

# MASON

ARBOUR TOWN

## 2-BEDROOM APARTMENTS

WITHIN A SECURE ESTATE



ONLY R10 000  
DEPOSIT



NO TRANSFER  
DUTY

REGISTRATION UNDERWAY



# THE GRIND

- |    |                      |    |                   |
|----|----------------------|----|-------------------|
| 1  | YOUR HOME BASE       | 3  | STATIONED SOUTH   |
| 5  | A STONE'S THROW AWAY | 7  | ROCK SOLID LIVING |
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## YOUR HOME BASE

Home is what you make it. Mason has been designed to establish a place where families, professionals and on-the-go individuals have access to the ultimate modern lifestyle. Effortlessly built on the core foundations of convenience, effective architectural design, sustainability, and security; Mason sets out to shape a new standard of living.



“A HOUSE IS MADE  
WITH WALLS AND  
BEAMS. A HOME IS  
MADE WITH LOVE  
AND DREAMS.”

— UNKNOWN



 **33%** OF RECENT BUYERS  
ARE UNDER THE AGE OF **35**

**189%** INCREASE IN  
AVERAGE HOUSEHOLD  
INCOME   
WITHIN THE AREA SINCE 2011

## STATIONED SOUTH

The vibrant, up-and-coming Arbour Town forms part of the greater Amanzimtoti area in KwaZulu-Natal and can be found nestled alongside the prominent Athlone Park node. Not only a popular holiday destination, this South Coast area is also a first choice for families. Enjoy the small-town charms; where people know your name, neighbours become your friends, the lifestyle is relaxed, and the community is close.

Residents have access to an authentic coastal lifestyle, where the outdoors is a second home for many. The beaches are buoyant with sun-lovers soaking up the rays, sports grounds are beaming with activity, mountain bikers and trail runners explore rugged nature routes, and kids can be seen playing at popular playgrounds and water parks.



## A STONE'S THROW AWAY

Mason is centrally situated within Arbour Town, where the opportunity to live, work and play is easily accessible. Enjoy the convenience of being a short drive away from everything you need, including the inbound routes within the greater Amanzimtoti area and the main N2 highway.

### NEARBY:

#### Retail

Arbour Crossing (2 mins : 1.1 km)  
Makro (2 mins : 1.1 km)  
Galleria Mall (4 mins : 1.9 km)

#### Beach

Amanzimtoti Beach (7 mins : 4.5 km)  
Pipeline Beach (8 mins : 5 km)  
Doonside Beach (10 mins : 8 km)

#### Medical

Intercare (4 min : 1.7 km)  
Kingsway Hospital (4 min : 2.2 km)

#### Schools

Umbogintwini Primary (4 min : 1.7 km)  
Athlone Park Primary (6 min : 3.2 km)  
Kingsway High School (6 min : 3.5 km)  
Kuswag Skool (8 min : 4.3 km)

#### Sports Ground

Amanzimtoti Golf Course (7 min : 4.5 km)  
Hutchinson Park (10 min : 6.3 km)  
Lords and Legends cricket field (11 min : 7 km)

#### Restaurants

Nando's (1 min : 600 m)  
McDonald's (3 min : 850 m)  
Memories (5 min : 2.6 km)  
Clearwaters Spur (7 min : 4.7 km)  
Thirsty Whale (7 min : 4.7 km)  
Friends (7 min : 4.8 km)  
Lords and Legends (11 min : 7 km)



“WE SHAPE OUR BUILDINGS: THEREAFTER,  
THEY SHAPE US.”  
WINSTON CHURCHILL

APRIL 2022 - MARCH 2023  
**80%** OF THE TOTAL PURCHASES WITHIN  
THE GREATER AMANZIMBOWE FROM  
SECTIONAL TITLE PROPERTIES

# ROCK SOLID LIVING

You’ve got a secure place to call your home. There are 396 stylish, 2-bedroom apartments in total, of which 84 units have been launched within Phase 1. Every unit boasts an open-plan design, and ground floor spaces offering an exclusive pet-friendly lifestyle within a secure estate. Residents not only have easy access to the local amenities; they also have a range of facilities to enjoy on their doorstep.

- 

CLUBHOUSE
- 

SWIMMING  
POOL
- 

FIRE PITS &  
BRAAI AREAS
- 

KIDS' PLAY  
AREA
- 

PET-FRIENDLY

## PROJECTED APPRECIATION

OWNERS FROM LAUNCH HAVE EXPERIENCED AN ESTIMATED 17% CAPITAL APPRECIATION.

2-BED, 1-BATH



R885 000 - R990 000

OR

2-BED, 2-BATH



R950 000 - R1 MILLION

## STICKS AND STONES

Setting a new trend in living, Mason is the first green-rated estate to come to the Greater Amanzimtoti area. Backed by the Green Building Council of South Africa, Mason is EDGE certified. This means that your home has been constructed to reduce carbon emissions and provide a sustainable yet modern take on living. Save at least 20% on utility bills and potentially gain a 4 – 10% higher value on your property than any other standard estate offerings in the province.

**OVER 10 000 EDGE CERTIFIED HOMES IN SOUTH AFRICA**



## EDGE FEATURES:

- Smart meters
- Solar power geyser
- Energy saving light fittings and sensors
- Reduced window to wall ratio
- Insulated roof
- Natural ventilation
- Low-flow faucets and fixtures
- Dual flush toilet cistern

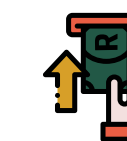
 **20% LESS ENERGY USE**  
 **20% LESS WATER USE**  
 **20% LESS EMBODIED ENERGY IN MATERIALS**



## WHAT A GEM

Going beyond offering just a gated estate with modern living conveniences; Mason is an investment you need to capitalise on. Not only will you have the advantage of being centrally located and living within the first green-rated apartments along the South Coast, you will experience quick capital appreciation. Enjoy seeing the value of your investment escalate in a few short years as Mason goes from being in an off-plan development stage to when the estate has completed construction and transfers have taken place.

### THE VALUE OF INVESTING IN AN OFF-PLAN DEVELOPMENT:



**ONLY R10 000 DEPOSIT**



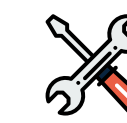
**NO TRANSFER DUTY**



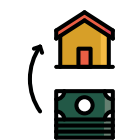
**NO ATTORNEY FEES**



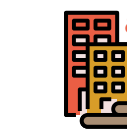
**SECURE THE BEST PRICING UPFRONT**



**LOW MAINTENANCE**



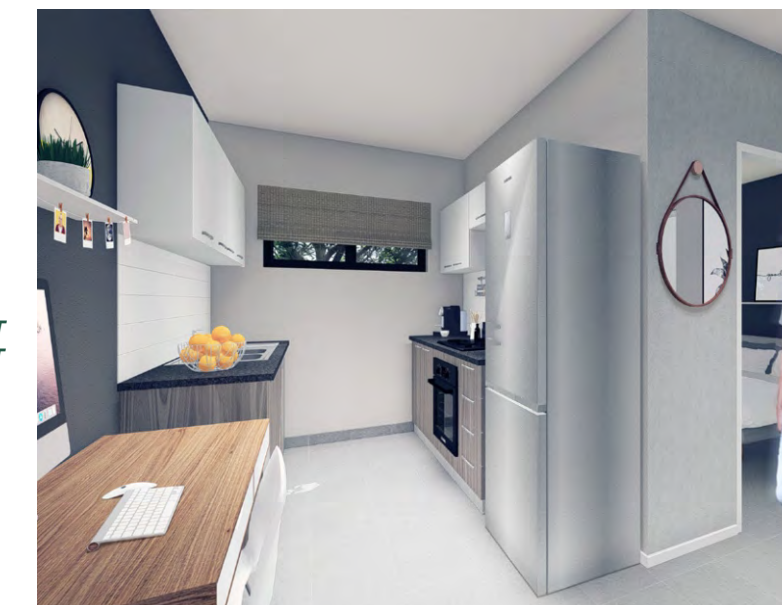
**BOND ONLY PAYABLE FROM TRANSFER**



**NET RENTAL YIELD FROM 8.1% IN YEAR 1**



**DIRECT FROM DEVELOPER**



# STEPPINGSTONE

The demand for contemporary, lock-up-and-go, low maintenance homes is on the rise. Within the greater Amanzimtoti area, there is a high demand for central rentals within secure, gated estates. With businesses and retail booming in Arbour Town, leading motor and industrial establishments scattered less than 15 minutes away from the area, coupled with the growing desire for families to live close to where they work; Mason is the perfect property opportunity for rentals. Residents can expect to earn an average 8.1% net rental yield within year 1.

## PROJECTED RENTAL RETURNS

 R10 000 DEPOSIT 

2-BED, 1-BATH



**R885 000 - R990 000 OR R950 000 - R1 MILLION**

EXPECTED RENTAL RETURN FROM  
**R7 500 P/M IN YEAR 1**

PROJECTED YEAR 1 GROSS YIELD = 11.04%

MONTHLY BOND REPAYMENTS  
From+- R8 900

2-BED, 2-BATH



EXPECTED RENTAL RETURN FROM  
**R8 000 P/M IN YEAR 1**

PROJECTED YEAR 1 GROSS YIELD = 10.11%

MONTHLY BOND REPAYMENTS  
From+- R10 300

The bond repayments were calculated on a 20-year bond term on a 11.75% interest rate, with a R10 000 deposit.



The depictions herein are for illustration purposes only and are subject to change without prior notice.



# BUYER'S GUIDE



# LET MASON BE YOUR HOME BASE



The depictions herein are for illustration purposes only and are subject to change without prior notice.

BLOCK B

UNIT TYPES

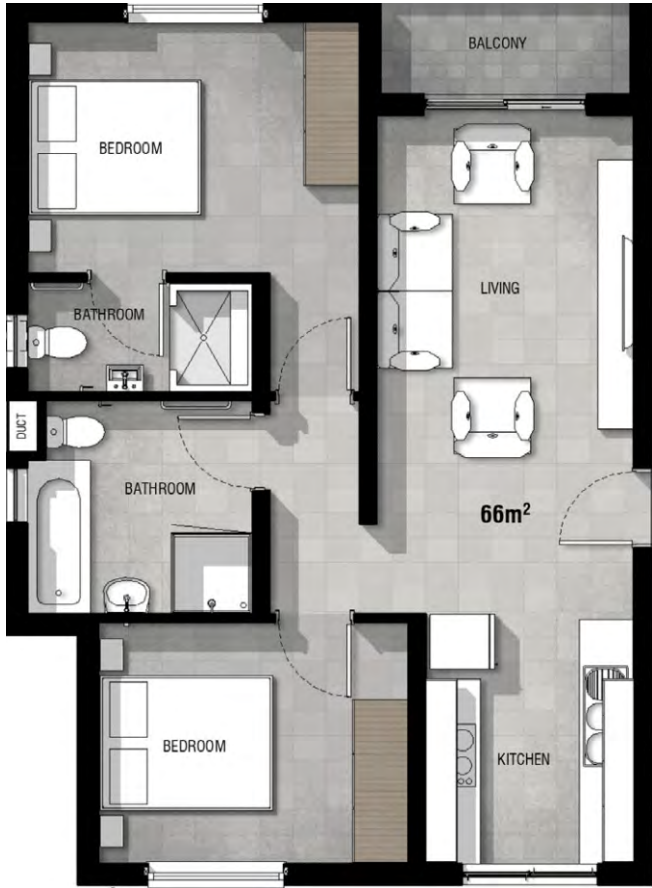


2-BED, 1-BATH



INTERNAL: 57m  
EXTERNAL: 2m

59m²



2-BED, 2-BATH

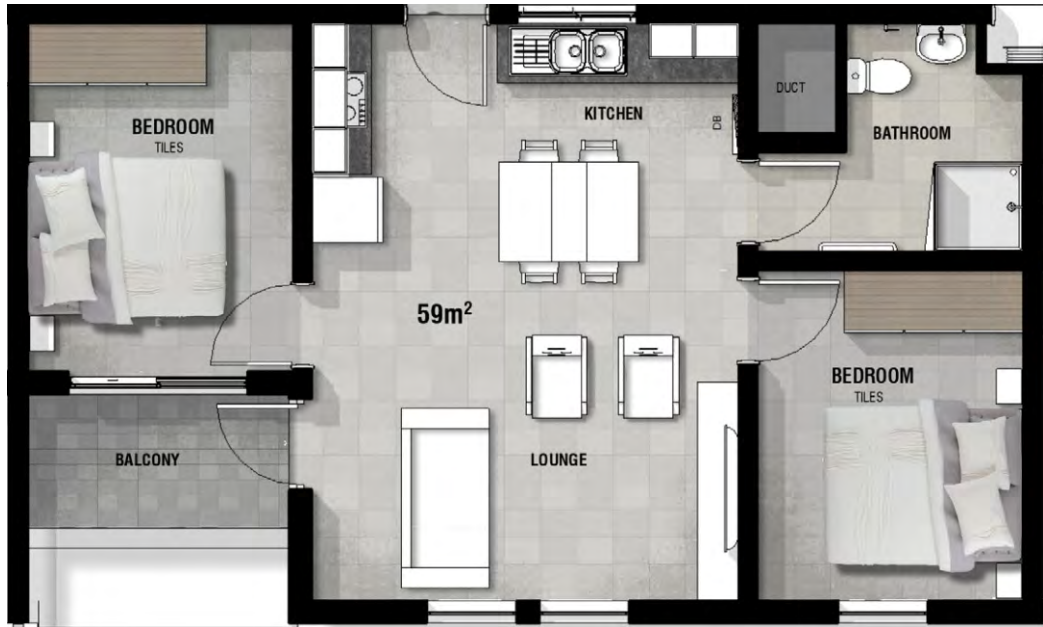


INTERNAL: 64m  
EXTERNAL: 2m

66m²

BLOCK D

UNIT TYPES



2-BED, 1-BATH



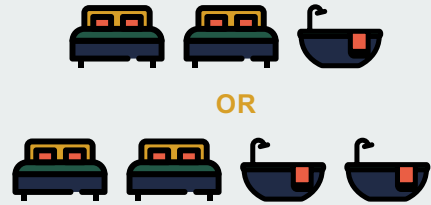
INTERNAL: 57m  
EXTERNAL: 2m

59m²

# SALES PROCESS

1.

## PICK YOUR UNIT

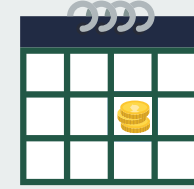


2.

## SIGN YOUR SALES AGREEMENT



3.



**PAY R10 000 DEPOSIT INTO ATTORNEY'S TRUST ACCOUNT WITHIN 7 DAYS**

4.

## GET YOUR DOCUMENTS TOGETHER



- COPY OF ID
- PROOF OF RESIDENCE
- INCOME TAX NO. VERIFICATION
- PROOF OF BANK ACCOUNT

5.



## APPLY FOR 100% BOND

- 30 DAYS TO SECURE FROM SIGNING SALES CONTRACT
- PRIME INTEREST RATE IS 11.75%

6.



## TAKE TRANSFER

**+/- 6 MONTHS FROM PURCHASE COSTS DUE:**

- R0 - TRANSFER DUTY
- R0 – ATTORNEY FEES
- FROM R10 000 - TRANSFER COST
- FROM R7 000 - BOND REG COST

7.

## TAKE OWNERSHIP



| TYPICAL UNIT TYPE         | MONTHLY BOND | ESTIMATED LEVY COSTS | ESTIMATED MUNICIPAL PROJECTED RATES | TOTAL        |
|---------------------------|--------------|----------------------|-------------------------------------|--------------|
| 2  1  R885 000 - R990 000 | FROM R8 832  | +/- R1 200           | R461                                | From R10 493 |
| 2  2  R950 000 - R1 MILL  | FROM R10 295 | +/- R1 200           | R541                                | From R12 036 |

The estimated pricing was correct at the time of publishing and can change without prior warning. The Bond Repayment was estimated on a 11.75% interest rate and the bond on a 20-year term.

Please request the latest pricing and availability schedule at the Mason Sales Office, online at [www.mason-arbourtown.co.za](http://www.mason-arbourtown.co.za) or on 071 354 7464.

### PAYMENT TERMS

The development's designated conveyancers are: Bowmans

All amounts paid are held in the attorney's trust account, pending transfer.

An initial deposit of R10,000 (incl. VAT) is payable to secure the reservation of each unit.

Upon signature of the contract of sale, the balance of the deposit, which is 10%, is due within 5 days.

Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution within 30 days, or a guarantee issued from a registered South African commercial bank within 7 days of request by the conveyancer. Alternatively, the funds may be deposited into the conveyancer's trust account, within 7 days from request, which shall be invested in an interest-bearing account with Investec, all interest accrued will be to your benefit.

It is advisable that pre-approved finance is confirmed.

### CONTRACT OF SALE

Kindly ensure that you have read and fully understand the terms and conditions prior to the signing hereof.

### SECTIONAL TITLE PROPERTIES ACT

The Mason development falls under the Sectional Title Properties Act. For further information on the act, kindly go to: [www.acts.co.za](http://www.acts.co.za)

### NHBRC

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaint procedure, which aims to ensure that builders meet their obligations under the Act.

Home Enrolment benefits include:

- Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards
- NHBRC quality inspections during construction
- Major structural warranty cover for a period of up to five years from date of occupation
- NHBRC mediation between homeowner and builder
- Recourse through complaints, arbitration and remedial processes

Find out more here: [www.nhbrc.org.za/](http://www.nhbrc.org.za/)

### CONSUMER PROTECTION ACT

The Mason development and terms are fully compliant with the South African Consumer Protection Act.

To download a copy, kindly go to: [www.labourguide.co.za/consumer-protection-act/](http://www.labourguide.co.za/consumer-protection-act/)

**DEVELOPMENT:** Mason

**DEVELOPER:** International Housing Solutions

**PRODUCT USE:** Residential

**BUILDING CONTRACTOR:** Enza Construction

**DESIGN CONSULTANTS AND PROFESSIONAL TEAM:**  
Development Management: Crowie Developments (Pty) Ltd  
Project Management: Crowie Developments (Pty) Ltd  
Project Architect: Boogertman and Partners (Pty) Ltd  
Landscape Consultant: Boogertman and Partners (Pty) Ltd  
Electrical Engineer: Gaucon Electrical Consulting Engineers (Pty) Ltd  
Mechanical Engineer: Vertex Engineering Consultants (Pty) Ltd  
Structural Engineer: Axiom Consulting Engineers (Pty) Ltd  
Land Surveyors: Benchmark Surveys  
Quantity Surveyors: Hulley Africa Quantity Surveyors and Cost Consultants CC  
Sales: Engel & Volkers  
Marketing: Rainmaker Marketing

**CONVEYANCERS:** Bowmans

**BANK:** Rand Merchant Bank

**TOTAL SITE AREA:** 32,506m²

**TOTAL NUMBER OF UNITS:** 396 apartments

- RESIDENTIAL FACILITIES:**
- Clubhouse
  - Braai, fire pits and picnic areas
  - Pet-friendly
  - Kids’ play area
  - 24-Hour security

- AREA AMENITIES:**
- Galleria Mall
  - Arbour Crossing
  - Makro
  - Arbour Junction
  - Arbour Grove Business Park
  - Kingsway Hospital
  - Amanzimtoti golf course
  - Athlone Park Primary School
  - Moyeni Pre-Primary School
  - Kingsway High School
  - Kuswag High School

**PRICING:**  
2-Bedroom, 1-bathroom: R840 000 - R990 000  
2-Bedroom, 2-bathroom: R950 000 - R1 million

**MONTHLY LEVY:** R1200 per month

**LEVY STABILISATION FUND:** To be determined

**CONSTRUCTION STARTED:** 10<sup>th</sup> September 2019

**COMPLETION DATES:**  
Phase 1 – July 2020  
Phase 2 – October 2020  
Phase 3 – December 2020  
Phase 4 – February 2021  
Phase 5 – May 2021

**DISCLAIMER:**  
Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.

**WHO IS THE DEVELOPER?**  
International Housing Solutions

**WHICH MUNICIPAL BODY GOVERNS THIS AREA?**  
eThekweni Municipality

**WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?**  
Mason is a 3-minute drive from Galleria Mall, Arbour Crossing shopping village, 10-minutes from Kingsway Hospital, Amanzimtoti golf course and the beach. Kingsway High School, Kuswag High School, Athlone Park Primary School and Moyeni Pre-Primary School is some of the top schools situated a short drive away. Arbour Business Park, South Gate Industrial Business Park, Toyota, Unilever, SAB and Swan Plastics is a quick 15-minute drive away.

**WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?**  
Mason will have a gatehouse manned 24-hours with security guards.

**HOW IS THE PROPERTY OWNERSHIP MANAGED?**  
Through the appointed Body Corporate.

**WHEN WILL CONSTRUCTION BEGIN?**  
Construction started on the 10<sup>th</sup> of September 2019 and is currently ongoing.

**WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?**  
Owners will be allowed to move into their purchased apartments once beneficial occupation has been approved by local authorities.

**HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?**  
The monthly levy is set at approximately R1200 and the first full payment is due when the owners of the first phase of units have taken transfer.

**WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?**  
The owner has independent contracts with each of the service providers and will be directly responsible for each.

**WHAT IS THE TOTAL VALUE ON COMPLETION?**  
Approximately R360 million.

**WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?**  
Yes, however this will be decided by the Body Corporate once it has been established.

**WILL I BE ALLOWED TO RENT OUT MY PROPERTY?**  
Yes, owners may elect their own estate agents to manage the rental of their property.

**ARE PETS ALLOWED?**  
Yes, however this will be subject to the Pet Policy which will form part of the Body Corporate rules.

**WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?**  
Unfortunately, there will be no living facilities for staff.

**CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?**  
No, any architectural amendments will need to go through the elected and approved architects.

# FREQUENTLY ASKED QUESTIONS

## AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, all homeowners who reside within Mason have full access to the facilities.

## WILL THE OPTION OF HOME AUTOMATION BE AVAILABLE?

No, Mason does not offer home automation.

## WILL THERE BE AIR-CONDITIONING IN THE UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

There is no air-conditioning provided, however owners will be able to install their own and adhere to the design installation rules.

## HOW DO I GET TO THE BEACH FROM MASON?

Mason is a 10-minute drive to the main Amanzimtoti Beach.

## WHERE CAN MY GUESTS PARK?

Visitors will have a designated parking bay.

## CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

Unfortunately, the facilities are only for those who are residing within Mason.

## HOW MANY PARKING BAYS DO I GET?

Each unit has been designated 1 parking bay.

## CAN I BUY ADDITIONAL PARKING BAYS?

Yes, the opportunity to purchase an additional parking bay is possible.

## HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed. Each unit will be prewired to allow fibre to the home, CCTV footage, as well as allowing for DSTV, data and telephone connection.

## WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

This will be the responsibility of the appointed Body Corporate and managing agent.

## WHERE CAN I HANG MY WASHING?

Mason will have a designated drying yard where residents will be able to hang their washing.

## WILL THERE BE A GENERATOR?

No, there will not be a generator.

## WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, the building will have a NHBRC certificate.

## WHAT IS THE BUILDING WARRANTY?

The building warranty is based on the JBCC standard, which is 5 years from completion of each section.

## WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.





# MASON

ARBOUR TOWN

**BOOK YOUR  
APPOINTMENT ONLINE**

**MASON-ARBOURTOWN.CO.ZA**  
**071 354 7464**

