

# Sales FAQs



Stay **Melville.**

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## 1. How much will my levies be?

Estimated at R1 299 per month

## 2. What does this cover?

5Mbps internet service  
Security and Guarding  
Use of Gym and Community Centre  
Maintenance and repairs of the common property  
Caretaker, cleaning and gardening staff  
Recycling and refuse collection  
Management fee  
Building Insurance excluding contents  
Black Water System  
Accounting, bank and other office costs

## 3. What does my levy exclude?

Council Rates  
Electricity use in your unit  
Hot and cold water use in your unit  
Insurance of your unit's contents  
Additional Parking bay rentals (if required)  
Storage room rental (if required)  
Creche use (if required)  
Aftercare (if required)

## 4. How are rentals managed?

Stay Properties has set up an on-site management team to run the property and administer rentals for investors.

## 5. When will the body corporate be formed?

Once the first phase is sold (60 units), the developer will hold a first meeting of the body corporate. Minutes and a budget for the body corporate will be available to purchasers shortly thereafter.

## 6. What is the warranty on my apartment?

The Consumer Protection Act states that the developer must provide good service and provide a reasonable amount of cover for a reasonable amount of time. The structure is covered by the NHBRC for five years. Purchasers have a 30-day defect period to report patent defects to the developer who will repair these provided they are not clearly caused by the purchaser.

## 7. Can I fit burglar bars and a Trelidor?

Yes, as long as they are installed inside your unit and not on the outside of windows and/or doors. Designs will need to be approved by the body corporate. The developer will price examples and assist purchasers in fitting these at competitive rates.

## 8. Can I close in the garden on a ground floor unit?

No. The gardens are a common use area and need to be accessible for maintenance.

## 9. Do you allow pets?

No, we do not allow pets but we do allow guide dogs.