

# Rental FAQs



**StayMelville.**

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**1. Will we need a gym membership to use the gym, if so, what would this cost?**

Nope – included. Training packages will be available for a small monthly fee on the App.

**2. By when will the gym be ready?**

March 2020.

**3. Will the outside gym be free to use for all tenants?**

Yip.

**4. Will I be able to grow my own food at the Communal food-growing gardens. How will this be allocated and are there any fees involved?**

Yes. First come first served use it or lose it basis. No cost but you have to use the space allocated to you or it will be moved to the next person in the queue.

**5. Will there be any washing lines available?**

Yes, every block has a private drying yard.

**6. Will there be street lights?**

No. We have specifically designed the estate to have low light at night for resident's comfort. All paths and walkways are lit, however you will never have a bright streetlight shining through your window all night. All security areas will be well lit.

**7. Will hooting be forbidden in the complex?**

Totally forbidden. We have also banned the playing of Hootie and the Blowfish because cheesy 90's rock is just so unbearable.

**8. Will rules be in place to manage noise pollution?**

Yes.

**9. Will security be at the gate only or will they be patrolling inside of the complex?**

Both at gate and patrolling.

**10. Will there be cleaners and gardeners on site regularly to maintain the property?**

Daily, during the week.

**11. Will there be easy access to garbage bin drop off points? Will recycling bins be available?**

Yes. Bins are provided at the bottom of the stairwells in each block. We will provide recycling and normal bins.

**12. Are the basketball points shown on the plan going to be installed?**

It would pose a threat of noise pollution, damages to cars etc.

Yes they are, however they will need to be used in a responsible manner.

**13. Will it not endanger children with regards to cars driving by?**

NO! This is a PEDESTRIAN area. The cars are intruders who must slowly make their way to their parking spots. Children are the primary users of the ground floor. There is no parking adjacent to the hoops.

**14. Will the soccer fields be netted off to prevent damages to property and cars?**

Not initially. We will look at this if it becomes necessary.

**15. Will there be a system in place to book braai areas to avoid conflict? And will there be a time limit?**

We have provided enough braais that we do not believe this will ever be a problem. Roughly one third of our residents can braai AT THE SAME TIME, which is very unlikely to happen, even on Heritage Day. Suffice to say the developers are very into their braaing and have ensured that the braai facilities are top notch. A normal estate of this size would have had 1 or 2 facilities with 4 or 6 braais in each. We have 12 places where you can braai with upwards of 4 braais in each.

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**16. How many parking bays will be available for the disabled and what else will be put in place to make it disabled/elderly friendly?**

There are disabled bays per block. All ground floor units are reachable by wheelchair. There are not specific handicapped units.

**17. Why is there no pool?**

Water issues and safety. There will be water features for the children to play with.

**18. Will we be able to book the community centre (or part there-of) for private parties or events?**

Yes.

**19. Will workspace need to be booked and are there any costs involved?**

No, it is provided on a use share basis. If bookings become necessary due to use then this will be introduced. The size of the facility and our experience leads us to believe that this will not be necessary.

**20. What will the cost be for additional parking?**

R350 per month.

**21. Will there be visitors parking available?**

Yes. Per block, outside the entrance, inside the entrance and in the community area.

**22. What water and energy saving systems will be put in place?**

Solar hot water, heat pumps, energy efficient lighting, bore holes, black water recycling and on site stormwater reclamation system are in place.

**23. Will the ground floor units have a small garden area?**

Yes, but it is not an exclusive use area. All planting still needs to conform with our overall planting plan.

**24. Will there be an office/staff on site to handle queries/issues?**

Yes.

**25. Will there be a kids play park?**

Multiple kids play parks are scattered throughout the estate. There is a private play area in every double banked block. The creche and community centre have play areas and there will be additional play equipment scattered around the estate. There is also a nearly 1 km bike track for BMX's a small pump track for push bikes and baby bikes, a skateboard area for tweens and teens and 2 sports fields.

**26. Is it close to public transport?**

Reasonably.