



CHAPMAN'S  BAY
ESTATE
NOORDHOEK

Frequently asked questions

APRIL 2015

Q. I have bought a plot . What will the Estate-appointed architect charge me for using approved plans?

A: Lennard and Lennard, the appointed architect at Chapman's Bay Estate, charges as follows:

- 3% of the excl. VAT construction cost for council-approved plans on standard design
- 4% for a standard plan which has been slightly modified
- 5% for a modified design
- 6.5% for highly modified design
- 8% for a bespoke unit.

If you have bought a plot only, you may use an architect of your choosing as long as your design adheres to the guidelines as set out in the Architect's Design Manual (see www.chapmansbay.co.za)

Q. Will there be an office for an estate manager and assistant?

A: Provision as been made for an estate manager's office at the gatehouse.

Q. Will there be any off-street parking available other than next to garages?

A: The Estate's landscaped vegetation (rehabilitated fynbos) will grow right up to the kerb and there will be no verges for public parking on the road. However, depending on how far forward the house is sited on the plot, each driveway should accommodate four cars outside the garage. Additional parking options are being investigated.

Q. Will there be a generator to supply power to the electric fence during power cuts?

A: There will be an alternative power source (either solar or generator) to support this infrastructure. We are in the process of investigating suitable options.

Q. Can we plant Kikuyu grass?

A: Kikuyu grass is prohibited in the Estate, as per the environmental conditions of approval for the development. The following grass species are permitted:

- Cynodon Dactylon (Bermuda grass)
- Stenotaphrum Secundatum (St Augustine grass)
- Eragrostis Curvula (African love grass)

Q. Can builders work all day on Saturdays?

A: Workers must down tools by 12pm and be off site by 1pm.

Q. Do all houses have to have drying yard?

A: No, but owners will be encouraged to include a drying yard in their plans during the HOA design review process.

Q. Will there be cameras on the fence?

A: There will be cameras at the entrance area to monitor vehicles entering and leaving the Estate. Perimeter cameras will be installed as development continues.

Q. Will there be a sprinkler system for common areas?

A: The common areas, i.e. road verges, around stormwater ponds and around public walkways, will be irrigated in the short term to encourage the initial rehabilitation of fynbos. Once the fynbos in these areas is established, the irrigation will be removed. There will not be irrigation in the larger common areas where extensive clearing of alien vegetation will encourage the existing fynbos to re-establish and thrive. Only very select areas at the entrance to the estate will receive conventional irrigation in the long term.

Q. Are there any plans to make it easier to turn right when exiting the estate?

A: Ou Kaapse Weg has been widened for entry and exit from the Estate as approved by Provincial and Local Authorities. The new road markings will be painted soon. No further adjustments are planned at this stage although we are in close communication with the local traffic authorities who will be monitoring the site.

Q. What interest rate do we get on our deposits?

A: The transferring attorneys, Dykes Van Heerden Slabbert Hopkins Inc, can invest monies in their trust account at a minimum rate of 5,25% and up to a maximum rate of 6,9%, depending on the amount and the period to be fixed. To obtain a formal quote, contact Carmen Nieman at carmenn@dvhs.law.za.