



*Community Schemes
Management Services*

Managing Agent: CSMS(Pty)Ltd, in association with CRA
Tel: 021 939 9874 Fax: 086 612 1140
Email: karenk@cra-cpt.co.za
Postal Address: PO Box 15635, Panorama, 7506
Physical Address: 39 Mentz Crescent, Panorama, 7500

WELCOME TO SANDOWN

Community Schemes Management Services (PTY) Ltd, in association with CRA, is proud to be the managing agents for the Sandown Property Owners Association (POA)

FINANCIAL MATTERS AND LEVY CALCULATIONS

The POA's financial year will run from the 1st March to the end of February of each year. Levies are reviewed each year and are adjusted as required on the 1st of March. As set out in the POA constitution, the levies are determined based on the value of the properties. For the first year, the levies are calculated on the selling price of each erf proportioned as a percentage of the total selling price of all the erven.

To illustrate how the levy is calculated, we have selected the following erf details, as at the time of launch, to give an indicative levy, please make sure that you confirm the specific levy that will be charged on the erf that you purchase.

ERF Number	ERF Size	Selling Price	Levy (Total enclave expenses multiplied by ratio)*
8	450m ²	R 1 100 000	R275.00
51	350m ²	R 845 000	R225.00
10	250m ²	R 775 000	R175.00

*Please note that the levies have been calculated at an average. The final amount could increase or decrease depending on the actual ERF size.

Future levies will be based on municipal valuations once these values have been determined. Please also note that this levy does not include the Community Schemes Ombud Services Levy (CSOS). This levy is not payable if the POA charge is less than R500. Where levies are greater than R500, the CSOS levy is 2% of your monthly levy, capped at a maximum of R40.

CONTACT DETAILS

Karen Kershoff
karenk@cra-cpt.co.za

39 Mentz Crescent
Panorama
7500
Phone: (021) 939 9874
Fax: (086) 612 1140

We look forward to working together with all homeowners, to make Sandown a great investment and a wonderful place to live.