

Frequently asked questions:

What does **the hudson** offer?

- The Hudson@Amberfield City is an upmarket security estate with apartments, free standing duplex houses and free standing simplex houses.
- Residents will enjoy the communal clubhouse with braai facilities, pool, children's jungle gym and kick-about field.
- Security is a priority with state-of-the-art security that includes 2.1m high walls with 8 strand electric fence, 24 hour access control and patrolling guards.
- The houses and ground floor apartments have generous sized private gardens and are small pet friendly.
- Vodacom Fibre to the home PLUS a 10Mb line with 50 GB data per month FREE for 12 months.
- The Hudson's entrance is only 150m away from the entrance of the new world class private school.
- An excellent investment in terms of capital growth and strong rental demand.
- You have the opportunity to buy in phase one of more than 4,000 units.
- Up to 20% lower purchase prices when compared with similar quality developments in Gauteng due to the developer's holistic development approach.
- Energy efficient design including solar geysers.

How much do I qualify for?

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 30% of your combined, gross income.

The bank should approve your loan if:

- Your income and employment is consistent and can be verified.
- Your income is sufficient to cover your current expenses plus the new home loan repayment.
- Your credit record is clean and it shows that you conduct your finances well.

Salary (Combined, gross)	Maximum Loan amount	Estimated monthly repayment
R 30, 000pm	R 900 000	R 9, 000pm
R 47, 000pm	R 1, 400 000	R 14, 000pm
R 51, 000pm	R 1, 550 000	R 15, 500pm
R 60, 000pm	R 1, 800 000	R 18, 000pm
R 67, 000pm	R 2, 000 000	R 20, 000pm

*@10, 5% interest over 20 years

With our in-house bond originator EUF, we make your home loan application process as easy as possible. It's a free service to you where you simply correspond with one person who liaises with the banks on your behalf. All home loan applications are exclusively facilitated by EUF.

What is the purchasing process?

Step 1: SELECT YOUR UNIT

Based on your needs and price range we'll help you to select the best unit. In certain instances you can reserve a unit for a maximum period of 24 hours.

Step 2: SIGN THE AGREEMENT OF SALE and provide all FICA documentation.

FICA documents include copy of ID, Proof of residence and tax number on SARS letterhead.

Step 3: SECURING DEPOSIT

A R20, 000 cash securing deposit is to be paid to the conveyancer when signing the Agreement of Sale. The conveyancer holds your deposit in trust until transfer.

Transfer takes place after the unit is completed, ready for occupation and signed off by the purchaser. The purchaser earns the interest on the deposit until transfer. Although we only require a R 20, 000 securing deposit, the banks may insist on a bigger deposit.

Step 4: BALANCE OF PURCHASE PRICE

In addition to the deposit payable, guarantees for the balance of the purchase price will have to be provided within 30 days of signing the Agreement of Sale.

There are various types of guarantees:

1. **Payment of the full amount** into the conveyancer's trust account. The purchaser earns interest on those funds until transfer.
2. **Bank guarantee.** Your bank reserves your funds for the purchase and provides a guarantee for the purchase amount. As account holder you continue to earn interest on your funds until it is paid over upon transfer for the purchase of the unit.
3. **Home loan.** An approved home loan by a major bank is regarded as a guarantee.

When do I start paying a home loan?

Your first payment only starts after the property is transferred into your name. The property is transferred into your name after your home is complete and occupiable. No loan repayments are made while we are building your new home.

What if I first need to sell my current property?

Unfortunately units cannot be bought subject to the sale of another property. Please discuss the details with our marketing team.

What about transfer costs?

Transfer and bond registration costs are included because you are buying directly from the developer. For home loan clients the bank may charge a "bond initiation" fee. This fee varies from bank to bank but is normally around R6, 000.

You may incur additional costs if you take optional extras as per the predetermined list.

Is there a Levy?

Yes. Our affordable levy covers the cost of a number of services such as:

1. Security: 24 hour access control and patrolling guards,
2. Water for each individual unit's consumption and for common property,
3. Garden service. This includes the mowing of the lawn inside your private garden as well as all the common property.
4. Maintenance and repairs of the exterior of your home and all the common property.
5. Sanitation (sewage).
6. Refuse removal.
7. Home owners insurance (Structural insurance including the geyser).

All these expenses are bundled together into one combined figure. When these services are paid for separately in full title/freehold property, their total cost are often much higher the levy amount.

Type	Levy per unit type	Size (m ²)	Levy pm (incl CSOS)	
C	Apartment: 1st / 2nd floor, 2 bedrooms, 2 bathrooms with covered balcony and double carport	70	R	990
Cg	Apartment: Ground floor, 2 bedrooms, 2 bathrooms with covered patio, private garden, single garage and single carport	90	R	1 275
B	Free standing duplex: 3 bedrooms, 2.5 bathrooms with covered patio, private garden and double carport	110	R	1 561
Bg	Free standing duplex: 3 bedrooms, 2.5 bathrooms with covered patio, private garden, single garage and single carport	131	R	1 861
D	Free Standing Simplex: 3 bedrooms, 2 bathrooms with double garage, covered patio and private garden.	150	R	2 132
E	Free Standing Simplex: 3 bedrooms, 2 bathrooms with double garage, covered patio and private garden.	150	R	2 132
A	Free Standing Simplex: 3 bedrooms, 2 bathrooms with double garage, covered patio and private garden.	173	R	2 460

NOTE: While every effort is made to ensure an accurate levy budget, the actual levy charged at time of occupation may differ from the levy quoted above. Neither the Seller nor the Body Corporate can be held responsible for unforeseen price increases affecting the levies as prescribed above. Budget figures are based on current prices with future projected increases.

Are there any other monthly costs?

Yes;

1. **Rates and Taxes:** The municipality will invoice you for the rates according to their valuation of your property.
2. **Pre-paid electricity:** The energy efficient design, the ceiling insulation and the solar geyser should help keep your electricity cost down.

When can I occupy my new home?

Occupation takes place in phases but most homes will occupy in the middle of 2018 with the completion of the last units expected towards the last quarter 2018.

Expected occupation dates may be affected by factors such as weather and the availability of material. Central Developments have an excellent track record for delivering within the projected time frames. The official occupation date is formally confirmed in writing 30 days before occupation.

Are my pets welcome?

Yes! The Hudson@Amberfield City is a pet friendly security estate. Two small pets per unit with private garden is permitted. *NB: Please refer to the conduct rules for detail.

How big is my yard?

The Hudson@Amberfield City is a sectional title development with generous garden sizes. The developer's intention is to give all houses and ground floor apartments the maximum practical garden space without sacrificing privacy. Yard sizes vary. Please refer to the site development plan. In sectional title developments the erf sizes are not measured.

Will I have to pay occupational rental?

Yes, for the period from occupation to transfer occupational rental is payable. You'll have occupation of your new home before it's in your name. It's only officially in your name on transfer. Your home must be 100% complete and occupiable before it can be lodged for transfer at the deeds office. Under normal circumstances the occupational rental period is about 1 to 2 months. You don't pay home loan instalments during the occupational rental period however the levy is payable from occupation. Home loan repayments only start once the property is in your name. Normally occupational rental is 1% of the purchase price per month but we've reduced it to 0, 8% of the purchase price.

How does "Buy-to-let" work?

Central Developments, in partnership with CSI rentals makes buy-to-let investment easy. We offer our investors a turnkey rental placement and management service. The rental demand in Centurion is very high and Amberfield is one of Centurion's most popular suburbs. In addition to the high rental demand, capital growth is expected to experience an extra boost when the new private school opens. Let us take care of your investment!