

FERNHILL

28 Homestead Ave, Bryanston, Gauteng



M O D
E R N
L I V
I N G

FEATURES

EXCLUSIVE FINISHES

- Backup power solution
- Gas appliances
- Patio with built-in braai
- Pet friendly with walled gardens
- Splash pool upgrade available
- 24H Security with access control



x4



x2.5



x2

selling from

R2 995 000

Including bond & transfer costs

OCCUPATION 1 SEPTEMBER 2024

Exterior View

Artist Impression



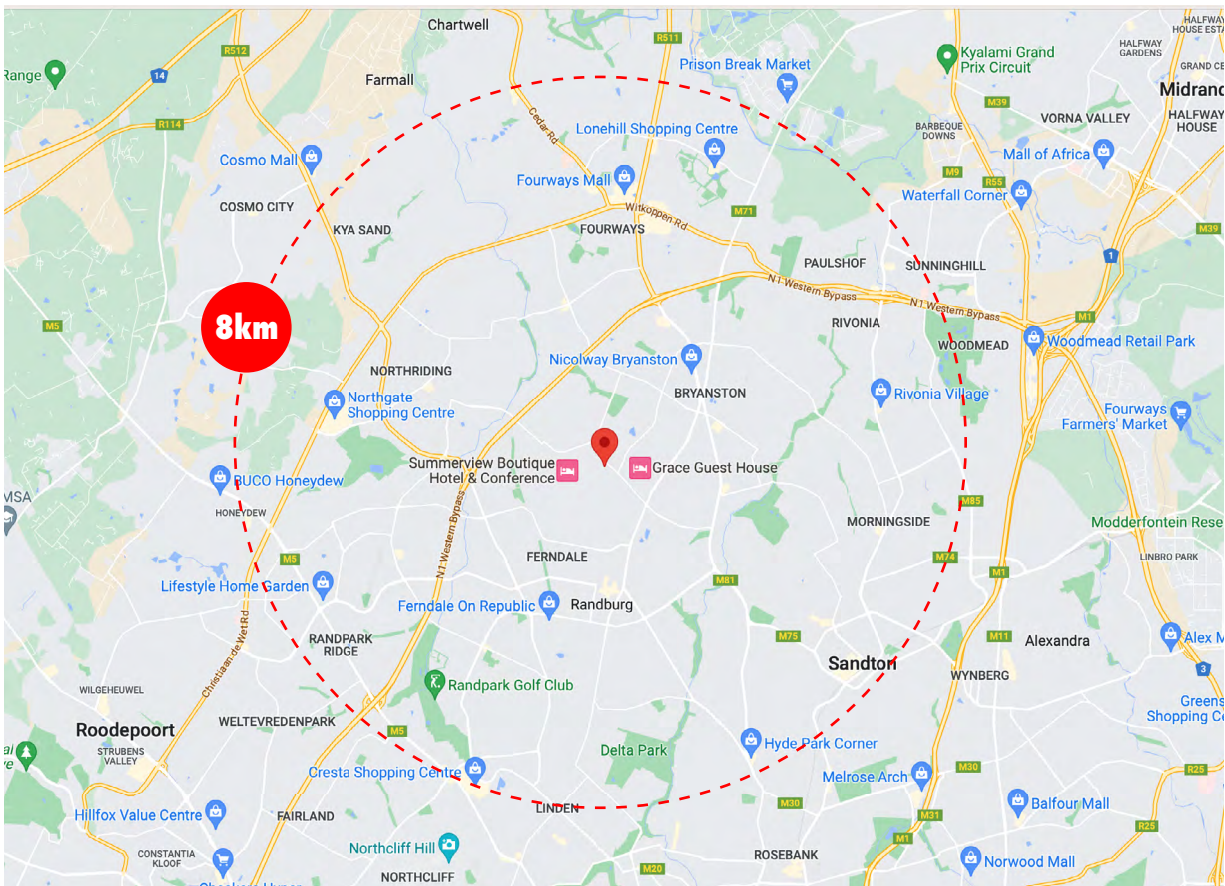
Interior View

Artist Impression



The Neighbourhood

28 Homestead Ave, Bryanston, Gauteng



Site Layout Plan

← Homestead Ave →

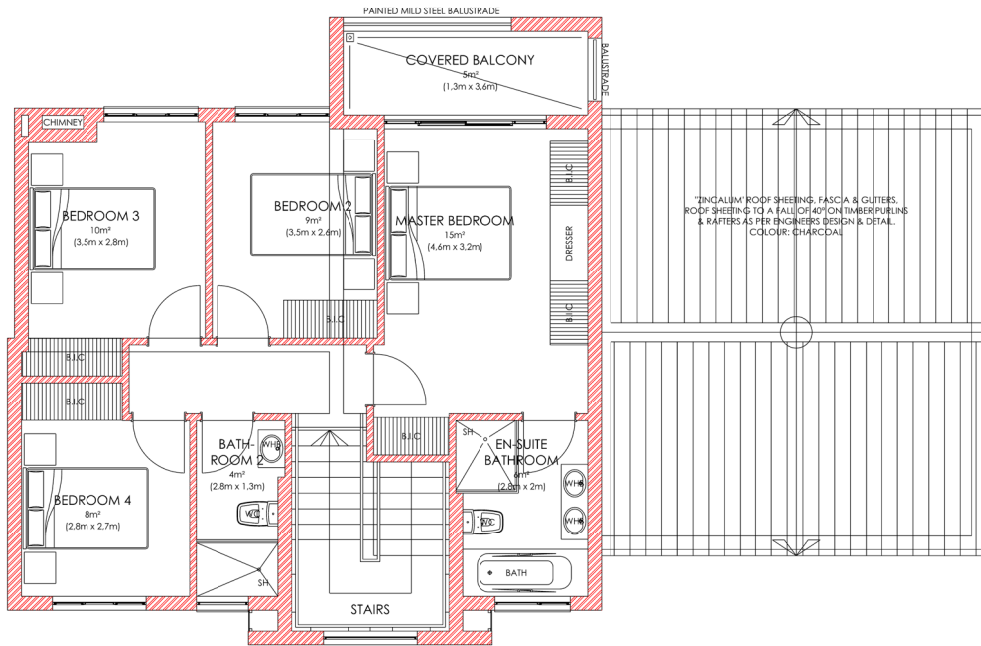


Unit Layout

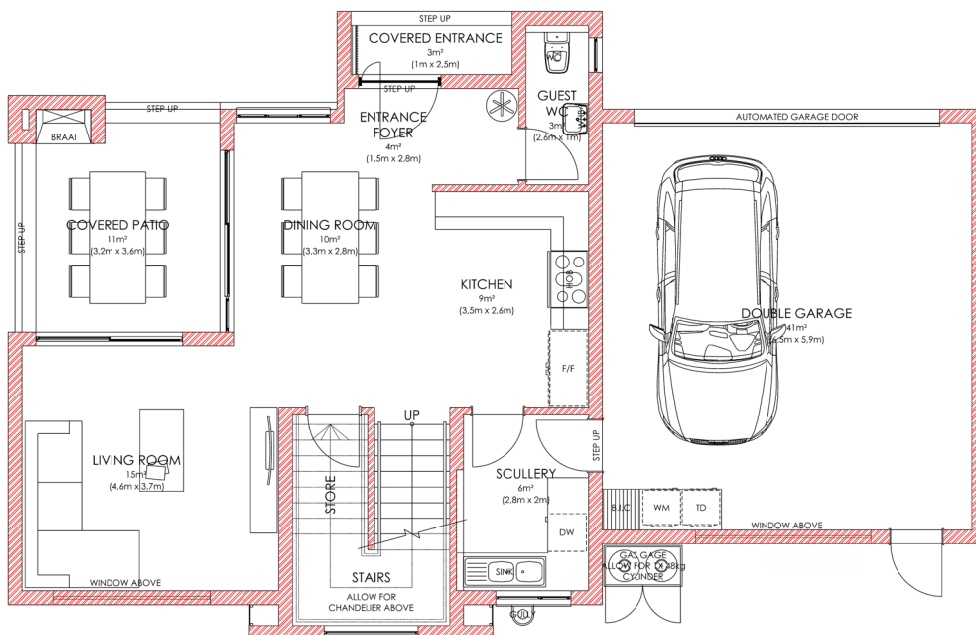
Type B

 x4
 x2.5
 x2
 x2

Unit Size
211m²



FIRST FLOOR



GROUND FLOOR

Price List

Unit	Block	Unit	Unit Size	Price
#	#	Type	m ²	
1	A1	A(m)	192	R2 995 000
2	C2	C	225	R3 440 000
3	B3	B(m)	211	R3 320 000
4	B4	B	211	R3 320 000
5	C5	C(m)	225	R3 460 000
6	B6	B	211	R3 360 000
7	B7	B(m)	211	R3 360 000
8	B8	B	211	R3 360 000
9	B9	B(m)	211	R3 360 000
10	B10	B	211	R3 360 000
11	B11	B(m)	211	R3 360 000
12	A12	A	203	R3 410 000
13	A13	A(m)	203	R3 320 000
14	A14	A	203	R3 320 000
15	A15	A	203	R3 265 000
16	A16	A(m)	203	R3 230 000
17	A17	A	203	R3 230 000
18	A18	A(m)	203	R2 995 000
19	B19	B(m)	211	R3 275 000
20	B20	B	211	R3 275 000
21	B21	B(m)	211	R2 995 000
22	B22	B	211	R2 995 000
23	A23	A(m)	203	R2 995 000
24	A24	A	203	R3 265 000
25	A25	A(m)	203	R3 265 000
26	A26	A	203	R3 265 000
27	A27	A(m)	203	R3 265 000
28	A28	A	203	R3 265 000

Repayment Schedule

Monthly Repayments					Minimum Income Required		
Purchase Price	Deposit Term	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate
		11.75%	12.50%	12.75%	11.75%	12.50%	12.75%
R 2 995 000	20 Years	R 32 142	R 33 677	R 34 193	R 107 140	R 112 250	R 113 970
	30 Years	R 29 939	R 31 635	R 32 204	R 99 790	R 105 440	R 107 340
R 3 230 000	20 Years	R 34 664	R 36 319	R 36 876	R 115 540	R 121 060	R 122 920
	30 Years	R 32 288	R 34 117	R 34 731	R 107 620	R 113 720	R 115 770
R 3 265 000	20 Years	R 35 040	R 36 713	R 37 276	R 116 790	R 122 370	R 124 250
	30 Years	R 32 638	R 34 487	R 35 108	R 108 790	R 114 950	R 117 020
R 3 275 000	20 Years	R 35 147	R 36 825	R 37 390	R 117 150	R 122 750	R 124 630
	30 Years	R 32 738	R 34 592	R 35 215	R 109 120	R 115 300	R 117 380
R 3 320 000	20 Years	R 35 630	R 37 331	R 37 904	R 118 760	R 124 430	R 126 340
	30 Years	R 33 187	R 35 068	R 35 699	R 110 620	R 116 890	R 118 990
R 3 360 000	20 Years	R 36 059	R 37 781	R 38 360	R 120 190	R 125 930	R 127 860
	30 Years	R 33 587	R 35 490	R 36 129	R 111 950	R 118 300	R 120 430
R 3 410 000	20 Years	R 36 596	R 38 343	R 38 931	R 121 980	R 127 800	R 129 770
	30 Years	R 34 087	R 36 018	R 36 667	R 113 620	R 120 060	R 122 220
R 3 440 000	20 Years	R 36 918	R 38 680	R 39 274	R 123 060	R 128 930	R 130 910
	30 Years	R 34 387	R 36 335	R 36 989	R 114 620	R 121 110	R 123 290
R 3 460 000	20 Years	R 37 133	R 38 905	R 39 502	R 123 770	R 129 680	R 131 670
	30 Years	R 34 587	R 36 546	R 37 204	R 115 280	R 121 820	R 124 010

All Banks require certain information in order for their Credit division to approve a Home Loan application. These differ between Banks but fundamentally they all require.

1. **Signed and Completed Application and consent forms**
2. **Clear Copy of Identity Document of the Purchaser/s**
3. **Proof of Income of the Purchaser/s**
 - If only basic salary earned (no overtime or commission) - latest 3 payslips and latest 3 months non internet bank statements needed
 - If overtime or commission is earned, then latest 6 months payslips and bank statements needed
 - If self employed, latest 2 years audited financials and letter of earnings as well as latest 2 year's ITA34's plus latest 6 month's personal and business bank statements will be required together with signed assets and liabilities

Levy Budget

2023/2024



Average levy per unit (includes CSOS and Sewerage levy) :

Unit	Levy	Unit	Levy
1	R2 000,89	15	R2 021,93
2	R2 166,70	16	R2 021,93
3	R2 062,68	17	R2 021,93
4	R2 062,68	18	R2 021,93
5	R2 166,70	19	R2 062,68
6	R2 062,68	20	R2 062,68
7	R2 062,68	21	R2 062,68
8	R2 062,68	22	R2 062,68
9	R2 062,68	23	R2 021,93
10	R2 062,68	24	R2 021,93
11	R2 062,68	25	R2 021,93
12	R2 021,93	26	R2 021,93
13	R2 021,93	27	R2 021,93
14	R2 021,93	28	R2 021,93

*Budget excludes water, electricity and common charges & deposits for the COJ accounts

Proposed Budget

2023/2024

	PER MONTH	PER ANNUM
ADMINISTRATION		
Audit Fee	R625,00	R7 500,00
Bank Charges	R333,33	R4 000,00
Insurance	R8 700,00	R104 400,00
Management Fee	R3 360,00	R40 320,00
Meter Reading Fee	R280,00	R3 360,00
Mircom Charges	R416,67	R5 000,00
Sub Total	R13 715,00	R164 580,00
REPAIRS & MAINTENANCE		
Fire Hydrant Service	R125,00	R1 500,00
Maintenance Electrical	R500,00	R6 000,00
Maintenance Plumbing	R500,00	R6 000,00
Maintenance General	R1 000,00	R12 000,00
Maintenance Garden	R8 500,00	R102 000,00
Gate and Fence	R500,00	R6 000,00
Sub Total	R11 125,00	R133 500,00
TOTAL	R24 840,00	R298 080,00

	PER MONTH	PER ANNUM
MAINTENANCE RESERVE FUND		
Reserve	R6 000,00	R72 000,00
Painting	R6 000,00	R72 000,00
Waterproofing	R2 000,00	R24 000,00
Sub Total	R14 000,00	R168 000,00
TOTAL	R38 840,00	R466 080,00
INCOME		
Levy Income	R24 840,00	R298 080,00
Reserve Levy Income	R14 000,00	R168 000,00
Sub Total	R38 840,00	R466 080,00

- Budget excludes water, electricity and common charges & deposits for the City of JHB accounts
- The approximate cost per security guard per shift is R12800 per month
- The City of JHB deposits for the Body Corporate bulk accounts can only be determined once the account is received

Specification List

No other changes/upgrades will be permitted if it is not on the approved specification or upgrade list.

EXTERNAL VIEW		
External brickwork	Face Brick	Montana Red Travertine, Concave joints
External paint colour	2 x Colours	
External finish	1 Coat plaster Primer and 2 coats paint	
Roof	Concealed fix roof sheeting	Charcoal
Louvre	1 x Charcoal aluminium louvre to gable on the front door entrance view only	
Gutters and Downpipes	Zinkalume seamless	Charcoal
Garage door	Automated chroma deck double door	Charcoal
External garage lights	2 x Black outdoor wall lamps – one on each side of the door	
External windows	Aluminium frames <i>Glazing:</i> Living/bedroom Bathroom	Charcoal Sunenergy glass Sunenergy obscured glass
Sliding doors	Aluminium frames Glazing Lock	Charcoal Sunenergy glass
External Front door	Aluminium pivot door Glazing Lock Escutcheon	Charcoal Sunenergy glass
Exterior entrance lights	2 x Black outdoor wall lamps – one on each side of the door	
Garage garden exit door	Frame Door Lock Handles Door closer	Double rebated steel frame, primed and painted with 2 coats enamel Masonite hardboard 30min rated fire door – Horizontal 3 lever lockset Square handle

Specification List

Kitchen back door	Frame	Double rebated steel frame, primed and painted with 2 coats enamel
	Door	Masonite hardboard 30min rated fire door – Horizontal
	Lock	3 lever lockset
	Handles Door closer	Square handle
Built-in braai on patio		
Gas bank dual	Metal Gas Cage to fit 2 x 48kg gas bottles Supply only 1 x 48kg gas bottle	
Geyser	1 x 20 litre gas geyser	
Garden taps	2 x Taps	1 in front, 1 in back
Washing line	1 x Fold Up per unit	
Landscaping	As per Site Development Plan	
Unit numbers	Laser cut numbers	Black metal
Garden gates	Black mild steel horizontal slatted	
Garden walls	Montana red bricks with plaster	
Back-up power	Each home fitted with a back-up power solution	
Guard house	5kva Backup power system, batteries, invertor to power, electric fence, energizer, entrance lights and CCTV if applicable	
INTERNAL VIEW		
Internal brickwork	Stock bricks	
Internal finish	1 Coat plaster Primer and 2 coats paint	
Internal accent wall colour	Living room	Client to choose one colour to match the door colours
	Foyer entrance	Client to choose one colour to match interior door colours
	Top of the staircase wall	Client to choose one colour to match interior colours

Specification List

Internal doors	Frame	Wooden door frame with White paint
	Door	Horizontal door – Client to choose one colour for all the doors
	Lock	3 lever lockset
	Handles Door stop	Square handle
Garage interior door	Frame	Double rebated steel frame, primed and painted with 2 coats enamel
	Door	Masonite hardboard 30min rated fire door – Horizontal
	Lock	3 lever lockset
	Handles Door closer	Square handle
Ceilings	Ground floor	Flush plastered (where applicable)
	First floor	Flush plastered
	Kitchen	Bulkhead
	Garage	6.44 mm Rhino board with "H" strips
Cornice	Ground floor	80mm Cornice, painted with 2 coats PVA (Colour: white)
	First floor	Shadow Line Cornice, painted with 2 coats PVA (Colour: white)
Skirting	Ground & first floor	100mm Supawood moulded with white paint
	Patio and garage	100mm Tile skirting
Floor coverings	Main Bedroom	Laminates
	Bedrooms 2,3,4	Laminates
	Bathroom	600x600mm Porcelain tiles
	Shower	Mosaic
	Lounge	600x600mm Porcelain tiles
	Kitchen	600x600mm Porcelain tiles
	Garage	Tiled floor
Wall tiles	Behind bath	600x600mm Porcelain, 2500mm high
	Behind bath	600x600mm Porcelain, 2500mm high
	Vanity wall	Subway not behind mirror
	Above toilet	Quartz strip above toilet extending wall to fit wall hung toilet
	Kitchen	White Ceramic Tile (Not behind appliances)
Sanitary ware	Bath	Free-standing, white with CP waste Mixer and spout: Montana with Nikki spout Soap dish Towel rail

continue...

Specification List

Sanitary ware	Basin	Kiara with CP waste Mixer: Montana Mirror: Black framed mirror Vanity: Single or double as applicable Towel ring
	Shower	Door: Black framed with door. Fixed Panel/ Sliding Door where applicable Shower head: 200 x 200 square shower head Shower arm: 400mm arm Towel rail Mixer: Montana Shower trap
	Water Closet	TECE concealed system Pan: Wall hung pan - Fiji Toilet roll holder
Built-in-cupboards	Main Bedroom Bedrooms 2,3,4	Lux unit with top filler Lux unit with top filler
Kitchen bulkhead	2 x Hanging pendant lights	
Kitchen & Scullery	Carcass Top Hinges Handles Sink Mixer	Melamine Eezi Quartz Soft close Stainless steel Double bowl
Gas Stove	SMEG Extractor SMEG Cooker Concert Gas Bottle	KDE900EX – 900mm Wall Mounted S/Steel, extra long extractor pipe SSA91MAX9 – 900mm S/Steel, 5 x Gas Burners, Oven: XXL 129L 1 x 48kg connect from the outside
Light fittings	Main bedroom Main bathroom Bedroom 2,3,4 Bathroom Passage Staircase Storage Garage Covered entrance Foyer Kitchen Dining room Living room Patio	6 x Down lighters (Size dependant) 4 x Down lighters (Size dependent) 4 x Down lighters (Size dependent) 2 x Down lighters (Size dependent) 2 x Down lighters (Size dependent) 3 x Down lighters (Size dependent) 1 x Internal light 1 x Double florescent light 2 x Down lighters (Size dependent) 2 x Down lighters (Size dependent) 2 x Pendants & 4 x Down lighters (Size dependant) 4 x Down lighters (Size dependent) 4 x Down lighters (Size dependent) 4 x Down lighters (Size dependent)

Specification List

Plug points	Main bedroom Bedroom 2,3,4 Living room Dining Kitchen & scullery Garage	3 x Combination 2 x Combination 2 x Combination 1 x Combination (2 if the server counter top is installed) 4 x combination (appliance dependant) 4 x combination
Conduits	Provision for Aircon & PV Solar	
TV points	Conduit only to Lounge & Main bedroom (no wiring)	
Fibre point	1 x Open access network point	
Curtain rails	Double Rail C-Track	
Ceiling insulation	135mm Eco insulation	
Balustrades & handrails	staircases and balconies (where applicable)	
Electricity meter	1 Pre-paid meter per unit	
Washing machine	Cold water point with drain	
Dishwasher	Cold water point with drain	
Water meter	1 per unit	

Note: This specification list has been prepared subject to availability of materials. All quality is guaranteed by the approved and appointed suppliers and is subject to standard supplier guarantees.

The developer cannot be held accountable for any colour or texture variations which may occur.

This presentation has been especially prepared to acquaint you with this specific development. Please retain it for future reference. We appreciate you taking an interest in this document. Should you have any questions, please do not hesitate to contact us.

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