



Orchid Ridge FAQ

Questions? Look here.



9.

Orchid Ridge - FAQ

1. What are the levies?

+/-R15 per square meter subject to annual body corporate increases/

2. What are the rates and taxes?

*Estimated @ Half of the Levies amount

3. What is the Domestic Effluent payable?

+/-R546.00 per square meter subject to annual increases.

4. When is Occupation for Orchid Ridge Expected?

All units are ready for occupation and transfer

5. What is the deposit amount required to secure a unit?

1 Bedrooms = R 10 000.00

2 Bedrooms = R 20 000.00

3 Bedrooms = R 30 000.00

Cash sales 10% securing deposit will be required.

6. Is the deposit refundable?

- The deposit will be refunded to the client should the bond be declined together with the interest accrued.
- If the client has obtained a 100% bond approval the deposit will be refunded on registration together with the interest accrued.
- The deposit is non-refundable only when a client does not conform to the agreement signed in respect of acquiring a bond in the specified time frame, or in the even that the client does not accept a bond grant based on the rates given by the bank or a personal reason.



9.

Orchid Ridge - FAQ

7. Will I get my deposit back if I don't get a Bond Grant?

Yes

8. What will happen if I don't get a 100% bond on the bond amount I require?

- You can choose to accept the lower bond amount and pay the balance of the difference in cash (if affordable to do so for the shortfall amount))
- You cannot/Must not accept the bond grant and your deposit will be returned (if it's not affordable to pay the shortfall amount)

9. What happens if I want to cancel my agreement?

You will lose your deposit, subject to the agreement of sale.

10. How long does it take to get a bond grant?

Provided you have sent all relevant information to the Bond Originators, usually 3 to 7 working days to process and have feedback.

11. What happens if I do not have the securing deposit?

You may apply for pre-approval with Betterbond.

Simone Stoop

Sales Support to René Densham



M | +27 (0) 82 493 0995

E | simone.stoop@betterbond.co.za

T | +27 (0) 12 653 8920

F | +27 (0) 86 677 8158





9.

Orchid Ridge - FAQ

12. What If I want to do my own bond? (Staff at bank/personal banker/ RMB/INVESTEC)

- You are welcome to do so, but the bond instruction need to be sent to our attorneys and
- The bond registration fee is for the purchaser's account. Reeflords will only cover the transfer costs.
- Should the clients use Bert smith attorneys and Betterlife for their mortgage bond then they will get a discounted rate on the bond registration fees.
- Betterlife can apply at all 7 Banks in South Africa

13. Can I reserve a unit?

Yes, there is a 3-day reservation period. Payment of the deposit secures your unit.

14. Will I get a discount if I purchase more than one unit?

On normal sales, we do offer discounts if a person/company purchases more than 3 units at one time. (Please speak to management regarding this)

15. How will the Pre-paid electricity work?

The Electricity Meters are installed and the System in use is STSS

16. You can buy the recharge coupon from the company itself Online. Further details available from Estate Management on-site.

- How will the water be billed
- Water is from City Council and each unit has an individual meter linked to a bulk Meter and will be billed at City rates by the Body Corporate/Estate Management.



9.

Orchid Ridge - FAQ

17. What amenities are within Orchid Ridge development?

- Clubhouse;
- Pool; + Kiddies Pool
- 24 hour gated security;
- Biometric access;
- Gym;
- Kids Play ground /area;
- Fibre optic cabling (wi-fi);
- DSTV ready
- Prepaid Electricity;
- Cresta Mall / Private schools/ Northgate / The Dome/ Easy access to the N1 Highway;

18. How will the gym work?

Use of the gym will be strictly for residents only, and the cost will be included in the monthly levies for maintenance and upkeep of equipment.

19. When can we have access to the clubhouse / communal facilities?

Upon Occupation.

20. Can I choose my parking bays or can I purchase additional parking bays?

Strictly no! - Parking bays are allocated as per layout plan. Subject to change without prior notice.



9.

Orchid Ridge - FAQ

21. How many parking(s) is/are allocated for each unit?

- 1 Bedroom (One Parking bay),
- 2 Bed 1 Bath (One Parking Bay),
- 2 Bed 2 bath (Two Parking Bays),
- 3 Bed 2 Bath (Two Parking bays) – The number of bathrooms determines the amount of parking bays.

22. Are pets allowed?

Yes, small pets up to 30cm in height allowed on the ground floors only.

23. Can we enclose patio and balcony?

No

24. Can we Braai/Barbeque on the balcony?

Yes

25. Who is Fibre optic Cabling supplier?

To be confirmed

26. Can we put burglar bars / security gates & what colour must they be?

Yes, either Grey or white (this sort of information will be received in conduct rules from body corporate)



9.

Orchid Ridge - FAQ

27. Can I choose my parking bays or can I purchase additional parking bays?

Strictly no! - Parking bays are allocated as per layout plan. Subject to change without prior notice.

28. Are the fittings in the unit's standard throughout complex?

Yes, but show room furniture and accessories are for display purpose only.

29. Are Curtain Rails included in units?

No.

30. Are the units carpeted or only tiles?

All units are tiles only.

31. Is there a connection fee payable?

There is no connection fee payable