



FREQUENTLY ASKED QUESTIONS AND INTERESTING FACTS

Updated on the 16 February 2023

What can I expect to find at Phezulu Game Estate?

Phezulu Game Estate is a unique, residential development consisting of 630 hectares, comprising of a residential component of approx. 83 hectares and a Game Reserve of approx. 550 hectares.

The development will be built in two phases.

Phase 1 consists of 126 freehold sites ranging from 1400 m² – 4000 m² in size. Approximately 75 % of the Sites are sold to date.

Phase 2 will consist of 80 freehold and Mini Sub sites. It will have its own entrance situated at the well know Comrades Wall. This phase will commence when the market conditions are favorable.

Mini Sub Units – The Village

Phezulu Game Estate will be launching a 22-unit, Mini Sub Village. Two types of units will be available. The plans are currently in the process of being designed.

These units will be well priced and will make an excellent investment.

The roofs will be shingle and not thatch.

Launch Date to still be announced.

Where is Phezulu Game Estate?

The development is situated 7kms north of Hillcrest in KZN, along the Old Main Road (R103).

- *5kms from Hillcrest Private Hospital*
- *7kms from Hillcrest Central*
- *35 kms away from Durban Beach*
- *40 kms from Pietermaritzburg*
- *50 kms away from the Airport*

We are fortunate to have several highly rated schools in the immediate vicinity.

Hillcrest is a beautiful Town which boasts several Shopping Centre's. These Centre's are conveniently positioned with ample parking.

There are numerous restaurants in the area... far too many to mention and the people in the Upper Highway are spoilt for choice.

Hillcrest has a Medicross Centre and Hillcrest Private Hospital which is conveniently situated just 5 kms away from Phezulu.

How is Phezulu managed?

The Estate is managed by the Phezulu Homeowners Association.

Infinite Property Management Services are the managing agents and handle the levies and run the financial side of the Estate.

How is the conservation area managed?

The conservation is managed by the Phezulu Game Estate Conservation Trust which is already operational. The Developers pay R40 000 from each plot into the Trust. The homeowners currently contribute R3 215.00 per annum into the Trust.

The Trust works closely with Ezemvelo KZN Wildlife, The Wildlife and Environmental Society of South Africa and the eThekweni Municipality. We have ongoing programs in place to eradicate the alien vegetation and rehabilitate the Valley.

Who is the Developer?

The developer is Leo Kroone. Leo is available to meet with potential purchasers or the Homeowners by appointment.

Leo owns the Phezulu Safari Park, which borders the Phezulu Game Estate. The safari park has a management contract with the Conservation Trust to manage the animal and the land. Leo watched the decline of the Valley of a Thousand Hills as the invasion of the alien vegetation swept through it. He decided to put his tourism and conservation knowledge to good use and devised a plan to save the valley. He knew that there were many families who would love to help preserve the Valley whilst living in their own secure, private game reserve less than 7kms from Hillcrest.

What game is in the Reserve already?

We have over 100 head of large game, including Giraffe, Kudu, Zebra, Wildebeest, Impala, plus a variety of Duiker, Bush buck, Bush pig and Warthog.

Phezulu is a “bird watchers” paradise.

What are the approximate costs involved?

Once off costs

- *Levy Stabilisation* *R10 000-00*

Monthly and annual costs

- *Levy (Monthly)* *R 3 927-00*
- *Rates (Monthly)* *The rates are dependent on the market value as per the Outer West Council and eThekweni Rates Roll*
- *Conservation Levy (Annual)* *R3 215-00 currently*

What does the levy include?

- *Your lawn to be mowed as per the monthly schedule*
- *Security – Gate house manned 24 hours a day and patrols*
- *Refuse to be removed*

- *Maintenance of the common areas*
- *Estate Vehicle*
- *Insurance for the HOA owned property and Equipment*
- *Staff salaries and wages*
- *Rates for the common areas owned by the HOA*
- *Administration by the Managing Agents and Reception*
- *Access Control System – OPENITEM*

What is the style of the homes?

The homes are built with thatch roofs, a minimum of 25% stone cladding on the walls, lots of curved walls and flowing lines. The colours are all the natural tones to fit in with the surrounds. There are strict architectural guidelines, which must be followed for the exterior of the homes.

Fire Retardant Spray

All our Thatch Roofs must be treated with a SABS Approved Fire-Retardant Spray as specified in the Architectural Guidelines. This is a condition of plan approval and must be reapplied every 7 years.

Landscaping and gardens

We have a landscaping protocol with a list of Indigenous Plants which must be followed. You may have lawn around your home or you can keep it natural...bearing in mind that you will be living in a game reserve and the animals have full access through your gardens and will definitely make a meal of some of your plants.

Fencing

There will be no permanent fencing around the homes. If you have a pool it will have to be fenced in and secured as required by the local by-laws.

Will domestic pets be allowed on the Estate?

No.

Domestic pets are not allowed.

Do you have time limits to build?

Yes, from when you take transfer you have 24 months to commence building and approximately 12 months to complete building depending on the size of the house. This can be negotiated with the developer.

What is the minimum size home I can build?

200m² – including the double garage

How many plots have been sold?

We have sold over 70% of the plots

Who has bought in Phezulu?

Phezulu has attracted a combination of some overseas families who have chosen to make South Africa, and more specifically Phezulu, their new home, but mostly local families from the Upper Highway Area. These are families who want the security of an Estate whilst not living in a high-density environment.

Will the residence have access into the conservation area?

Yes.

Our homeowners' hike, mountain bike, picnic, bird, and game watch in the reserve. Only 4x4 vehicles are permitted to drive in the conservation area.

All homeowners and their guests are expected to follow the conduct rules of the Estate and treat the conservation area, including the game and plant life, with the utmost respect. There will be no exceptions made in this regard.

Security

Access Control is managed by the latest technology and the system we use is called OPENITEM. Residents and domestic staff access Phezulu by facial recognition camera.

The domestic staff go through a turnstile and the Residents access the estate via automatic booms which is monitored by Guards 24/7.

Security is of prime importance and we currently have a contract with NSS, which is a locally based security company with an excellent reputation in crime prevention.

There is a combined security and game fence that runs about 10km's around the reserve perimeter. It has 12 electric strands on the outside, 3 on the inside and 1 on the top. We have security guards on duty 24 hrs. a day. The fence line is patrolled daily, and we are linked to armed and medical response.

You may install an internal alarm which can be linked to the security company and the gate house.

*You may install **internal** burglar guards, if they meet with the approval of the architectural review committee.*

Can I use my own builder and architect?

No.

At Phezulu we have a dedicated professional team to assist you with achieving your dream home. You do have a choice of 2 Architects and 6 Builders. Once you have designed your home, We send the plan out to tender to the 6 builders and you then make the final decision as to which builder you want to build your home.

We can set up appointments for you to meet the team to assist you with your final decision.

Do you have a web site?

Yes. www.phezuluestate.co.za

Who do I contact?

Michelle Grant on 083 638 0282 or email : michelle@phezuluestate.co.za

OFFICE HOURS

*Monday – Friday 8am – 4pm
Weekends by Appointment*