Available
1770	Available
1771	Available
1772	Available
1773	Available
1774	Available
1775	Available
1776	Available
1777	Sold
1778	Available
1779	Available
1780	Available
1781	Available
1905	Available



TERRACED UNIT AVAILABILITY:

Terraced Unit	Rooms	Availability
Unit 1	4	Available
Unit 2	4	Available
Unit 3	4	Available
Unit 4	4	Available
Unit 5	2	Available

Sold as sectional title

4. CURRENT AND PLANNED AMENITIES AND FACILITIES

CURRENT:

- 18-hole championship golf course
- Indigenous nursery and landscaping services
- All members will enjoy full access to the clubhouse
- Wine bar serving signature house wine and tapas - also available for private functions
- Male and female changing rooms
- Running and cycling routes

PLANNED:

- Coffee shop and deli
- Fitness centre
- Tennis courts
- Restaurant
- Beach and river access (subject to environmental approvals)
- Business centre
- Mature Living Estate
- Children's playground

5. SERVICES IN PLACE AT OLIVEWOOD

The services included as part of Olivewood's offering include

- Storm water: run off will flow into holding dams and sewerage plants
- Kerbed and paved roads
- Electricity from both Eskom and renewable sources.
- Potable water from boreholes and reservoirs



- Strategically placed sewerage and waste water plants for reticulation
- LED energy efficient street lighting
- Household refuse collection and an onsite recycling point
- Telecommunication reticulation for future fibre optic telephony
- Wireless telephony service

6. OLIVEWOOD'S LOCATION AND DEMOGRAPHICS

We are located in Chintsa Village, just 40 km outside of East London with easy access to local amenities including:

- East London city centre – 40 km
- Great Kei Municipality – 46 km
- East London Airport – 40 km
- Crossways Village Pharmacy – 13km
- Crossways Village Spar – 13km
- East Coast Petrol Station – 13km
- The Furnace (at Crossways Village) – 13km
- Local GP Surgery – 13km
- Life Beacon Bay Hospital – 27km
- Chintsa East restaurants including Crawfords Beach Lodge, Prana Lodge, Emerald Vale Brewery, The C Club, The Village Bistro – 9km
- Chintsa Horses – 3km
- Arena Resort offering quad biking, abseiling, kayaking and game viewing – 5km
- Inkwenkwezi Game Reserve – 1km
- Gonubie Police Station – 29km
- Hemmingway's Shopping Centre – 35km

7. ADVICE FOR POTENTIAL BUYERS

When considering investment in any residential estate, buyers should be well informed on the development and consider factors such as:

- **Safety and security:** Conduct your own research and contact the SAPS to enquire about the estate's incident history. Also look into the estate's security strategy and investigate whether you would feel safe living there.
- **HOA rules and regulations:** This, as well as the estate's constitution, is important as it affects your everyday living at the estate. A copy of our rules and regulations is available on request.
- **General information:** Enquire about facilities and amenities available to residents on the estate and if possible make appointments to meet with other residents or buyers to hear their first-hand experience. Gather as much information as possible to make an informed decision.
- **Location and public services:** Investigate the location of the estate, transport links and ease of travel. Look into important local services such as shops, schools and places of worship.

8. COST OF LIVING

- Municipal rates and taxes of the Eastern Cape are calculated according to the municipal valuation of the property.
- Currently Chintsa East residents pay approximately R 670.00 in rates and taxes every month however this is subject to change.
- Residents will pay a forecasted monthly levy of R 2 500, which provides for the maintenance of the common areas, roads, services, waste management, fencing and security.
- Membership for the golf club is a pre-requisite for residents and membership fees are calculated separately.

SUBSCRIPTION FEES				
1 March 2017 – 28 February 2018				
MEN	SUBS 2016/17	BGU	HNA	TOTAL
Men Full	R 6 300	R 295	R 165	R 6 760
30 - 35 male	R 4 000	R 295	R 165	R 4 460
19 - 29 male	R 1 500	R 295	R 165	R 1 960
65 + male	R 4 200	R 295	R 165	R 4 660
70 + male	R 1 900	R 295	R 165	R 2 360
Student	R 950	R 295	R 165	R 1 410
Scholar	R 500	R 295	R 165	R 960
PREPAID ROUNDS	COST			
20 rounds	R 3 240			
35 rounds	R 5 355			
50 rounds	R 7 200			
LADIES	SUBS 2016/17	BGU	HNA	TOTAL
Lady Full	R 3 000	R 270	R 165	R 3 435
30 - 35 lady	R 2 500	R 270	R 165	R 2 935
19 -29 lady	R 1 500	R 270	R 165	R 1 935
65+ lady	R 2 000	R 270	R 165	R 2 435
70 + lady	R 900	R 270	R 165	R 1 335
Student	R 950	R 270	R 165	R 1 385
Scholar	R 500	R 270	R 165	R 935
PREPAID ROUNDS	COST			
20 rounds	R 3 240			
35 rounds	R 5 355			
50 rounds	R 7 200			