



GATEWAY MANOR

Residential Estate

IMPORTANT INFORMATION

Location

Gateway Manor is located within walking distance of supermarkets and Hartbeespoort Main road shops and infrastructure. Hartbeespoort Dam is less than 10 minutes away and the cable car is also in close proximity. The Estate is twenty minutes away from Pretoria on the highway and fifteen minutes away from Brits.

Directors Profile

The remaining ground/stands are solely owned by Theo Stergianos Properties (Pty) Ltd with no finance liabilities. Their finance company Mainfin (Pty) Ltd is also involved. Their long term involvement and commitment creates a strong foundation to make Gateway Manor a solid sought after residential estate. Intellibrick Technologies (Pty) Ltd have partnered up with Theo Stergianos Properties (Pty) Ltd and Mainfin (Pty) Ltd to develop and market special land and building packages uniquely and attractively priced for the Hartbeespoort area. Intellibrick Technologies' (Pty) Ltd directors have had vast experience over the past 10 years with golf course estates, residential estates and other building projects. They can assure clients of a top class professional land and building packages.

Architects and Contractors

A very talented architect has been appointed to design over 11 different options of plans to suit each stand on the estate. He is also available to adjust and add on to the standard plans available to clients. He is the Estate Appointed Official Architect to oversee all building activities.

Three NHBRC registered building contractors have been appointed to do all the construction so that high standards and orderly construction with tight time-frames can be achieved. All three contractors have had in excess of 10 years experience and have an excellent track-record. They are available to discuss any special finishes and extras the client desires.

Current and Future Vision

In order to give young people, young couples, middle aged people and retired people a special secure home with large open spaces and parks in a unique surrounding area that is affordable, land plus a 3 bedroom home with 2 bathrooms have been structured from R799,000 to R999,000 depending on the stand that is chosen by the client. Also included in the price is 30 meters of boundary wall of which 50% is palisade, 150 meters of grass, a 1 meter path around the house as well as paving outside the garage. There are currently 23 occupied homes and 10 apartments in Gateway Manor.

Essential Services to the Estate

The estate has been registered and approved by all the authorities. Registration of the individual stands is complete and registered at the Deed Offices. The infrastructure of the estate i.e. tarred roads, storm water drains, electricity supply and water have been approved and allocated by the authorities. The estate has security walls with guard-houses, an advanced electric security system with 24 hour guards that also patrol the estate. All the services were managed and provided by Civilconsult Consulting Engineers.

Building Packages

The stand sizes range between 330m² to 920m² with more than 11 different home designs. The designs vary from double storey to single storey with an option of Traditional Tuscan, Traditional Contemporary and Modern Contemporary. Full details of the content of each home as well as

design layouts and a picture of each home is available from the agents. These packages are so well priced that the banks are overjoyed at the value for money.

Finance Details

The major banks have approved the Estate as one of their favoured developments. In keeping with the present bond allocation limits for residential 1 and residential 2 land and building packages. They will approve a 80% to 85% bond. For the remaining 15% to 20% funds can be raised against pension funds or private loans which can be facilitated by the banks or private financiers if you require a 100% bond. One bank is considering a 100% bond facility especially for Gateway Manor.

Time Frame for Bond and Building

After signing the agreement of sale and finalising your building requirements with the contractor, bond application approvals, building plan approval by the Madibeng Municipality and registration takes approximately 3 months. Your selected home will then be completed by the building contractor to move in, in approximately 3 – 5 months.

Reserve Budget for Estate Improvements

To facilitate constant improvements to the estate there is a reserve budget of R200,000 set aside.

Levy Details

The present levy is R400 per month, which allows scope to build a reserve fund for road repairs and constant security upgrades which are an essential part of a successful estate.

Security Details

There are guards who man the entrance of the estate 24 hours and do foot patrols in the estate as well. Activation of the fence is monitored by the security control room every minute of the day and night. Back-up armed guards are on 24 hour standby. The electric wire used all around the estate is top quality German imported aluminium which functions at high security levels and limits false alarms.

Estate Rules

The Estate Rules have been compiled from the rules that govern some of the top 10 residential estates in South Africa. The rules provide the resident with freedom, respect for their fellow resident, security, fairness, consistency, protection for property values and a wonderful harmonious lifestyle.

Home Owners Board

The Board is elected by the Home Owners and consists of a Chairman/Chairlady and 5 Trustees who are there to serve the home owners to the best of their ability.

Managing Agents

V-Net are the Managing Agents who are highly respected in their industry and are registered with all the relevant governing authorities. With their appointed team they manage the whole spectrum of the estate.



GATEWAY MANOR

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Love Where You Live

NEW! Building Packages in Secure Established Estate
3 Bedroom house and Stand

From: R799,000