

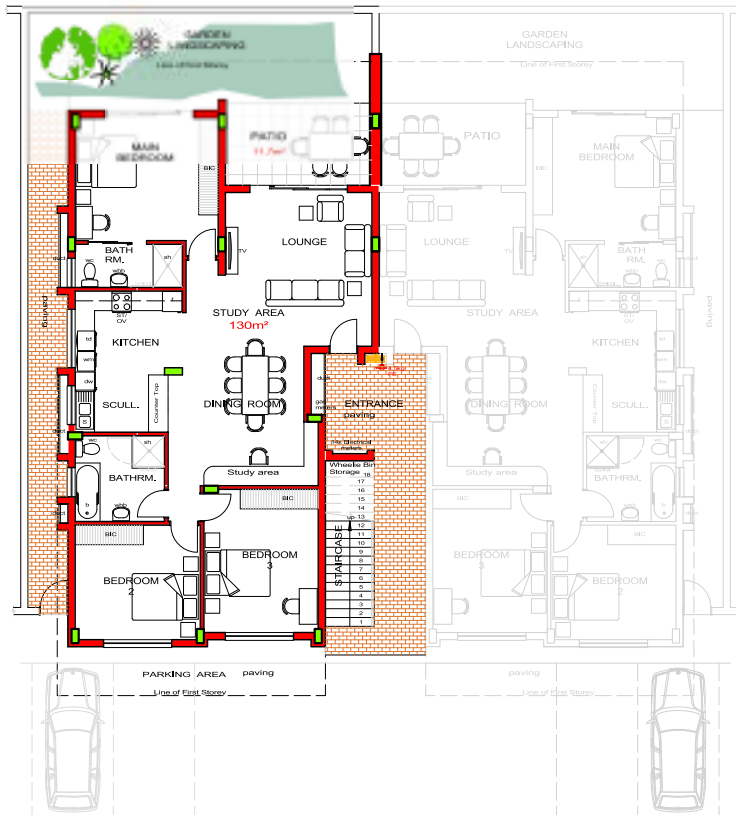
A background image of a smiling man with glasses, framed by two hands. The image has a color gradient from dark blue on the left to bright orange on the right. The man is wearing a light blue shirt and a dark tie. The hands are positioned around his head, with fingers spread, suggesting a protective or supportive gesture.

Annex

BEDFORDVIEW FRONTIER

BUYER'S GUIDE

UNIT TYPES



TYPE A

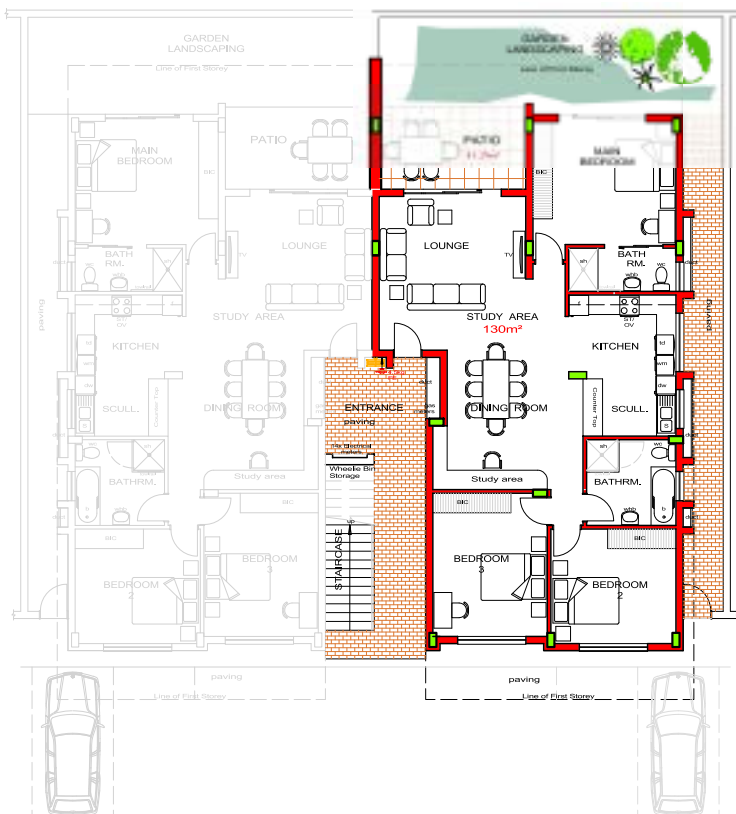
3-Bedroom, 2-Bathroom

Living Space 130 m²

Open Patio 11.7 m²

Total 141.7 m²

Parking 2



TYPE A1

3-Bedroom, 2-Bathroom

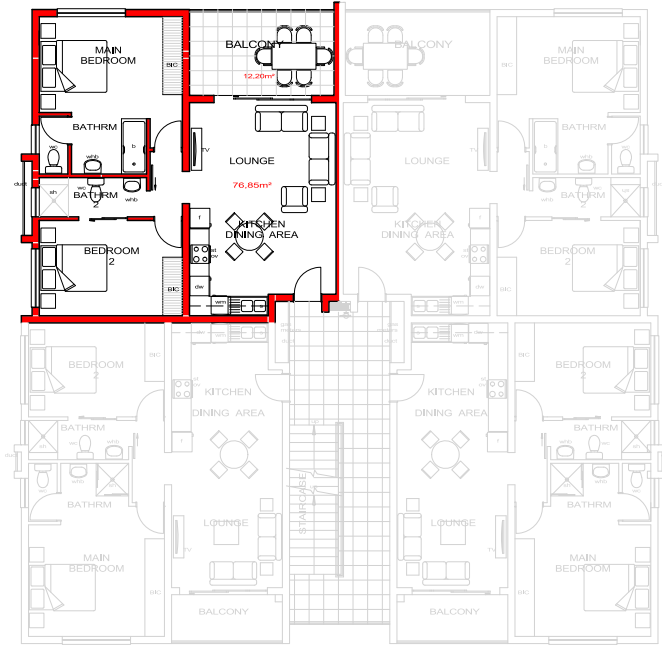
Living Space 130 m²

Open Patio 11.7 m²

Total 141.7 m²

Parking 2

UNIT TYPES



TYPE B

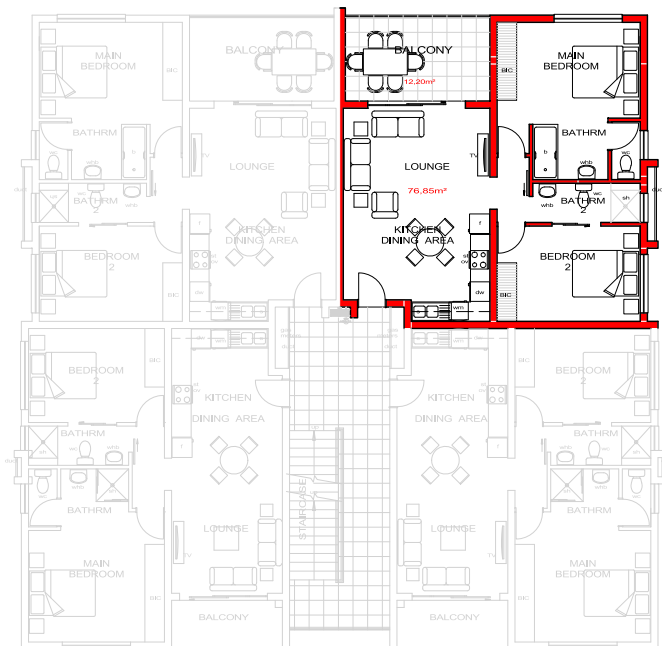
2-Bedroom, 2-Bathroom

Living Space 76.85 m²

Open Patio 12.2 m²

Total 89.05 m²

Parking 2



TYPE B1

2-Bedroom, 2-Bathroom

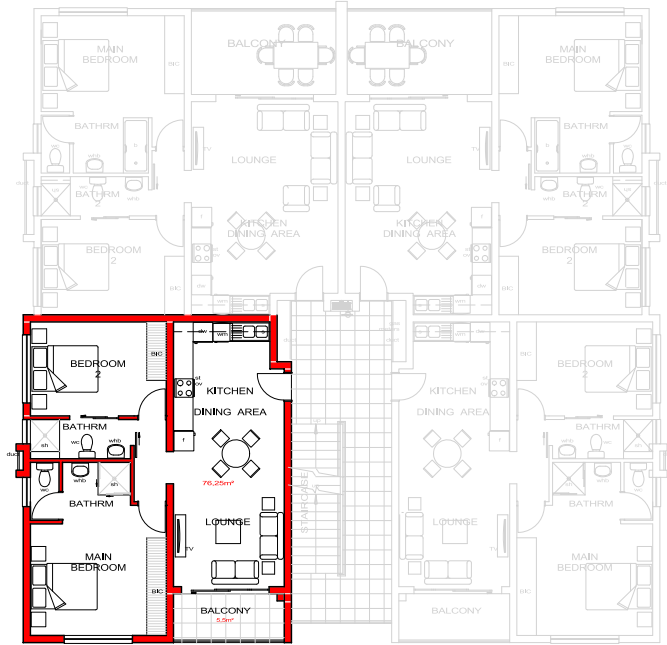
Living Space 76.85 m²

Open Patio 12.2 m²

Total 89.05 m²

Parking 2

UNIT TYPES



TYPE C

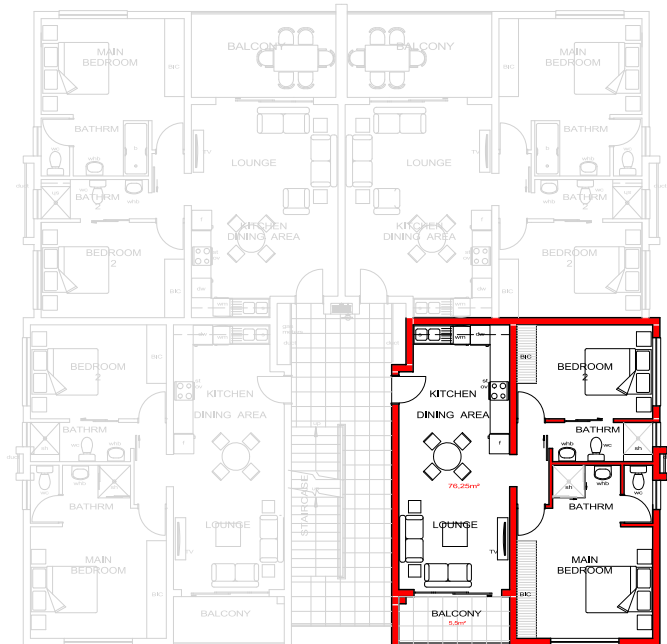
2-Bedroom, 2-Bathroom

Living Space 76.25 m²

Open Patio 5.5 m²

Total 81.75 m²

Parking 2



TYPE C1

2-Bedroom, 2-Bathroom

Living Space 76.25 m²

Open Patio 5.5 m²

Total 81.75 m²

Parking 2

UNIT TYPES

UNIT TYPE A - 130M²



UNIT TYPE B & B1 - 89.05M²



UNIT TYPE C & C1 - 81.75M²



FACT SHEET

DEVELOPMENT:

Annex Bedfordview

DEVELOPER:

Stonesman Projects

PRODUCT USE:

Residential

DESIGN CONSULTANTS AND PROFESSIONAL TEAM:

Project Lead: Stonesman Projects Inhouse Team

Project Architect: NCG Architectural

Landscape Consultant: Stonesman Projects Inhouse Team

Project Management: Stonesman Projects Inhouse Team

Civil Engineer: De Mesquita Twilley and Associates

Traffic Engineer: De Mesquita Twilley and Associates

Electrical Engineer: Stonesman Projects Inhouse Team

Mechanical Engineer: Stonesman Projects Inhouse Team

Structural Engineer: KCE Consulting

Land Surveyors: S.C. Surveys

Quantity Surveyors: Stonesman Projects Inhouse Team

Sales: Stonesman Projects Inhouse Team

Marketing: Rainmaker Marketing

Conveyancers: Tuckers Attorneys

TOTAL SITE AREA:

66 492m²

TOTAL NUMBER OF RESIDENTIAL UNITS:

Phase 1: 42 Apartments

FACILITIES:

Day care centre

Smart office spaces

Restaurant

Fully kitted gym with shower and bath

Swimming pool

AREA AMENITIES:

Reddam House

St Benedict's

Bedfordview Primary School

Life Bedford Gardens Hospital

Bedfordview Municipal Clinic

Bedford Centre

Bedford Square

Eastgate Mall

Park Meadows Shopping Centre

The Gates - Park

Bubbalove Children's Amusement Centre

Oriel Park

PRICING FOR RESIDENTIAL UNITS:

R1.2 million - R2.5 million

MONTHLY LEVY:

From R1 200

CONSTRUCTION START:

Commenced 2022

ESTIMATED COMPLETION:

Completion is planned for before builders break and transfer is anticipated for January 2024

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

PRICING & LEGAL

Sign up onto the Property Marketplace on www.annexbedfordview.co.za, visit the Sales Office onsite, or contact our dedicated sales team directly via howzit@annexbedfordview.co.za or on [087 537 0775](tel:0875370775).

PAYMENT TERMS

The development's designated conveyancers are: Tuckers Attorneys
All amounts paid are held in the Attorney's trust account, pending transfer.

An initial non-refundable deposit of R5 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, all interest accrued will be to your benefit.

It is advisable that pre-approved finance is confirmed.

CONTRACT OF SALE

This document is available. Contact the dedicated development consultants to review one.
Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing hereof.

SECTIONAL TITLE PROPERTIES ACT

Annex Bedfordview falls under the Sectional Title Properties Act. For further information on the act, kindly go to: 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/

CONSUMER PROTECTION ACT

Annex Bedfordview 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/

DESIGN AND ARCHITECTURAL GUIDELINES

1. WALL FINISHES

1.1 INTERNAL

- All internal wall areas not tiled to receive a rough, single layer 'scratch' plaster finish.
- Kitchen wall to be tiled with ceramic, half wall.
- Bathroom walls to be tiled with ceramic tiles to ceiling height.
- Showers to receive one coat cement plaster with an approved waterproofing additive applied to walls finished with tiles to ceiling height, laid with approved adhesive and waterproof grouting to Manufacturer's specifications.

1.2 EXTERNAL

- External wall finishes as per the Architect's detail elevation, and to be jointed face brick in stretcher bond combination. Remainder of facade to be painted bands.

2. FLOOR FINISHES

2.1 INTERNAL

- All floors to be tiled throughout to receive a cement screed as preparation for approved porcelain tiles as per samples provided. Tiles to be laid with approved tile adhesive and grout to Manufacturer's specification.

2.2 EXTERNAL

- All hard floor surfaces to be as per Architect's drawings and specifications.
- Tiles on external passages to be approved porcelain non-slip surface finish.
- External roads to be 60mm interlocking concrete paving blocks.

3. CEILING AND CORNICE FINISH

3.1 INTERNAL

- Upper floor units to have Rhino board ceilings with bishop strips on joints. The ceilings are to be finished off with moulded or shadow line cornices.
- Ground floor, first floor and second floor units' ceilings to be painted with one coat plaster primer and two coats white PVA paint.

3.2 EXTERNAL

- External ceilings under roof to receive fibre cement ceiling boards with two coats of white PVA paint by Plascon or equally approved if applicable.
- External concrete ceilings to passages to be finished as per internal ground, first and second floor units.

4. PAINTING

4.1 INTERNAL

- Internal plastered walls to receive one coat of plaster primer and two coats internal PVA paint by Plascon or equally approved finish.

4.2 EXTERNAL

- All external plastered areas to be painted with one coat plaster primer and two coats approved external PVA paint. Colour to be confirmed on site.
- All fibre cement ceiling boards and fascia boards to be primed and painted with two coats approved external PVA paint.
- All garden units to be fitted with steel garden gate and one garden tap.

5. WINDOWS AND SLIDING DOORS

- To be powder coated, aluminium.

6. KITCHEN AND BUILT-IN CUPBOARDS

- Kitchen layout and finishes as per on site samples.
- Kitchen tops are to be granite or similar finish.
- Built in cupboards to be as per on site samples.
- Kitchen to be fitted with Gas Stove, Electric Oven and Extractor Fan.

7. PLUMBING AND SANITARYWARE

- BATHS: White freestanding oval bath.
- SHOWERS: All showers to have framed glass panels.
- BATH MIXER: Chrome finish mixer.
- WASH HAND BASIN: Vanity with porcelain basin.
- BASIN MIXER: Chrome finish mixer.
- TOILET: Close coupled, dual flush system or equally approved with white plastic seat.
- All taps, stopcocks for washing machine and dishwashers and sink mixers to be chrome plated.
- Sinks to kitchen to be stainless steel double bowl and sink mixer.
- HOT WATER: Gas hot water heater complete to SABS standards.
- Bathrooms to be fitted with toilet roll holders, towel rails and soap holders.

DESIGN AND ARCHITECTURAL GUIDELINES

8. DOORS AND SKIRTINGS

- Entrance door to be a fire rated panel door.
- Internal doors to be hollow core Masonite doors, painted and fitted in steel doorframes to be painted with one coat primer and two coats approved enamel paint.
- All door handles to be satin chrome finish per ironmongery schedule.
- All skirtings (internal and external) to be tiles with joints to match floor tiles.

9. ELECTRICAL

- Electrical installation as per specialist installation. Each room to have an electrical point and adequate energy saving lightning. The lounge is to have a prepared TV point. Fittings as per on-site unit.
- Under counter oven with gas hob with extractor to be supplied by an approved manufacturer.

10. BALUSTRADING

- All steel balustrades to be manufactured from stainless steel in accordance with the NBR and fixed by approved installer. All unit balconies to have glass balustrades steel in accordance with the NBR.

11. PARKING

- Numbered, covered parking bay/s for each unit as well as visitor's parking will be provided as per site plan.

12. SECURITY

- Complex security as per future Body Corporate arrangements.

13. OPTIONAL EXTRAS

- All optional extras to be for the Purchaser's account. The Developer reserves the right to change any of the specifications listed in this schedule, for equal or similar quality as per the Architect's choice.

14. EXCLUSIONS

- Kitchen and electrical appliances, furniture and furnishings, curtain rails and mirrors in bathroom.

15. GENERAL

- Fibre to be available in the area.
- Only energy efficient air-conditioning split units can be installed and evaporators must be installed on the unit's own patio or balcony.



FREQUENTLY ASKED QUESTIONS

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

City of Johannesburg Metropolitan Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL, AND EDUCATION NODES IN THE AREA?

Annex not only has an array of facilities to answer modern lifestyle demands, it is situated within 2km from Bedford Centre, Bedford Square and Eastgate Mall. This residential estate is also within close distance to Life Bedford Gardens Hospital, Reddam House, St Benedict's school and Bedfordview Primary school.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

The estate has 24-hour security, biometric systems and a guarded gatehouse.

HOW IS THE RESIDENTIAL PROPERTY OWNERSHIP MANAGED?

Owners will be allowed to move into their purchased unit once beneficial occupation has been approved by local authorities.

WHO WILL MANAGE THE FACILITIES ONSITE?

The Body Corporate will be in charge of appointing a managing agent to run the facilities onsite.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased unit once beneficial occupation has been approved by local authorities.

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

The levy starts from R1 200 and the payment is required from the date of practical completion.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?

The owner has independent contracts with each of the service providers and will be directly responsible for each.

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 manage the rental of their property subject to the rules of the association and using prescribed and accredited agents.

HOW MANY PARKING BAYS DO I GET AND CAN I PURCHASE ADDITIONAL BAYS?

There 2 bays per unit.

ARE PETS ALLOWED?

Yes, provision has been made for the garden units. This will be subject to the pet policy which will form part of the Body Corporate rules.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?

Yes, you can for the internal of the apartment only, after transfer, but with the consent of the Body Corporate.

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

Residents, including those renting, will have access to all the facilities.

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

There is no air-conditioners, however there is an energy efficient unit that can be installed.

WHERE CAN MY GUESTS PARK WITHIN THE RESIDENTIAL OPPORTUNITIES?

There is dedicated parking spaces for guests.

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

The owner has independent contracts with each of the service providers and will be directly responsible for each.

WHO TAKES CARE OF THE MAINTENANCE OF THE RESIDENTIAL BUILDINGS AND THE FACILITIES?

The maintenance of the outside of the buildings, common areas and the facilities is the responsibility of the Body Corporate.

WHERE CAN I HANG MY WASHING?

There will be designated areas within the development available for residents to use.

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 3 years.

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.

HOW DOES A RENTAL GUARANTEE WORK?

A rental guarantee is a commitment by the developer to ensure a minimum rental income for the purchaser when acquiring an investment property intended for leasing rather than permanent residence. The guarantee is NET to the buyer, which means the Developer pays levies and rates and you are paid the difference. Specific terms and conditions are applicable.

IN ORDER FOR PURCHASERS TO TAKE ADVANTAGE OF THIS OFFERING, THE FOLLOWING IS REQUIRED:

- The owner of the unit must secure their apartment with deposit, signed agreement and bond/ cash guarantee in place and confirmed by the conveyancing attorneys.
- The developer will enter into a lease agreement with the owner for a period of 12-months from transfer of the specific apartment, at R12 000 per month for a 2-bedroom, 2-bathroom and R17 000 for a 3-bedroom, 2-bathroom.
- Calculations are based on the plus VAT purchase price.
- Once your sale is concluded, execute the 12-month lease agreement and watch your investment flourish.

[CLICK HERE](#)
APPLY FOR YOUR BOND AND
GET PRE-APPROVED.



annex

BEDFORDVIEW FRONTIER

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