



FREQUENTLY ASKED QUESTIONS



SEATON

**WHO IS THE DEVELOPER?**

The Royal Shaka Property Group – This is a partnership between South Africa's largest property developer, Collins Residential, together with Grindrod Bank and the Sokhela Family Trust.

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

KwaDukuza Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?

Seaton will include many of its own facilities, however it is also located close to the M4 and N2, Seaton is also situated close to amenities including Tiffany's Mall, Salt Rock Hotel, The Flag Animal Farm and Netcare Alberlito Hospital. Families will be in close proximity to first-rate schools including, Ashton International College, Curro Mount Richmore, and Trinityhouse School.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Seaton will have weldmesh fencing erected around the entire estate with electric strands behind and under dig. The fence will be zoned and monitored from the gatehouse. Residents will feel secure with the presence of 24-hour security guards, who will man the gates and do perimeter patrols.

HOW IS THE PROPERTY OWNERSHIP MANAGED?

The developer will establish an umbrella Master Management Association (MMA) which will manage the greater Seaton. The Seaton Estate will be managed by a Home Owners' Association (Seaton HOA) which will fall under the MMA. Body Corporates established by a Sectional Title development within the Seaton Estate will become members of the Seaton HOA. An estate manager will oversee the running of the estate and the Seaton HOA will contract operators/managers to enable the day-to-day running of the Seaton Estate facilities.

WHEN WILL CONSTRUCTION BEGIN AND END?

Transfers within The Club are expected to take place in the last quarter of 2020. Once transfer has taken place, homeowners have 3 years in which to complete their construction.

WHAT IS THE RANGE OF THE PLOTS?

The plots vary from 900m² to 13 000m².

WHEN IS THE FIRST LEVY PAYMENT DUE?

The first payment is required a month after transfer has taken place.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

The owner has independent contracts with the service providers and/or local authority and will be responsible for each directly.

WHAT IS THE TOTAL VALUE ON COMPLETION?

The total value is estimated around R10 billion once completed.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

The Home Owner's Association will have onsite offices from where the estate will be managed.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, you will be allowed to rent out your property with the use of Seaton Estate's accredited agents.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?

No, homeowners may only use accredited estate agents, of which the list can be obtained from the Seaton Home Owner's Association.



SEATON

ARE PETS ALLOWED?

Yes, for stands up to 1500m² there is an allowance for 2 animals, for stands between 1500m² and 2000m² there is an allowance for 4 animals, and for stands greater than 2500m² there is an allowance for 6 animals.

WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?

Yes, domestic workers will be allowed to reside within the development. The homeowner can build the living facilities within or on their property.

CAN I USE MY OWN ARCHITECT FOR THE BUILD OF MY HOME?

An appointed panel of architects will be selected for Seaton. If you would prefer to use your own architect, you will be required to get approval through the HOA.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, facilities are open to all owners of Seaton.

HOW DO I GET TO THE BEACH FROM SEATON?

Residents have direct access to one of KwaZulu-Natal's prized beaches; Christmas Bay, from within Seaton.

WHERE CAN MY GUESTS PARK?

Guest parking will need to be allowed for within each independent property.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

No, facilities are for residents. You have the option to apply to become an outside member of The Club. To do so, we recommend you consult the management rules or enquire through the dedicated estate manager.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed.

WHO TAKES CARE OF THE MAINTENANCE OF THE ESTATE?

This will be the responsibility of the Seaton HOA.