



FREQUENTLY ASKED QUESTIONS



BOARDWALK
LODGE



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www.boardwalklodge.co.za



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INFORMATION ON BOARDWALK LODGE

1.1 What does die Boardwalk Sectional Title Development comprise?

The Sectional Plan comprises three two-bedroom duplex units, two one-bedroom simplex units, and three studio suites.

1.2 What are the sizes of the Units?

UNIT NUMBER (As per Sectional Plan)	UNIT SIZE (square metres)
UNIT1 (two-bedroom duplex)	155
UNIT 2 (two-bedroom duplex)	155
UNIT 3 (two-bedroom duplex)	155
UNIT 4 (one-bedroom simplex)	94
UNIT 5 (one-bedroom simplex)	94
UNIT 6 (operational unit)	147
UNIT 7 (two-bedroom studio)	114
UNIT 8 (one-bedroom studio)	58
UNIT 9 (one-bedroom suite)	44
FUTURE UNIT 10	

1.3 How many phases will the development consist of and will there be a time limit on construction?

The property is already fully established in respect of Units 1 to 9. Approval has been granted to extend and further develop the property with the construction of only one additional unit (Unit 10), as depicted on the Sectional Plan, within a time period of 60 (sixty) months from date of registration.

1.4 Are there any land claims that could influence the Development?

No.



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1.5 Who is the Developer and does he have a track record?

The developer and owner of the property is Boardwalk Resorts (Pty) Ltd (registration number 2003/015554/07). The entire development was constructed and established by the said developer in 2002 and has ever since been successfully managed by Boardwalk Resorts Development CC (registration number 2002/003719/23) as the operating company of the accommodation establishment.

Further detailed information about the construction and history of the property can be found in the Boardwalk Prospectus.

1.6 Who will be responsible for the future development of the Boardwalk Lodge?

The developer will have the right to further extend the development for his own account and within a time period of sixty months by means of the construction of one further sectional title unit. Should the developer not proceed therewith within the specified time period as stated hereinbefore, the right to extend the development as such will vest in the Body Corporate. The members of the Body Corporate will consist of all the owners of sectional title units in the development.

1.7 How does a purchaser acquire a unit in Boardwalk Lodge?

Please contact **Ilse Pretorius** on **072-356-1795** or via email at **ilse.pret6@gmail.com** or **Chris Boshoff** on **083-253-3631** or via email at **chrisboshoff@global.co.za**.

Also feel free to visit our new on-site Sales Office adjacent to the **Boardwalk Lodge Reception** during office hours from 8:00 to 17:00.

1.8 Are there any outstanding approvals on the Development?

No, all the required approvals are in place, namely:

- a. Approval of Sectional Title Development by the George Municipality; and
- b. Approval of the Sectional Plan by the Surveyor General.



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1.9 Will a purchaser have access to view the Unit he/she is buying?

Yes, an interested investor is welcome to contact either Ilse or Chris to arrange a viewing of the units – (see contact details above at 1.7).

1.10 Are the units furnished and fitted with electrical appliances like fridge, stove, television, etc.?

All the units are fully furnished and equipped. An inventory of the contents of each unit can be obtained from Ilse or Chris on request – (see contact details above at 1.7).

1.11 May owners refurbish and upgrade their Units?

Yes, a sectional title unit owner may, with the approval and in collaboration with the Boardwalk Operator, refurbish and upgrade his unit, as long as such refurbishing conforms to the grading standards of the accommodation establishment.

FINANCIAL MATTERS

1.12 What rates and service charges will the purchaser pay?

- Property tax will be paid to the George Municipality calculated in accordance with the municipal valuation of the individual unit (i.e., municipal rates and taxes)
- All services (water, sewerage and refuse) will be charged by the Body Corporate to the end user.
- Daily cleaning services (only as and when requested by an owner or his invitee) will be charged by the Operator to the end user.
- Change over cleaning service upon check-out is compulsory and will be charged by the operator to the end user.



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1.13 How will Body Corporate levies be determined?

The levies will be determined at the first meeting of the members of the Body Corporate, will consist of all owners of sectional title units in the development. This determination will be based on a formula of the proportional and pro rata actual costs of the following:

- Maintenance of common property, including infrastructure and security
- Insurance
- Common lighting

1.14 Which cost will not be included in the levies?

- Private electricity and water consumption
- Municipal rates and taxes
- Daily cleaning services (Only when occupied by the sectional title unit owner personally or by his invitee, and as and per request. A compulsory change-over cleaning service fee will however be charged upon check-out. When the unit is occupied by lodge guests the daily cleaning costs will be covered by the Operator.)

1.15 Is the deposit paid for a unit refundable?

Yes.

1.16 Will the deposit attract interest and where will it be kept?

The deposit will be kept by the seller's Attorneys in an interest bearing trust account in the name and for the benefit of the purchaser. The funds will be on a call account pending transfer and registration of the unit into the name of the purchaser.

1.17 May the deposit be paid by bank guarantee?

Yes.



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1.18 Will there be any estate agent's commission payable, and who will pay it?

The seller is liable for commission and not the purchaser.

1.19 What is the time limit for a purchaser to obtain approval of bond finance?

45 days after acceptance of the deed of sale (date of signature by the seller) or as agreed with the seller.

1.20 When can a purchaser expect transfer?

Approximately 3-4 months from date of bond approval and fulfilment of any suspensive conditions as depicted in the deed of sale.

MANAGEMENT

1.21 What is the management structure of Boardwalk Lodge?

- The Operator (Boardwalk Development CC) will be responsible for the management, maintenance, servicing and daily running of the establishment, including the management of the Boardwalk Rental Pool.
- All sectional title unit owners will automatically become members of the Body Corporate upon the registration of the unit purchased into his/her name. The Trustees of the Body Corporate will appoint a Managing Agent on an annual basis to control, manage and administer the common property, including to
 - collect levies;
 - liaise with the Operator regarding the management, maintenance and administration of the Boardwalk Sectional Title Development
 - facilitate meetings between the Operator, Trustees and Developer, as required, including the arrangement of annual general meetings and special meetings.
 - facilitate and manage all financial and accounting matters.
 - keep records and report to the Body Corporate.



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1.22 Are there any Management- , Conduct - and House Rules in place?

Yes, an interested party is welcome to request copies of the abovementioned Rules from Ilse or Chris – see contact details above at 1.7.

1.23 Is there a Rental Pool in place?

Yes, participation in the Boardwalk Rental Pool is encouraged by all sectional title unit owners.

LANDSCAPING / OPEN SPACES AND GARDENS

1.24 Who will be responsible for the public open spaces, facilities and gardens?

The Boardwalk Operator will be responsible for all landscaping and maintenance of the common areas.

HOUSEKEEPING

1.25 Is there any system in place for garbage removal?

The Boardwalk Operator will collection of garbage from each unit.

1.26 Are animals allowed?

No pets will be allowed.

1.27 May a domestic worker live on the property?

No. Daily cleaning services can be arranged with the Operator at a daily service fee of R250.



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SECURITY

1.28 What will the security measures be?

The Boardwalk Operator will be responsible for the security management of the property. All Sectional Title unit owners will receive a remote control for access to the parking area through the security boom-gate at the entrance.

Other security measures include the employment of permanent security staff (night butlers), and ongoing monitoring of CCTV cameras. Access control of Lodge guests will include detailed registration and identification of all new guests upon arrival and check-in.

FACILITIES AND AMENITIES IN SURROUNDING AREAS

1.29 Medical Facilities

Two doctors, a dentist and an optometrist have practices in the Wilderness Village, and within walking distance from Boardwalk Lodge.

Both the George Hospital and George Mediclinic are within a mere 20 minutes' drive away from the Boardwalk Lodge.

1.30 Nearest Beaches

A stretch of over 18 km of golden sand, which is ideal for a leisurely stroll and some dolphin and whale watching. Most popular Wilderness beaches for fishing, sunbathing, swimming, surfing or walks include:

- Touw River mouth
- Leentjiesklip
- The Boardwalk on 6th Avenue
- The Fishermans walk on 8th Avenue
- Kleinkrantz
- Victoria Bay



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1.31 Nearest airport

George Airport is a mere 20 km from the Boardwalk Lodge.

1.32 How far is Wilderness from Cape Town, George, Knysna and other towns in the area?

- Cape Town: 450 km / 280 miles
- George: 18 km / 12 miles
- Knysna: 43 km / 27 miles
- Mossel Bay: 72 km / 45 miles
- Oudtshoorn: 70 km / 44 miles
- Plettenberg Bay: 75 km / 47 miles
- Port Elizabeth: 347 km / 216 miles
- Sedgefield: 20 km / 12.5 miles

WILDERNESS FACILITIES AND AMENITIES

1.33 Where is the closest supermarket?

Just down the road within walking distance from the Boardwalk Lodge.

1.34 Where can I do my weekly shopping?

- **Wildernes Milkwood Village** has quaint restaurants, shops, a small post office, laundry and ample parking.
- George – **Garden Route Mall:** Featuring 125 shops, including well-known brands such as Woolworths, Pick n Pay, Dischem as well as various fashion outlets, banks, cinemas and restaurants. Conveniently located near George airport, at the confluence of the N2 highway and Knysna Road, George
- George - **Pick n Pay Centre** Cnr of Knysna Road & Fourth Street, George



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1.35 Where is the nearest pharmacy?

In Wilderness Village and within walking distance from the Boardwalk Lodge.

1.36 What recreational facilities are available in the area?

The area offers a multitude of things to do, and residents are spoilt for choice. The coastal drive links a series of charming towns interspersed with natural beauty. Along the way, every kind of adventure activity is possible: scuba diving, abseiling, fishing and more. The Tsitsikamma National Park, set on the rugged Indian Ocean shore, is one of South Africa's most dramatic protected areas, combining marine and land attractions. Its indigenous forests accommodate a wealth of birdlife. One of the most geologically interesting parts of South Africa is the Klein Karoo, with its towering mountains and sheer gorges. Simply driving along the Garden Route is a joy, with countless picnic spots, viewpoints and attractions. With mountain biking through the Harkerville Forest, bird watching in the Wilderness National Park, abseiling into the Kaaimans River and black water tubing down the Storms River, one is never at a loss for things to do.

1.37 What is the climate like in the area?

The Garden Route enjoys a Mediterranean climate with warm summers and mild winters. Daytime temperatures during summer average 25 degrees Celsius, and seldom fall below 16 degrees Celsius at night.

The Garden Route is one of the richest rainfall regions in South Africa. The rain, brought by the humid sea-winds from the Indian Ocean, falls on the western side of the mountain slopes, with an average annual rainfall of 836mm.