



Heuningberg

For Generations

Questions and Answers

Development Matters

- **How large is the development?** Heuningberg covers 39.72 hectares and borders the Bredasdorp Golf Course, nestled against the slopes of the Heuningberg Nature Reserve.
- **What is planned for the estate?** Heuningberg is a mixed-use, multigenerational lifestyle estate. Once fully developed, it will consist of various precincts: residential, commercial, community-focused facilities, and conservation corridors.
- **What is currently being marketed?** Phase 1A — 95 freehold stands with northern aspects. These stands offer a low-density layout, optimal privacy, generous plot sizes, and exceptional natural beauty.
- **Who are the developers?** Heuningberg is established under Suikerbos Ontwikkeling (Pty) Ltd, with Clearlake Capital (68%) and the Bredasdorp Golf Club (32%) as shareholders and developers.

Ownership & Title

- **Do I receive full title to the stand?** Yes, each stand is registered as freehold with all associated rights.
- **When will transfer take place?** Transfer will occur once bulk services are installed in accordance with legal and Cape Agulhas Municipality (CAM) specifications, and the municipality signs off on the development. The target date for transfers is end of 2026.
- **Are there any servitudes or restrictions registered against the title deed?** No, there are no servitudes on the title deed. Architectural guidelines do apply to promote integrity and uniformity, and CAM building regulations are applicable to all stands and construction.
- **Who handles the transfer process?** The developer has appointed legal firms to manage the transfers in the Deeds Office.

Building Regulations & Design

- **Are there building or architectural guidelines I must follow?** Yes. All homes must comply with the Cape Vernacular style as outlined in the architectural guidelines. These include specifications for roof heights, dimensions, materials, colours, windows, fencing, landscaping, and more.

- **Do my plans need to be approved by the developer?** Yes, plans must be approved by the Homeowners' Association (HOA) and the project architect before submission to CAM.
- **How long do I have to start building?** Construction must commence within the stipulated period after registration, as outlined in the sales contract. Penalties or resale clauses may apply if not adhered to.
- **May I erect a prefabricated or modular home?** Only if it complies with the architectural guidelines and receives prior approval. Timber or fibre cement cladding is not permitted on exterior walls.
- **Are there restrictions on roof heights, colours, or building materials?** Yes. Roof height may not exceed 8.5 metres. Only specific roof materials and colours (e.g. charcoal grey) are permitted. Exterior walls must be plastered and painted in approved Plascon colours (e.g. Cloud White, Jade White, Grecian White).
- **May I build a second dwelling or outbuilding?** Yes, provided it complies with the guidelines and is approved by the project architect, HOA, and CAM.

Services & Municipal Matters

- **Are the stands fully serviced?** No, but once the infrastructure is installed, services will include water and electricity (both with prepaid meters), sewage, and stormwater management.
- **Who pays for connection fees?** The purchaser is responsible for water and electricity connection fees.
- **Are the roads already built and taken over by the municipality?** Roads are completed in phases. Phase 1A roads will be built before CAM signs off. Roads remain the responsibility of Heuningberg Estate and are not taken over by the municipality. This ensures high maintenance standards and independence from municipal upkeep.
- **Is fibre internet available?** Fibre internet is part of the infrastructure rollout. Owners may appoint their own approved service providers.
- **When do I start paying municipal rates?** Rates commence after the stand is registered in the buyer's name at the Deeds Office.
- **What are the estimated monthly rates?** Rates will depend on stand size and municipal scale, and will be determined by CAM.

Costs & Financing

- **Is VAT included in the purchase price?** Yes, VAT is included.
- **What deposit is required to secure a stand?** A minimum deposit of 10% is payable.
- **Is the deposit refundable if I do not proceed?** Only under certain conditions. Please consult the sales contract and agent for details.
- **Can I obtain financing for the stand only?** Yes. The developer uses BetterBond as bond originator, but buyers may arrange their own financing and guarantees.
- **What other costs apply beyond the purchase price?** Transfer fees, bond registration fees, connection fees, and HOA levies.
- **Is there a monthly HOA levy?** Yes, a levy is payable to Heuningberg's HOA for services such as maintenance and security.
- **Does the levy include membership to the Bredasdorp Golf Club?** No, golf club membership is separate. However, a small fee is payable for access and use of the clubhouse facilities. Buyers receive a 10% discount on membership fees.

Environment & Infrastructure

- **Is the development approved by the municipality and environmental authorities?** Yes, all relevant approvals have been obtained.
- **May I remove trees or fynbos?** Only if they are not protected species and with permission from the developer and HOA.
- **Are fences and walls permitted?** Yes, provided they comply with building and architectural guidelines. For example, street-facing walls may not exceed 1.2 metres.
- **Is water conservation and greywater reuse encouraged?** Yes. Each stand must have at least a 2,500-litre rainwater tank, discreetly placed or screened if visible from the street — as specified in the architectural guidelines.
- **May I sink a borehole?** Not without prior approval from the HOA and compliance with municipal regulations.

Security & Community

- **Is the development fenced and access-controlled?** Not yet, but it will be fully fenced with a security entrance and controlled access once Phase 1A services are installed.
- **Are security services or systems in place?** Yes. The developer is in discussions with various security firms to patrol the site and manage access during Phase 1A service installation.
- **May owners implement their own security measures?** Yes. Security lights must be motion-sensitive and may not shine beyond the property boundary. Burglar bars must be internally mounted and aesthetically aligned with the home's design. Alarms must be "soft" alarms that notify the contracted security company.
- **Are pets allowed?** Yes, provided they do not disrupt the community and comply with all laws, by-laws, and HOA regulations. Dogs, for example, must be on a leash when outside the property.
- **Are there communal spaces?** Yes, including parks, walking trails, green belts, and access to the Bredasdorp Golf Club's clubhouse. Certain areas of the golf course will also be accessible to residents for walking before and after daily play.

Resale & Investment Matters

- **May I resell my stand before building?** Yes, subject to certain conditions in the sales contract.
- **Is there a first right of refusal for the developer?** No, not as standard — only if specified in the contract.
- **How are property values developing in the area?** The Overberg shows stable growth with strong investment potential.
- **Is short-term letting such as Airbnb permitted?** Yes, provided it does not disrupt the community and complies with HOA guidelines.

Timeframes & Practical Matters

- **When will the stands be ready for transfer?** Phase 1A is currently available for sale and will be ready for transfer by the end of 2026.
- **When will services be completed?** Services for Phase 1A will be installed and completed by October/November 2026.
- **When can I take occupation?** Once construction is complete and an occupation certificate is issued by CAM.

- **Can I visit the location of my stand?** Yes, site visits are possible by appointment with our sales agents.
- **Which builders are permitted?** Builders must meet specific requirements and be approved by the developer or POA. No construction may begin without approved plans and an NHBRC certificate.
- **What happens if I do not build on time?** Penalties or resale clauses will apply. Extensions may be requested and will be considered in exceptional cases. Please consult your contract and sales agent.
- **What is planned for the entrance, fencing, and gardens?** The perimeter will feature a “Clearview”-style fence (1.8m) with cameras mounted on top. Access will be controlled via card or code system with a staffed entrance. Gardens will be managed by a landscaping company under the supervision of the HOA.

Date: 30 October 2025