



Managing Agent: Community Schemes Management Services (Northern Suburbs)(Pty)Ltd t/a

Lime Property Management,

in association with CRA

Postal Address: PO Box 15635, Panorama, 7506

Lime Physical Address: Office A103, Sandown Square Business Park, Passerina Road, Sandown, 7411

CRA Physical Address: 39 Mentz Crescent, De Duin, Panorama, 7500

## WELCOME TO SANDOWN

Lime Property Management, in association with CRA, is proud to be the managing agents for the Sandown Property Owners Association (SPOA)

## FINANCIAL MATTERS AND LEVY CALCULATIONS

The POA's financial year will run from the 1<sup>st</sup> of March to the end of February of each year. Levies are reviewed each year and are adjusted as required on the 1<sup>st</sup> 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) *
757	400m <sup>2</sup>	R 1 125 000	R76.71
751	345m <sup>2</sup>	R 980 000	R71.26
745	250m <sup>2</sup>	R 910 000	R62.05

\*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.

Our team is available and standing by to answer any questions you may have on being a member of the SPOA and what role the SPOA plays relative to your property ownership in Sandown.

## CONTACT DETAILS

- **Andrew Gay – Acting Branch Manager**
  - Cell: 081 745 3045
  - Office: 021 939 9874
  - Email: [manager2@lime.capetown](mailto:manager2@lime.capetown)
- **Braam Karsten – Acting Precinct Manager**
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  - Office: 021 939 9874
  - Email: [precinctpm@lime.capetown](mailto:precinctpm@lime.capetown)
- **Berno Jacobs – SPOA Compliance Officer**
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We look forward to working together with all homeowners, to make Sandown a great investment and a wonderful place to live.