

SEVEN OAKS - WITTEDRIFT - Plettenberg Bay

UNIT PRICING - PHASES 1, 2 and 3

Correct at: 21-Aug-26

PROPERTY DESCRIPTION						
PHASE	UNIT	PLAN TYPE AS PER BUILDING PLANS - STANDARD UNIT	PLAN TYPE ALTERNATIVE	CONFIGURATION	TOTAL AREA m2	SELLING PRICE FOR STANDARD UNIT VAT INC.
1	1	B1	N/A	2 Bed - S. Garage	113	R2 451 000.00
1	2	C1	N/A	2 Bed - D. Garage	107	R2 432 000.00
2	38	E & G	Purchaser Choice	Purchaser Choice		N/A
2	39	E & G	Purchaser Choice	Purchaser Choice		N/A
2	40	E & G	Purchaser Choice	Purchaser Choice		N/A
2	41	E & G	Purchaser Choice	Purchaser Choice		N/A
2	42	E & G	Purchaser Choice	Purchaser Choice		N/A
2	43	E & G	Purchaser Choice	Purchaser Choice		N/A
3	6	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	8	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	9	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	10	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	11	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	12	C, E & G	Purchaser Choice	Purchaser Choice		N/A
3	13	C, E & G	Purchaser Choice	Purchaser Choice		N/A

SELLING PRICE STANDARD UNITS - VAT INC.					OPTIONAL EXTRAS - Additional Costs		
PHASE	UNIT	TYPE C1 - (2 Bedroom with Single Garage) - 107m2	TYPE E1 - (3 Bedroom MOS with Single Garage) - 122m2	TYPE G1 - (2 Bedroom MOS with Single Garage) - 138m2	ADDITIONAL GARAGE (to result in a Double Garage)	WITH BRAAI (Patio with Roof excluded)	PATIO WITH ROOF
1	1	N/A	N/A	N/A	N/A	R75 000.00	R41 000.00
1	2	N/A	N/A	N/A	R121 000.00	R0.00	R0.00
2	38	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
2	39	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
2	40	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
2	41	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
2	42	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
2	43	R0.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	6	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	8	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	9	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	10	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	11	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	12	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00
3	13	R2 637 000.00	R2 840 000.00	R2 785 000.00	R115 000.00	R69 000.00	R42 100.00

		SELLING PRICE FOR STANDARD UNIT PLUS ALL EXTRAS VAT INC.				
PHASE	UNIT	PHASE 1	TYPE C2 - (2 Bedroom with Double Garage) - 124m2	TYPE E2 - (3 Bedroom MOS with Double Garage) - 139m2	TYPE G2 - (2 Bedroom MOS with Double Garage) - 139m2	NOTE
1	1	R2 567 000.00	N/A	N/A	N/A	
1	2	R2 553 000.00	N/A	N/A	N/A	
2	38	N/A	R0.00	R3 066 100.00	R3 011 100.00	
2	39	N/A	R0.00	R3 066 100.00	R3 011 100.00	TEMP. RESERVE
2	40	N/A	R0.00	R3 066 100.00	R3 011 100.00	
2	41	N/A	R0.00	R3 066 100.00	R3 011 100.00	TEMP. RESERVE
2	42	N/A	R0.00	R3 066 100.00	R3 011 100.00	
2	43	N/A	R0.00	R3 066 100.00	R3 011 100.00	TEMP. RESERVE
3	6	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	8	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	9	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	10	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	11	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	12	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	
3	13	N/A	R2 863 100.00	R3 066 100.00	R3 011 100.00	

SEVEN OAKS
BUDGET FOR THE YEAR ENDING SEPTEMBER 2026
PROPOSED LEVY SCHEDULE

Account No	Unit No	Total Unit Area	PQ	Levies	Reserve Levies 2025 to 2026	CSOS Levies 2025 to 2026	Electricity Basic 2025 to 2026	Combined Water Basic 2025 to 2026	Refuse 2025 to 2026	Sewerage 2025 to 2026	T total Levies 2025 to 2026
				2025 to 2026							
1	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
2	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
3	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
4	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
5	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
6	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
7	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
8	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
9	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
10	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
11	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
12	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
13	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
14	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
15	137		2.30%	R	1 124.00 R	331.00 R	12.48 Defrayment	R 561.81	R 435.05	R 689.81R	3 154.15
16	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
17	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
18	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
19	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
20	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
21	113		1.90%	R	927.00 R	273.00 R	8.54 Defrayment	R 561.81	R 435.05	R 689.81R	2 895.21
22	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
23	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
24	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
25	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
26	100		1.68%	R	820.00 R	242.00 R	6.40 Defrayment	R 561.81	R 435.05	R 689.81R	2 755.07
27	137		2.30%	R	1 124.00 R	331.00 R	12.48 Defrayment	R 561.81	R 435.05	R 689.81R	3 154.15
28	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
29	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
30	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
31	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
32	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
33	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
34	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
35	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
36	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
37	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
38	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
39	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
40	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
41	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
42	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
43	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
44	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
45	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
46	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
47	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
48	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
49	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
50	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
51	122		2.05%	R	1 001.00 R	295.00 R	10.02 Defrayment	R 561.81	R 435.05	R 689.81R	2 992.69
52	107		1.80%	R	878.00 R	259.00 R	7.56 Defrayment	R 561.81	R 435.05	R 689.81R	2 831.23
5949			100% R		48 808.00 R	14 390.00 R	456.16 R	- R 29 214.12	R 22 622.60	R 35 870.12	R 151 361.00