

INFORMATION SUMMARY

1. INTRODUCTION

Welcome to The Moorings, George Rex Drive, Knysna, South Africa.

The development comprises the following:

- Sectional Title Units
- Sectional Title Boat Storage Units
- Hotel Reception, Restaurant and Bar
- Conference facilities (3 venues)
- Swimming Pool
- Marina (with moorings and slipway)
- Spa

2. DEVELOPER

The developer is Chamber Lane Properties 11 (Pty) Ltd, in association with Nedbank Properties.

3. DEVELOPMENT PROGRAMME AND TIMING

The former Ashmead Resort was purchased by the developer in 1997. Plans and approvals were submitted for a phased redevelopment of the property and construction commenced in January 2008.

4. CONTROL AND OWNERSHIP STRUCTURES

The local authority is the Knysna Municipality, which falls under the Western Cape Regional Council, South Africa.

The Moorings comprises of the property, Erf 1389 Knysna, measuring a total of 9, 1629 hectares.

A Sectional Title Scheme and Sectional Plan has been registered, and is known as the 'The Moorings on Ashmead'. Ownership of property on the development is registered by way of Sectional Title.

5. **SECTIONAL TITLE OWNERSHIP**

Sectional Title means the purchase of a section (Unit) with its undivided share in the common property, apportioned in accordance with the participation quota recorded on the Sectional Plan - inclusive of Exclusive Use Areas (i.e. patios/veranda's and carports/parking bays) and movables.

Ownership is registered in the Deeds Office and Title can be in the name of an entity (company, trust or close corporation) or a natural person.

6. **RESORT OPERATOR**

The Resort Operator is the entity appointed by the developer on behalf of the Body Corporate to operate and manage the property, its accommodation, facilities and amenities.

Premier Hotels & Resorts International is the appointed Resort Operator.

7. **RENTAL POOL**

The Resort Operator obtains use of the Units from Owners participating in the Rental Pool. This enables the Resort Operator to operate the hotel accommodation component of the development by conducting transient and short term letting of the Units on behalf of the Owners.

Participation in the Rental Pool is compulsory for Owners of Apartments and optional for Owners of all other Units. A Rental Pool Agreement is entered into between the Owner and the Resort Operator.

Owners participating in the Rental Pool may choose to occupy their Unit at any time and for as long as they wish, subject to the availability of their Unit and payment of a daily service fee. The Unit defaults back into the Rental Pool whenever the Owner is not in residence.

While in the Rental Pool each Unit attracts a pro rata share of the total accumulated Rental Pool, payable to the Owner, and calculated as follows:

Total income received by all Units in the Rental Pool

Less:

- Operation and Administration Fee* 43%
- Management Fee 7%
- Contribution to the Replacement and Repair Fund 2.5%
- Auditors' fees
- Commissions to travel/booking agents

The Moorings

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Divided by the participation quota of the Unit

Multiplied by the number of days the Unit was available to the Rental Pool in that particular month

Divided by the number of days in that particular month

* The Operation and Administration Fee will be reduced from 43% to 40% once the total number of Units in the Rental Pool exceeds or equals 70 (seventy).

The amount due is calculated monthly and is payable by the Resort Operator to the Owner by no later than the 15th day of the following month.

8. **SECURITY**

The entire development is walled and fenced except for the body of water linking the Moorings Marina with the Knysna Estuary. The development is controlled by 24 hour security.

9. **BODY CORPORATE**

The Moorings is controlled and managed by the Resort Operator on behalf of the Body Corporate.

The Body Corporate was established in March 2009, its members being the Developer (for as long as they are Owners of a Unit/s) and the Unit Owners themselves.

All buildings and common property are controlled and managed by Conduct Rules prescribed by the Sectional Title Act, for proper use and management of the development.

The functions and powers of the Body Corporate are exercised by the Trustees of the Body Corporate. Trustees are elected by the members of the Body Corporate.

To carry out its functions, the Body Corporate establishes a fund, to which every Owner makes a monthly contribution known as a levy.

10. **LEVY**

The monthly levy contribution is ZAR 20 per square meter calculated on the total area of the Unit.

The levy is administered and paid by the Resort Operator to the Body Corporate on behalf of the Owners (payable from the Owner's share of the proceeds from the Rental Pool).

Should Owners choose not to participate in the Rental Pool, payment of the levy will be the Owners' responsibility.

11. **RATES**

Municipal rates and taxes are payable by the Owner to the Knysna Municipality. The rates are calculated by the Municipality based on their valuation of the Unit.

12. **PURCHASING PROCEDURE**

A Property Sale Agreement is entered into to record the purchase which is secured by way of a deposit. The deposit is payable on signature of the Sale Agreement to the transferring attorneys, which shall be held in an interest bearing Trust Account with interest accruing to the purchaser until the date of transfer.

The balance of the purchase price is payable on registration of transfer of the property to the purchaser. This balance is to be secured by a bank guarantee acceptable to the seller and delivered to the transferring attorneys on request.

A mortgage bond may be registered over the property and the purchaser is entitled to use the financial institution of their choice.

The purchaser will not be required to pay transfer duty as the purchase price includes VAT. However the purchaser shall be required to pay transfer fees to the transferring attorney, and any other costs incidental to the registration of transfer of the property.

13. **PROPERTY DESCRIPTION**

The Sectional Title Units comprise the following:

Apartments (Hotel Suites)

The Apartment building is situated in the indigenous park 75 metres from the water's edge and comprises of ground, first and second floor Apartments. All Apartments have open plan living areas and en-suite bedrooms. The 2 and 3 bedroom Apartments can be divided into two separate sections (Suites), namely a Studio Suite and a 1 Bedroom or 2 Bedroom Suite. This combination allows for a dual income per Apartment and added flexibility of Owner usage (Dual Key).

Apartment Description	Total area m ² (average)
Studio	47
1 Bedroom	94
2 Bedroom (Dual Key)	128
3 Bedroom (Dual Key)	172

All Apartments are fully furnished and benefit from their own unique position. Ground floor Apartments (either pool or garden/north facing) have their own veranda and private garden. First and second floor Apartments (either pool or garden/north facing) being elevated enjoy Knysna Lagoon, Heads and inland views from spacious patios. All Apartments have their own allocated parking bay nearby.

Waterfront Villas

The Waterfront Villas are double storey Units with an open plan living area and veranda downstairs, and 2 en-suite bedrooms and spacious patios upstairs. Each Villa has a covered carport and parking bay. The Villas are all located on The Moorings Marina with views of the Knysna Estuary and Heads. A choice of fully furnished and unfurnished Villas is available.

Waterfront Villa Description	Total area m ²
Type 03 2 Bedroom	187
Type 02 2 Bedroom	183
Type 01 2/3 Bedroom	198

14. COMPLETION DATES

Sectional Title Units

Apartments	
01-26	completed
27-42	end 2012*
Waterfront Villas	
05-16	completed
17- 24	mid 2011
01-04 & 25-36	end 2012*
Sectional Title Boat Storage Units	
01-30	end 2012*
Hotel Reception, Restaurant and Bar	completed
Swimming Pool	completed
Conference Venues	
01& 02	completed
03 (renovation)	end 2011
Marina (upgrade)	mid 2011
Spa	end 2012*

*Future phase/Subject to final approvals/Not yet released for sale.

Disclaimer: This INFORMATION SUMMARY is intended as an informative brochure for marketing purposes only, and does not constitute a legal document. Information contained herein is set out and further explained in the Agreement of Sale and Rental Pool Agreement.