

IMMEDIATE
OCCUPATION



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FOR
SALE



**LAST HOME
AVAILABLE**

*Simplex
Homes*

Secure Complex | Fibre & Satellite Ready

Kids Play Area | Pre-paid Electricity

Pet Friendly with Private Walled Gardens

 2 Diamond Close, Albertsdal X21, Alberton

Find us:   

2 Bed 1 Bath

Selling from

R695 000

3 Bed 2 Bath

Selling from

R830 000

Incl. Transfer & Bond Costs | R10 000 Deposit Secures | T&C's Apply

**SHOW
UNIT**
available
to view
Sun 2 - 5pm

RENICO
CONSTRUCTION
(PTY) LTD
(011) 794-1177

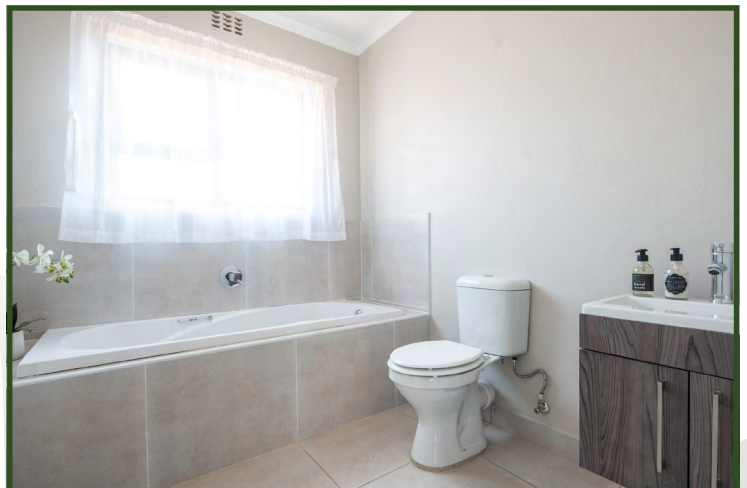
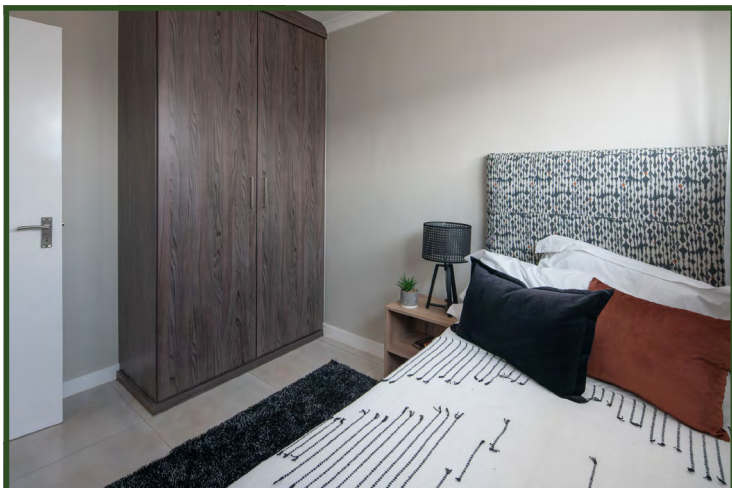


JONATHAN 083 785 9814
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www.renico.co.za



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Show Unit





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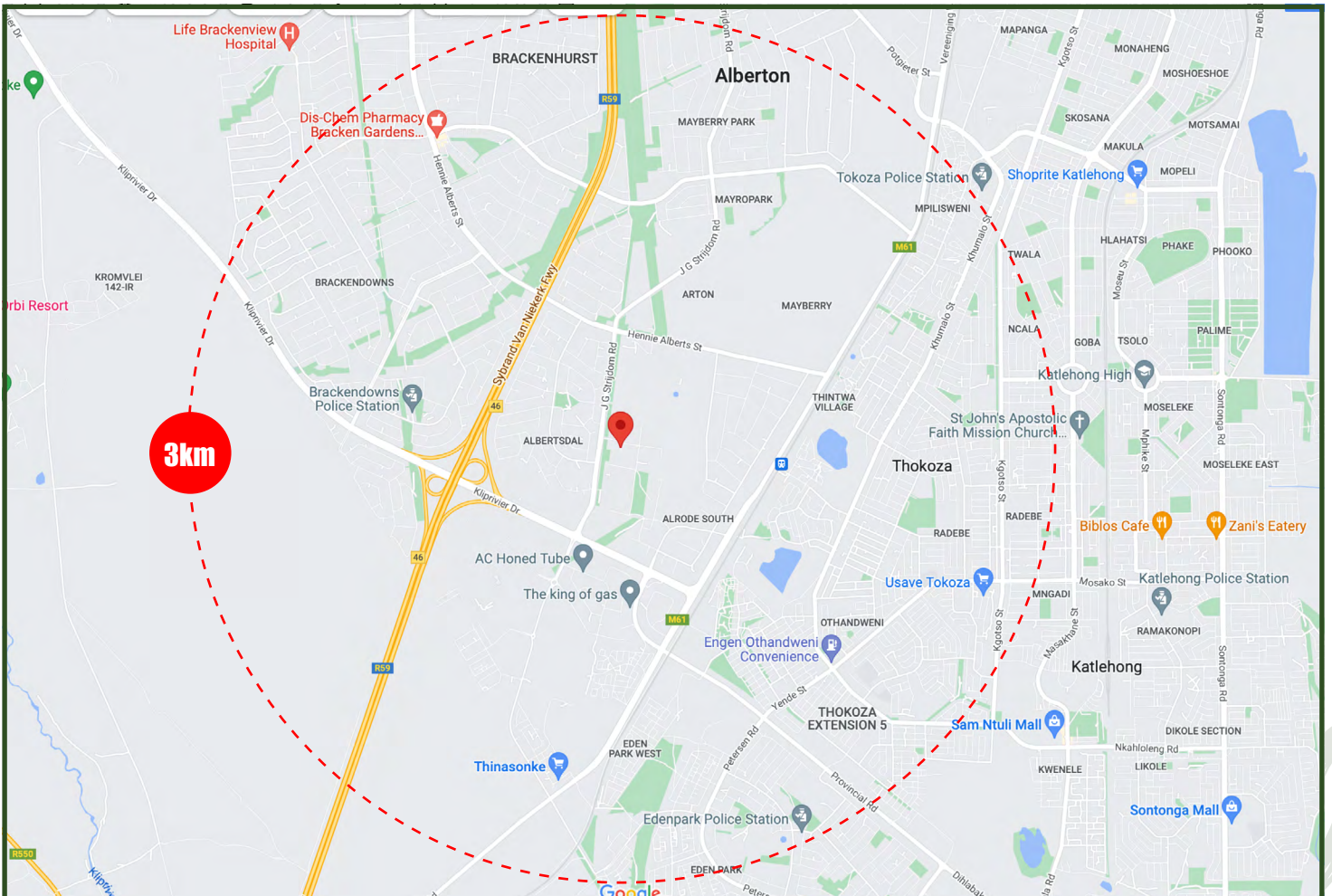
Artist Impressions





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Location





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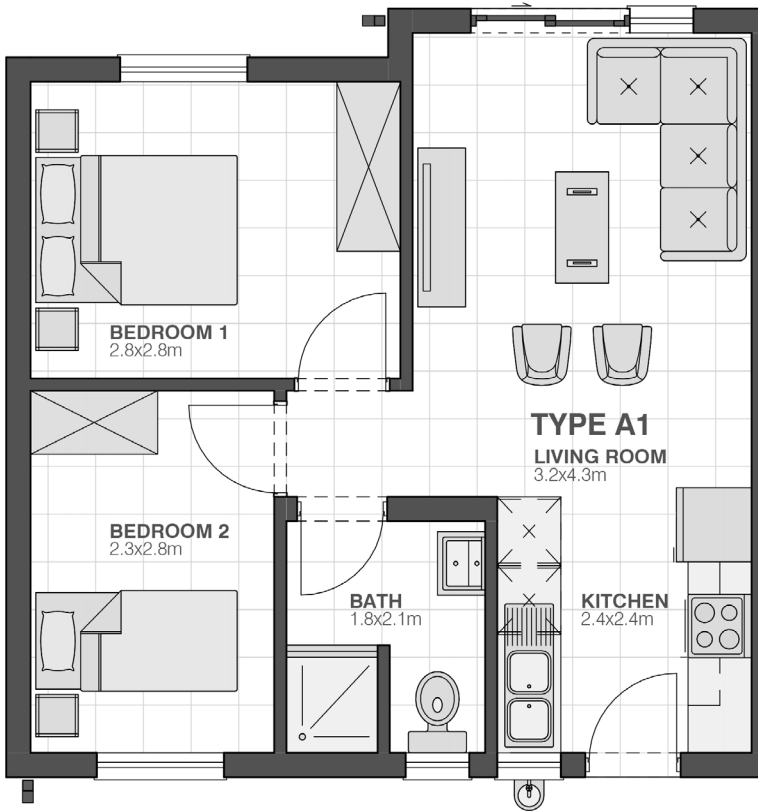
Site Layout





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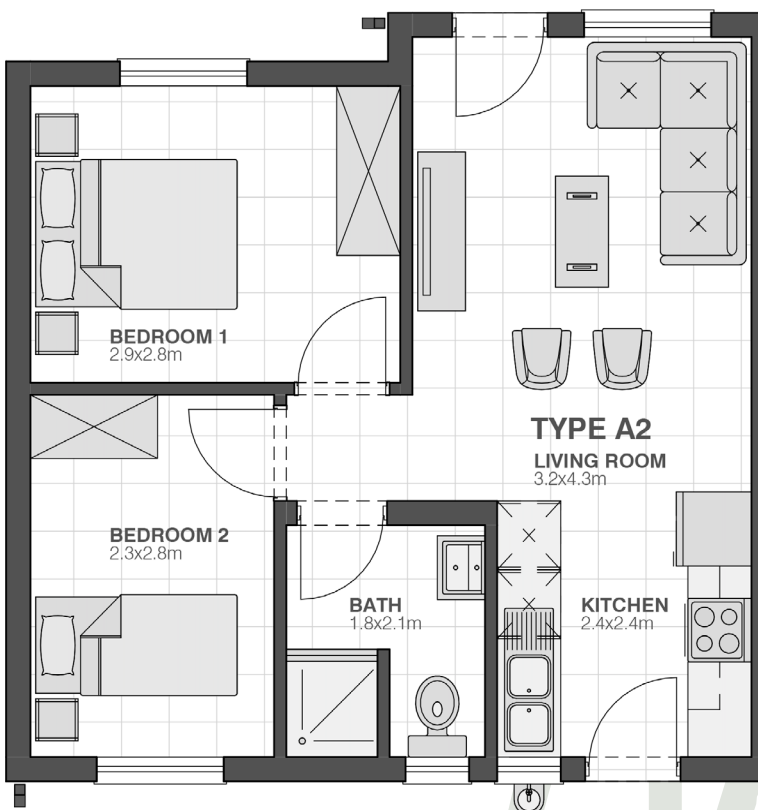
Unit Layout



UNIT TYPE **A1**

2 Bed 1 Bath - 50.18m²

NOTE:
ALL CABINERY IS
SUBJECT TO FINAL
DESIGN



UNIT TYPE **A2**

2 Bed 1 Bath - 50.18m²

NOTE:
ALL CABINERY IS
SUBJECT TO FINAL
DESIGN



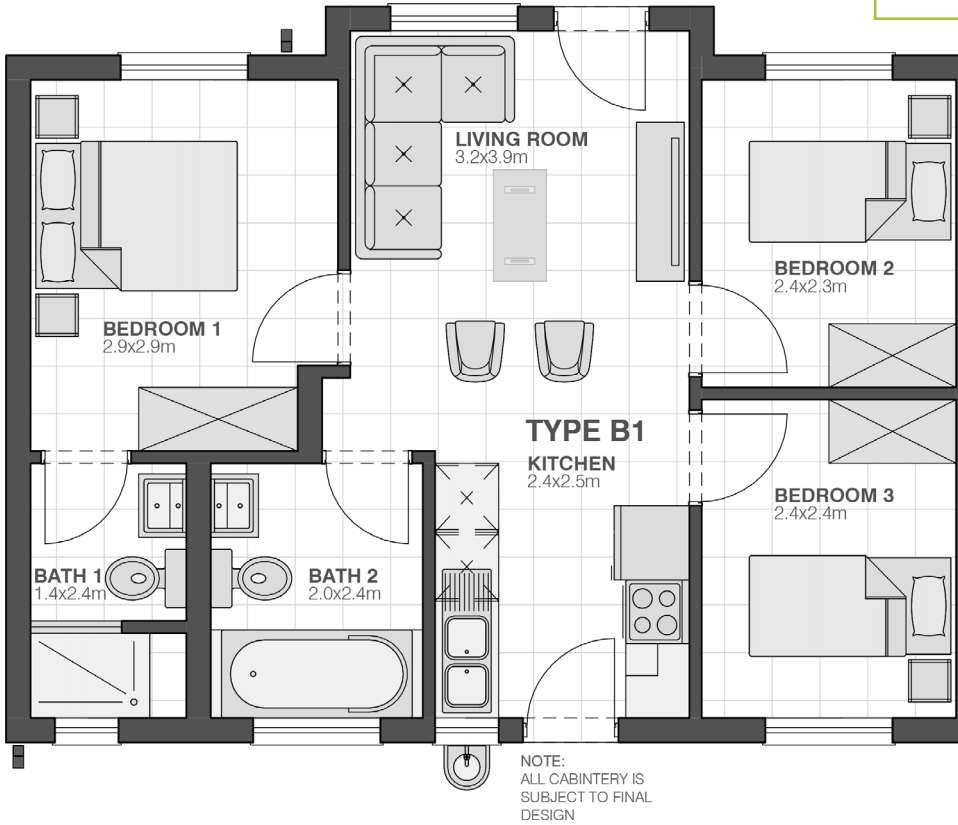


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Unit Layout

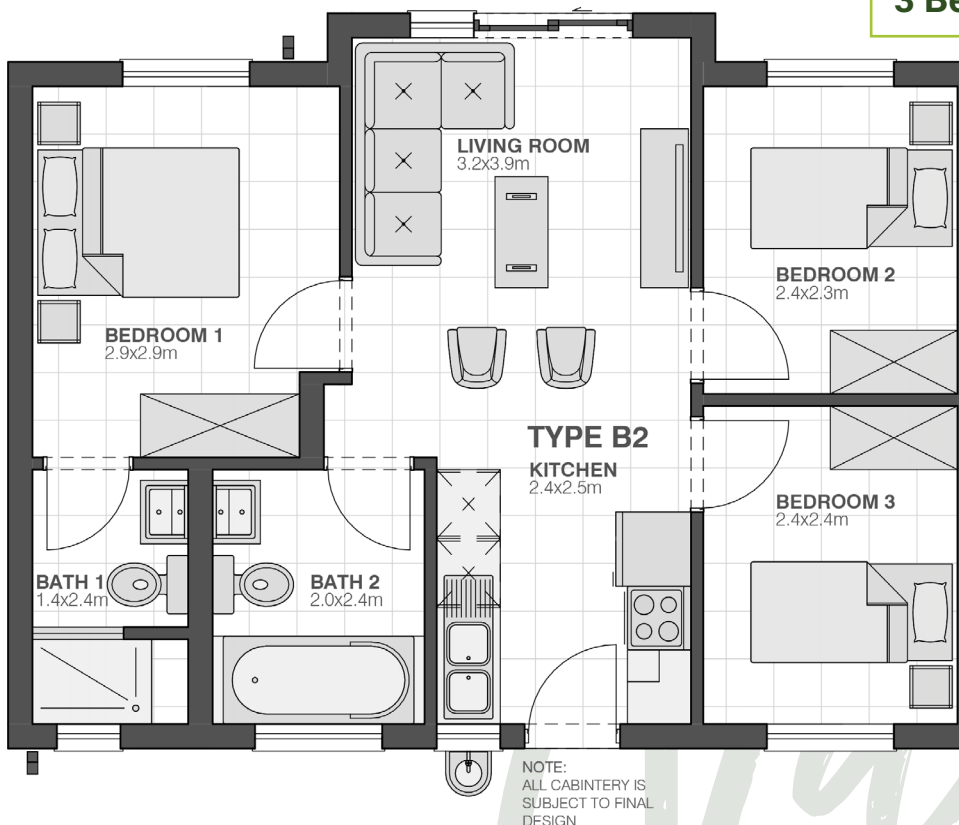
UNIT TYPE **B1**

3 Bed 2 Bath - 60.44m²



UNIT TYPE **B2**

3 Bed 2 Bath - 60.44m²





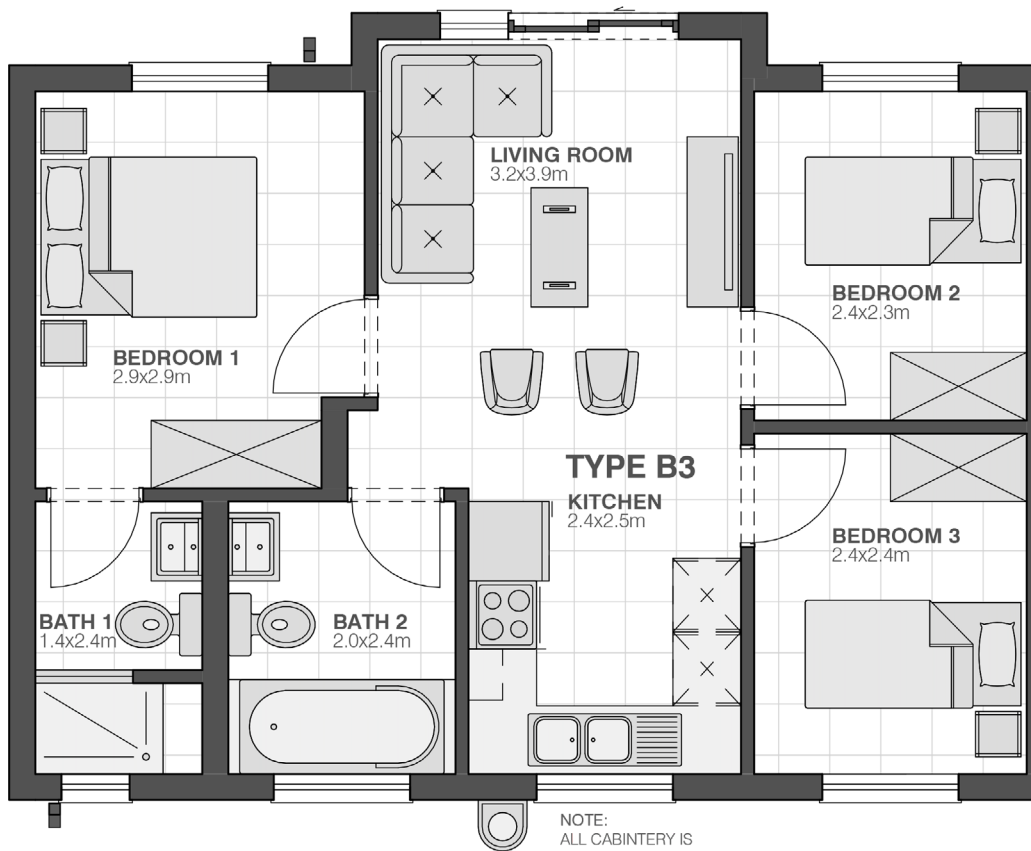
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Unit Layout

UNIT TYPE

B3

3 Bed 2 Bath - 60.44m²



NOTE:
ALL CABINTRY IS
SUBJECT TO FINAL
DESIGN

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Price List

Unit	Building	Block	Unit	Rooms	Unit (m ²)	Garden (m ²)	Total (m ²)	Price
1	1	D	B2	3B 2B	60,44	99,32	159,76	SOLD
2		D	B2m	3B 2B	60,44	42,36	102,80	SOLD
3	2	E	B3	3B 2B	60,44	38,60	99,04	R895 000
4		E	B3m	3B 2B	60,44	39,72	100,16	SOLD
5	3	A	A1	2B 1B	50,18	31,35	81,53	SOLD
6		A	A1m	2B 1B	50,18	31,35	81,53	SOLD
7	4	D	B2	3B 2B	60,44	39,72	100,16	SOLD
8		D	B2m	3B 2B	60,44	39,72	100,16	SOLD
9	5	D	B2	3B 2B	60,44	42,36	102,80	SOLD
10		D	B2m	3B 2B	60,44	43,07	103,51	SOLD
11	6	E	B3	3B 2B	60,44	39,72	100,16	SOLD
12		E	B3m	3B 2B	60,44	38,60	99,04	SOLD
13	7	D	B2	3B 2B	60,44	42,29	102,73	SOLD
14		D	B2m	3B 2B	60,44	43,07	103,51	SOLD
15	8	D	B2	3B 2B	60,44	42,29	102,73	SOLD
16		D	B2m	3B 2B	60,44	43,07	103,51	SOLD
17	9	D	B2	3B 2B	60,44	42,29	102,73	SOLD
18		D	B2m	3B 2B	60,44	81,26	141,70	SOLD
19	10	E	B3	3B 2B	60,44	37,08	97,52	SOLD
20		E	B3m	3B 2B	60,44	71,20	131,64	SOLD
21	11	E	B3	3B 2B	60,44	35,32	95,76	SOLD
22		E	B3m	3B 2B	60,44	90,55	150,99	SOLD
23	12	E	B3	3B 2B	60,44	39,82	100,26	SOLD
24		E	B3m	3B 2B	60,44	42,04	102,48	SOLD
25	13	E	B3	3B 2B	60,44	35,32	95,76	SOLD
26		E	B3m	3B 2B	60,44	90,51	150,95	SOLD
27	14	E	B3	3B 2B	60,44	41,82	102,26	SOLD
28		E	B3m	3B 2B	60,44	41,70	102,14	SOLD
29	15	E	B3	3B 2B	60,44	35,32	95,76	SOLD
30		E	B3m	3B 2B	60,44	90,47	150,91	SOLD
31	16	E	B3	3B 2B	60,44	41,82	102,26	SOLD
32		E	B3m	3B 2B	60,44	41,70	102,14	SOLD
33	17	E	B3	3B 2B	60,44	35,32	95,76	SOLD
34		E	B3m	3B 2B	60,44	90,43	150,87	SOLD
35	18	D	B2	3B 2B	60,44	45,70	106,14	SOLD
36		D	B2m	3B 2B	60,44	42,25	102,69	SOLD
37	19	E	B3	3B 2B	60,44	35,32	95,76	SOLD
38		E	B3m	3B 2B	60,44	90,40	150,84	SOLD

Unit	Building	Block	Unit	Rooms	Unit (m ²)	Garden (m ²)	Total (m ²)	Price
39	20	E	B3	3B 2B	60,44	35,32	95,76	SOLD
40		E	B3m	3B 2B	60,44	90,36	150,80	SOLD
41	21	D	B2	3B 2B	60,44	129,49	189,93	SOLD
42		D	B2m	3B 2B	60,44	67,09	127,53	SOLD
43	22	B	A2m	2B 1B	50,18	34,73	84,91	SOLD
44		B	A2	2B 1B	50,18	35,02	85,20	SOLD
45	23	C	B1m	3B 2B	60,44	45,56	106,00	SOLD
46		C	B1	3B 2B	60,44	45,56	106,00	SOLD
47	24	C	B1m	3B 2B	60,44	45,56	106,00	SOLD
48		C	B1	3B 2B	60,44	45,56	106,00	SOLD
49	25	D	B2	3B 2B	60,44	39,72	100,16	SOLD
50		D	B2m	3B 2B	60,44	38,60	99,04	SOLD
51	26	C	B1m	3B 2B	60,44	45,56	106,00	SOLD
52		C	B1	3B 2B	60,44	45,56	106,00	SOLD
53	27	C	B1m	3B 2B	60,44	45,56	106,00	SOLD
54		C	B1	3B 2B	60,44	45,56	106,00	SOLD
55	28	D	B2m	3B 2B	60,44	70,02	130,46	SOLD
56		D	B2	3B 2B	60,44	125,26	185,70	SOLD
57	29	E	B3	3B 2B	60,44	88,69	149,13	SOLD
58		E	B3m	3B 2B	60,44	37,96	98,40	SOLD
59	30	E	B3	3B 2B	60,44	88,69	149,13	SOLD
60		E	B3m	3B 2B	60,44	37,96	98,40	SOLD
61	31	D	B2	3B 2B	60,44	39,72	100,16	SOLD
62		D	B2m	3B 2B	60,44	39,72	100,16	SOLD
63	32	E	B3	3B 2B	60,44	88,69	149,13	SOLD
64		E	B3m	3B 2B	60,44	37,96	98,40	SOLD
65	33	E	B3	3B 2B	60,44	39,72	100,16	SOLD
66		E	B3m	3B 2B	60,44	39,72	100,16	SOLD
67	34	E	B3	3B 2B	60,44	88,69	149,13	SOLD
68		E	B3m	3B 2B	60,44	37,96	98,40	SOLD
69	35	E	B3	3B 2B	60,44	39,72	100,16	SOLD
70		E	B3m	3B 2B	60,44	39,72	100,16	SOLD
71	36	E	B3	3B 2B	60,44	88,69	149,13	SOLD
72		E	B3m	3B 2B	60,44	37,96	98,40	SOLD
73	37	E	B3	3B 2B	60,44	39,72	100,16	SOLD
74		E	B3m	3B 2B	60,44	39,72	100,16	SOLD
75	38	E	B3	3B 2B	60,44	93,51	153,95	SOLD
76		E	B3m	3B 2B	60,44	36,51	96,95	SOLD



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%	12.25%	12.50%	11.75%	12.25%	12.50%
R 730 000	20 Years	R 7 995	R 8 249	R 8 377	R 26 650	R 27 490	R 27 920
	30 Years	R 7 447	R 7 728	R 7 869	R 24 820	R 25 750	R 26 230
R 885 000	20 Years	R 9 498	R 9 799	R 9 951	R 31 650	R 32 660	R 33 170
	30 Years	R 8 847	R 9 180	R 9 348	R 29 480	R 30 600	R 31 150
R 895 000	20 Years	R 9 605	R 9 910	R 10 064	R 32 010	R 33 030	R 33 540
	30 Years	R 8 947	R 9 284	R 9 453	R 29 820	R 30 940	R 31 510
R 897 000	20 Years	R 9 627	R 9 932	R 10 086	R 32 080	R 33 100	R 33 620
	30 Years	R 8 967	R 9 305	R 9 475	R 29 880	R 31 010	R 31 580

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





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Levy Budget

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

Unit No	Total	Unit No	Total
1	R1 077,78	39	R1 077,78
2	R1 077,78	40	R1 077,78
3	R1 077,78	41	R1 077,78
4	R1 077,78	42	R1 077,78
5	R972,91	43	R972,91
6	R972,91	44	R972,91
7	R1 077,78	45	R1 077,78
8	R1 077,78	46	R1 077,78
9	R1 077,78	47	R1 077,78
10	R1 077,78	48	R1 077,78
11	R1 077,78	49	R1 077,78
12	R1 077,78	50	R1 077,78
13	R1 077,78	51	R1 077,78
14	R1 077,78	52	R1 077,78
15	R1 077,78	53	R1 077,78
16	R1 077,78	54	R1 077,78
17	R1 077,78	55	R1 077,78
18	R1 077,78	56	R1 077,78
19	R1 077,78	57	R1 077,78
20	R1 077,78	58	R1 077,78
21	R1 077,78	59	R1 077,78
22	R1 077,78	60	R1 077,78
23	R1 077,78	61	R1 077,78
24	R1 077,78	62	R1 077,78
25	R1 077,78	63	R1 077,78
26	R1 077,78	64	R1 077,78
27	R1 077,78	65	R1 077,78
28	R1 077,78	66	R1 077,78
29	R1 077,78	67	R1 077,78
30	R1 077,78	68	R1 077,78
31	R1 077,78	69	R1 077,78
32	R1 077,78	70	R1 077,78
33	R1 077,78	71	R1 077,78
34	R1 077,78	72	R1 077,78
35	R1 077,78	73	R1 077,78
36	R1 077,78	74	R1 077,78
37	R1 077,78	75	R1 077,78
38	R1 077,78	76	R1 077,78



Proposed Budget

	PER MONTH	PER ANNUM
ADMINISTRATION		
Audit Fee	R583,33	R7 000
Bank Charges	R208,33	R2 500
Insurance	R6 250,00	R75 000
Management Fee	R9 120,00	R109 440
Meter Reading Fee	R912,00	R10 944
Mircom Charges	R458,33	R5 500
Sub Total	R17 532,00	R210 384
REPAIRS & MAINTENANCE		
Fire Hydrant Service	R166,67	R2 000
Maintenance-Electrical	R250,00	R3 000
Maintenance Plumbing	R250,00	R3 000
Maintenance General	R1 250,00	R15 000
Garden Service	R10 500,00	R126 000
Gate and Fence	R250,00	R3 000
Sub Total	R13 000,00	R156 000
TOTAL ADMINISTRATIVE FUND	R30 532,00	R366 384

	PER MONTH	PER ANNUM
MAINTENANCE RESERVE FUND		
Reserve	R16 000,00	R192 000
Sub Total	R16 000,00	R192 000
TOTAL	R46 532,00	R558 384
INCOME		
Levy Income	R30 532,00	R366 384,00
Reserve Levy Income	R16 000,00	R192 000
Sub Total	R46 532,00	R558 384,00

- Budget excludes Security, Water, electricity and common charges & deposits for the Ekurhuleni accounts
- The average cost per guard per shift is R12800
- The Ekurhuleni 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

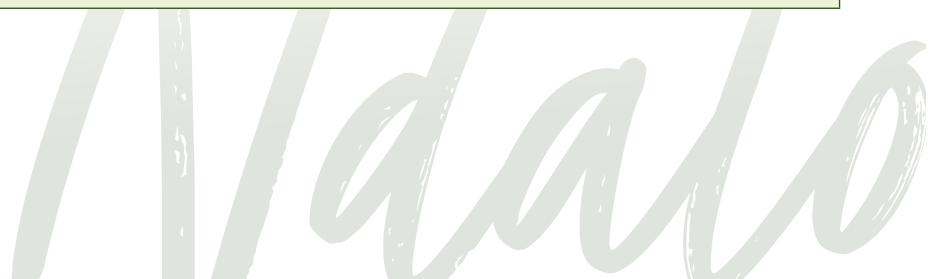
External brickwork	Dapple light	Plinth walls
External finish	1 Coat plaster Primer and 2 coats paint	
Internal brickwork	Cement Stock bricks	
Internal finish	1 Coat plaster Primer and 2 coats paint	
External windows	Aluminium Frames Glazing Living/Bedroom Bathroom	Charcoal 4mm clear glass 4mm obscured glass
External door	Frame: Door Lock Handles Escutcheon Weather bar	Double rebate steel frame, primed and painted with 2 coats enamel Fully external wooden door with 2 coats varnish 3 lever lock-set SS Lever handle
Internal door	Frame Door Handles Lock Door stop	Double rebated steel frame, primed and painted with 2 coats enamel Semi solid horizontal slated Masonite door, primed and painted with 2 coats enamel SS Lever handle 3 lever lock-set Door stopper white
Patio door	Aluminium/Wood door Glazing Lock	Charcoal Aluminium door OR Fully external wooden door Standard
Ceilings	6.44 mm Rhino board with "H" strips, painted with 2 coats PVA Colour: white	
Cornice	75mm cornice painted. Colour: white	





Specification List

Sanitary ware	Bath	1700 mm, white with CP waste Shower/Bath Mixer Towel rail: single towel rail
	Basin	Floating vanity Mixer: Basin mixer Mirror: 400mm x 600mm bevel edge Towel ring
	Shower	Shower door Shower head Shower arm Towel rail Mixer
	Toilet	Topflush toilet Toilet roll holder
Washing machine	Cold water point sharing with Dishwasher	
Dishwasher	Cold water point with drain sharing with Washing machine	
Water meter	1 per unit	
Geyser	150 Litre, with energy saving system	
Floor covering	Bedrooms Bathroom Shower Lounge Kitchen	600mm x 600mm Ceramic tiles 600mm x 600mm Ceramic tiles Ceramic tiles cut to match floor tiles 100 x 100mm 600mm x 600mm Ceramic tiles 600mm x 600mm Ceramic tiles
Skirting	Unit	100mm timber skirting painted white
Wall tiles	Bathroom Shower Hand wash basin 1/2	Tile front of bath - 430mm x 430mm Ceramic tiles Above bath - 430mm x 430mm Ceramic tiles - 2 x tile heights 430mm x 430mm Ceramic tiles, ±2100mm high Back of basin - 430mm x 430mm Ceramic tiles





Specification List

Wall tiles	Kitchen	430mm x 430mm Ceramic tiles - (Not behind appliances)
Built-in-cupboards	All bedrooms	Lux unit with capping
Kitchen	Carcass Top Handles Sink Mixer	Melamine Eezi Quartz Stainless Steel Double bowl Mixer
Stove	Defy Black Slimline 600U oven Defy Black 600 Solid NCP plate Defy Black 600 hood	
Electricity meter	1 Pre-paid meter per unit	
Light fittings	Downlighters in all rooms - white downlights	
Plug Points	All bedrooms Lounge Kitchen	1 x Double 2 x Double 4 x Double
TV point	Conduit only to lounge (no wiring)	
DSTV installation	1x Point per unit	
Fibre point	1x Open access network point	
Curtain rails	Double rail with 150mm overhang (all windows)	
Roof	Prefabricated timber trusses with cement roof tiles Double Roman standard roof tiles	
Gutters and downpipes	Zinkalume seamless	
Ceiling insulation	100mm Eco insulation	
Landscaping and paving	As per Site Development Plan	
Unit numbers	Vinyl	
Balustrading	Mild steel - If applicable	
Handrails	Mild steel - If applicable	



Personal Guide

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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Trust Account Details	Fyfer Incorporated Attorneys NEDBANK, Blackheath Account number : 158 202 5398 ACB 158 205 Reference : NDALO - UNIT NUMBER
Managing Agent	Westrand Management Agency Phyllis van Rooyen - 082 700 7575 phyllis@wrma.co.za

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