SOMERSET
HILLS

FREQUENTLY ASKED QUESTIONS

Modern Contemporary Lifestyle Estate Somerset West



This guide has been carefully curated to provide clarity, transparency, and confidence as you consider securing your home within Somerset Hills — a modern lifestyle estate designed for contemporary living, security, and long-term value.

SECTION 1

UNDERSTANDING PLOT & PLAN

1.1 Who is the developer and builder?

- **Developer:** Black Block
- **Builder:** Cape Projects Construction

Cape Projects Construction is an experienced, NHBRC-registered contractor with a proven track record in residential developments.

1.2 What is the typical construction timeline?

Construction typically takes 8–12 months from final bond approval and plan confirmation, subject to municipal approvals and external factors such as weather.

1.3 When will I be able to move in?

Occupation takes place after:

- ✓ Construction completion
- ✓ Final inspections and certifications
- ✓ Transfer into your name

Your sales consultant and attorneys will guide you through the timeline.

SECTION 2

FINANCIAL & LEGAL STRUCTURE



2.1 What costs are included in the purchase price?

The purchase price includes:

- ✓ VAT (no transfer duty)
- ✓ Bond registration costs
- ✓ Transfer costs
- ✓ Interim Interest Payments
- ✓ 12 months Free Levy

This ensures a **transparent and cost-efficient purchase structure.**



2.2 What is required to secure a home?

To reserve your plot:

1. Sign the Offer to Purchase (OTP)
2. Pay a **R30,000 reservation deposit**



2.3 Where is my deposit held?

All deposits are securely held in the trust account of:

Laas & Scholtz Attorneys



2.4 Do you assist with bond applications?

Yes. Our appointed bond originator, **Mortgage Max**, will assist in securing the most competitive financing options.

2.5 What happens if my bond is declined?

If your bond is declined within the agreed timeframe, your deposit will be refunded in full in line with the suspensive conditions.

2.6 What monthly costs should I budget for?

After transfer, homeowners should budget for:

- ✓ HOA Levy will be ±R1,600pm (After the 36-month Free Levy Offer Expires)
- ✓ Municipal rates and taxes
- ✓ Prepaid electricity and water
- ✓ Home insurance
- ✓ Optional fibre packages

2.7 What do levies cover?

Levies contribute toward:

- ✓ Estate security
- ✓ Maintenance of common areas
- ✓ Landscaping
- ✓ Clubhouse and amenities
- ✓ Estate management

2.8 Will levies increase over time?

Levies may be adjusted annually in line with operational costs, inflation, and estate requirements, as managed by the HOA.

SECTION 3

CONSTRUCTION & QUALITY



3.1 How is construction quality ensured?

Quality is maintained through:

- ✓ NHBRC compliance and inspections
- ✓ Structured build stages
- ✓ Professional site management
- ✓ Final snagging and inspection processes



3.2 Can I visit my home during construction?

For safety reasons, site access is controlled. Guided inspections may be arranged at appropriate stages.



3.3 What certifications will I receive?

Before handover, you will receive:

- ✓ Occupancy Certificate
- ✓ Electrical Certificate of Compliance
- ✓ Plumbing Certificate of Compliance
- ✓ NHBRC documentation



3.4 What is the snagging process?

A detailed inspection is conducted prior to handover to identify and address any minor defects, ensuring your home meets the required standard.

SECTION 4

DESIGN & CUSTOMISATION

4.1 Can I customise my home?

Yes. Buyers can select from curated finishes, including:

- ✓ Kitchen palettes (Charcoal or Natural)
- ✓ Approved finishes within the specification range

4.2 Can I make structural changes?

Structural changes are not permitted in order to maintain architectural consistency within the estate.

4.3 What is included in the home?

Homes include:

- ✓ Modern kitchen finishes
- ✓ Porcelain Tiles
- ✓ Built-in braai
- ✓ Private garden
- ✓ Quality sanitaryware and fittings

(Full specifications are provided in your finishes schedule.)

4.4 What is not included?

Optional upgrades and post-handover customisations are not included in the base price and may be arranged separately.

SECTION 5

SECURITY & ESTATE LIVING

5.1 What security features are in place?

Somerset Hills offers **state-of-the-art security**, including:

- ✓ Facial recognition access control
- ✓ 24-hour manned gatehouse
- ✓ CCTV surveillance across the estate
- ✓ Electrified perimeter fencing
- ✓ Controlled visitor access via estate app

5.2 Is Somerset Hills family-friendly?

Yes. The estate is designed for families, offering:

- ✓ Safe open spaces
- ✓ Walking and running paths
- ✓ Community-focused living
- ✓ Pet-friendly environment (subject to HOA rules)

5.3 Can I rent out my property?

Long-term rentals are permitted. Short-term letting (e.g. Airbnb) is not allowed.

SECTION 6

LIFESTYLE & AMENITIES

Somerset Hills is designed around modern estate living, offering:

- ✓ Co-Working Offices
- ✓ Padel court
- ✓ Swimming pool
- ✓ Boutique coffee shop
- ✓ Scenic walking and running paths
- ✓ Outdoor fitness stations

These amenities enhance both **daily living and long-term property value.**

SECTION 7

INVESTMENT & VALUE



7.1 Is Somerset Hills a good investment?

Yes. Somerset West continues to experience:

- ✓ Strong demand for secure estate living
- ✓ Consistent capital growth
- ✓ High rental demand



7.2 Can I sell before completion?

Re-sales will only be possible once the estate has been completed in its entirity.

SECTION 8

LOCATION & AREA



Somerset Hills is located in one of the Western Cape's most desirable and rapidly growing nodes.

The area offers:

- ✓ Excellent schools
- ✓ Proximity to wine farms and outdoor lifestyle
- ✓ Easy access to the N2
- ✓ Strong infrastructure and ongoing development

SECTION 9

WHY SOMERSET HILLS?

Somerset Hills offers a unique combination of:

- ✓ Secure estate living
- ✓ Modern, thoughtfully designed homes
- ✓ Lifestyle-driven amenities
- ✓ Prime Somerset West location
- ✓ Strong investment potential

NEXT STEPS



To secure your home:

- ✓ Meet with a sales consultant
- ✓ Select your preferred plot and home design
- ✓ Sign your Offer to Purchase
- ✓ Pay your reservation deposit

FINAL NOTE

Our team is here to guide you through every step of the process — from initial enquiry to final handover.

We invite you to experience Somerset Hills and secure your place in a development designed for modern living, security, and long-term value.