

akarū

BRYANSTON

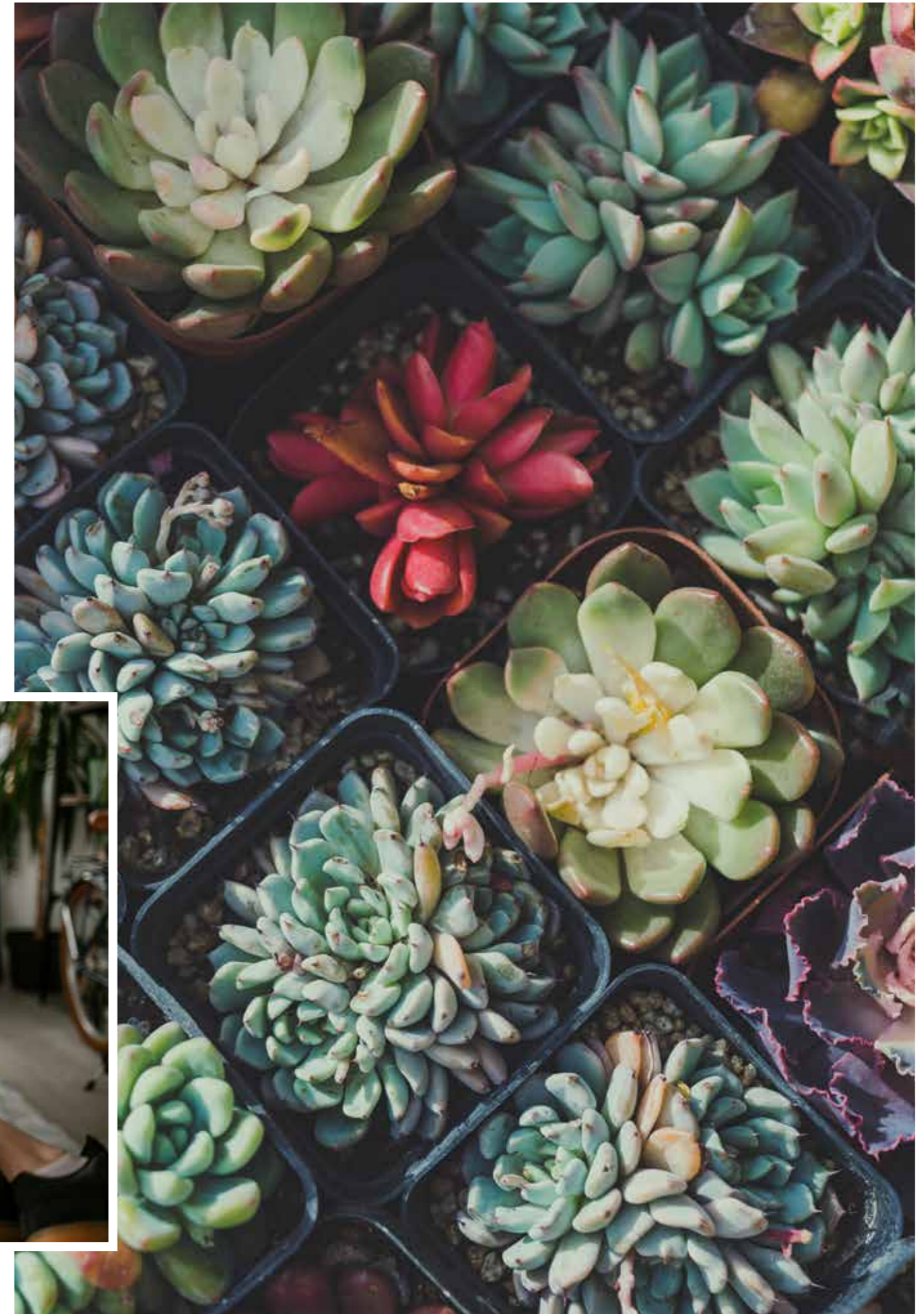


The depictions herein are for illustration purposes only and are subject to change without prior notice.

BUYER'S GUIDE

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A stable path
for growth

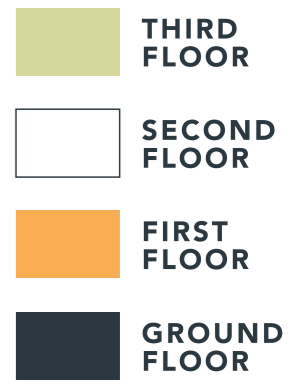


Artistry in design

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SITE DEVELOPMENT PLAN



- ZEN**
1-bedroom
- KANA**
1-bedroom
- ASANA**
1-bedroom
- ADYTUM**
2-bedroom
- CHAKRA**
2-bedroom
- ANANDA**
2-bedroom
- VEDA**
2-bedroom duplex
- ALTO**
3-bedroom

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FLOOR PLAN

COME HOME TO
Zen
1-BEDROOM

FLOOR AREA 37.24m²

BALCONY 4.14m²

TOTAL 41.38m²



FLOOR PLAN

COME HOME TO
Kana
1-BEDROOM

FLOOR AREA 45.03m²

BALCONY 4.14m²

TOTAL 49.17m²



FLOOR PLAN

COME HOME TO
Asana
1-BEDROOM

FLOOR AREA 49.66m²

BALCONY 5.6m²

TOTAL 55.31m²



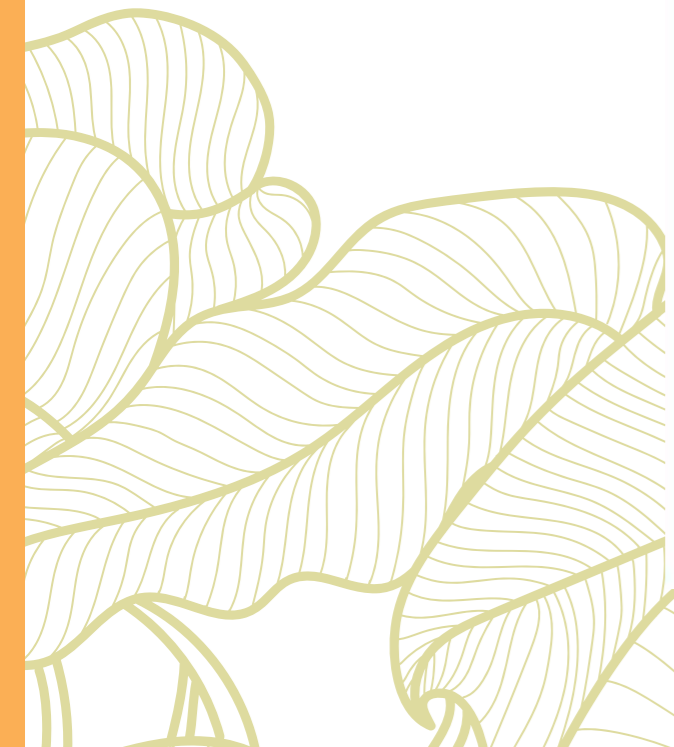
FLOOR PLAN

COME HOME TO
Adytum
2-BEDROOM

FLOOR AREA 66.69m²

BALCONY 7.45m²

TOTAL 74.14m²



FLOOR PLAN

COME HOME TO
Chakra
2-BEDROOM

FLOOR AREA 77.93m²

BALCONY 9.03m²

TOTAL 86.96m²



FLOOR PLAN

COME HOME TO
Ananda
2-BEDROOM

FLOOR AREA 84.93m²

BALCONY 11.66m²

TOTAL 96,58m²



FLOOR PLAN

COME HOME TO
Veda

2-BEDROOM DUPLEX

LOWER FLOOR AREA	37.24m ²
LOWER FLOOR BALCONY	4.14m ²

UPPER FLOOR AREA	34.60m ²
UPPER FLOOR BALCONY	4.14m ²

TOTAL	80.11m ²
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LOWER FLOOR



UPPER FLOOR



FLOOR PLAN

COME HOME TO

Atto

3-BEDROOM

FLOOR AREA 103.73m²

PATIO 13.67m²

TOTAL 117.4m²



Pricing and legal

Please request the latest pricing and availability schedule at the Akaru Bryanston Sales Office, online at www.akaru.co.za, info@hbrealty.co.za or on 076 820 1720

PAYMENT TERMS

The development's designated conveyancers are Fyfer Inc.

All amounts paid are held in the attorney's trust account, pending transfer.

Upon signature of the contract of sale, the deposit, which is 5% of the purchase price, is due within 3 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 for download on www.akaru.co.za for your perusal.

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

Akaru Bryanston 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

Akaru Bryanston 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/



Fact Sheet

DEVELOPMENT: Akaru, Bryanston

DEVELOPER: True North Developments

PRODUCT USE: Residential

BUILDING CONTRACTOR: Farquharson Construction

DESIGN CONSULTANTS AND PROFESSIONAL TEAM:

Project Architect: E2 Architects

Project Management: True North Developments

Civil Engineer: Urban Ground

Land Surveyors: CDJ Land Surveyors

Quantity Surveyors: True North Developments

Sales: HB Realty

Marketing: Rainmaker Marketing

Conveyancers: Fyfer Inc.

TOTAL SITE AREA: 8 414 sqm

TOTAL NUMBER OF RESIDENTIAL UNITS: 100

FACILITIES:

KULA Lifestyle Centre which features:

- Meditation rooftop garden
- A private business centre with Zoom work pods
- Clubhouse with games room
- Lap pool and kiddies' pool
- Fully-equipped gym
- Multi use sports pitch

Other development facilities:

- Laundry facilities
- Back-up common property generator
- Centralised energy efficient hot water system
- Dog and pet walking trails

AREA AMENITIES:

Shopping centres

Grosvenor Crossing
Hobart Grove Centre
Nicolway Shopping Centre
Bryanston Shopping Centre

Education

Bryanston Primary School
Michael Mount Waldorf School
Bryanston High School
St Stithians Girls' College
St Stithians Boys' College

Office parks

Nestlé Head Office
Samsung Head Office

Healthcare

Mediclinic Sandton
Mediclinic Morningside
Netcare Sunninghill Hospital

Gyms

F45 Training Bryanston
BODYTEC Bryanston
Virgin Active Gym Bryanston

Restaurants

Doppio Zero
Perron
Tasha's
Pantry

Family Recreation

CrazyKidz Farmyard
Bryanston Park

Leisure

The Bryanston Country Club
Decathlon Bryanston Sports Hub
The River Club Golf Course

Fact Sheet

PRICING FOR RESIDENTIAL APARTMENTS:

Zen: 1-bedroom from R995 000
 Kana: 1-bedroom from R1 095 000
 Asana: 1-bedroom from R1 185 000
 Adytum: 2-bedroom from R1 615 000
 Chakra: 2-bedroom from R1 865 000
 Ananda: 2-bedroom from R2 295 000
 Veda: 2-bedroom from R1 985 000
 Alto: 3-bedroom from R2 695 000

ESTIMATED LEVIES AND RATES PER APARTMENT TYPE:

APARTMENT TYPE	LEVY SCHEDULE	ESTIMATED RATES
Zen	R1 057	R395
Kana	R1 188	R493
Asana	R1 334	R511
Adytum	R1 708	R780
Chakra	R1 959	R940
Ananda	R2 505	R1 191
Veda	R1 334	R946
Alto	R2 566	R1 435

MONTHLY EXPENSES (EXCLUDING BOND REPAYMENT):

APARTMENT TYPE	ESTIMATED MONTHLY EXPENSES
Zen	R2 002
Kana	R1 681
Asana	R2 395
Adytum	R3 038
Chakra	R3 449
Ananda	R4 246
Veda	R2 830
Alto	R4 551

ESTIMATED CONSTRUCTION START:

Construction is planned to start in Q3 2022

ESTIMATED COMPLETION:

Construction is estimated to be completed in Q4 2023

DISCLAIMER:

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

*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE

Design and architectural guidelines

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

01. FOUNDATIONS AND STRUCTURE

- The building is founded on a combination of raft foundations and strip footings where required.

02. FLOOR SLABS

- Reinforced concrete surface beds and ground beams (if necessary).
- Precast concrete block and beam system.

03. WALLS

- 230 and 110 brick walls, plastered, bagged and painted where applicable.

04. EXTERNAL ENVELOPE

- Combination of masonry, bagwash and smooth plaster and paint.
- Powder coated aluminium windows and doors.

05. ROOF

- Interlocking zinc sheeting or similar type roof sheeting.

06. INTERNAL PLUMBING AND FIRE SERVICES

- HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from hot water system, and pressurised fire hose reels and hydrants all according to national building regulations.

07. BALUSTRADES

- Painted mild steel or similar.

08. LIFT INSTALLATION

- Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with car interior to Architects' specifications.
- 2 x passenger elevators, load capacity about 1350kg.

09. SECURITY SYSTEM

- Advanced access control to main entrance and exit points to the development.
- 24-hour onsite security guarding with access control, CCTV monitoring and recording.
- Electric fencing to perimeter wall.

10. ELECTRICAL INSTALLATION

- Prepaid individual electrical meters for all residential apartments.
- Back-up power supply for common area emergency systems.

11. DATA AND INTERNET

- TV and fibre outlets in living area.

12. WATER SYSTEM

- Water usage is metered monthly per apartment and included in monthly levy statement.
- Individual water meters for all residential apartment.
- Centralised hot water system providing hot water to units.

13. WASTEWATER TREATMENT SYSTEM

- N/A All waste water disposed into municipal waste system.

14. LIGHTNING PROTECTION

- Lighting protection system in accordance with SANS 10313.

15. SIGNAGE

- Apartment and directory signage to Architects' specifications and to match existing development signage.

16. BOUNDARY FENCE AND SCREEN WALLS

- Boundary fence including entrance gates to all Architect's designs and specifications.

17. SWIMMING POOLS, GARDENS AND TERRACES

- Landscaping to Landscape Architect's designs and specifications.

18. CAR PARKING

- Surface parking as per Architect's layouts.

19. GENERAL DRAINAGE AND MAINS

- Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

Design and architectural guidelines

GENERAL SPECIFICATIONS

APARTMENT INTERNAL FINISHES

01. FLOORS

- Vinyl flooring in the kitchen, living area and bedrooms and ceramic tiling in the bathrooms.

02. SKIRTING

- Meranti timber skirting in the living area and bedrooms.
- Ceramic tile skirting with aluminium trim in the bathrooms.

03. DOORS

- Timber frame with painted semi/solid timber door in the entrance doors.
- Timber frame with painted hollow core doors in the internal doors.

04. CEILINGS

- Painted polished concrete soffit to precast concrete slabs. Painted plasterboard ceilings under roof trusses.

05. BEDROOM CUPBOARDS

- Fitted built-in cupboards with melamine faced board and matching PVC edging.
- Fitted built-in cupboard doors to be hung on concealed hinges.

06. BATHROOMS

- Framed glass shower screens.
- Sanitary ware and brassware in matt black or similar.

07. KITCHEN

- Designer fitted kitchen, as per sample in show room.
- Sigma Quartz counter tops or similar.
- Stainless steel sink and drainer with matt black mixer.
- All apartments provided with SMEG hob, oven and cooker hood.

08. WALLS

- Masonry wall with 2 coats smooth plaster, skim coated and painted.
- Kitchen and bathroom splash backs as per Architect's specifications.
- Bathroom shower wall to be tiled as per Architect's specifications.

09. LIGHT FITTINGS AND PLUG POINTS

- Combination of LED downlights and track lighting, as set out in apartment annexure plans.
- Plug points as set out in apartment annexure plans.

NOTE

Finishes/Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have some variations in colour and tone.



Frequently asked questions

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

City of Johannesburg Metropolitan Municipality

WHERE ARE THE NEAREST SCHOOLS, SHOPS, BUSINESSES AND HOSPITALS IN THE AREA?

Situated in Bryanston, an affluent residential suburb of Sandton, Akaru Bryanston brings you home to an area well known for its exclusive lifestyle and access to comprehensive, high-performing schools. Enable your family to excel with a short commute to Bryanston Primary and High School, St Stithians College or the Michael Mount Waldorf School. Convenient shopping malls bring you closer to your favourite brands and products with Nicolway Shopping Centre, Grosvenor Crossing, Hobart Grove Centre and Bryanston Shopping Centre within minutes from Akaru Bryanston's central location. Adding weight to this impressive neighbourhood, Nestlé Head Office and Samsung Head Office form part of this community. Live comfortably knowing that professional medical care is at hand with Mediclinic Sandton, Mediclinic Morningside and Netcare Sunninghill Hospital in the vicinity to take care of life's emergencies.

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

Akaru Bryanston is a fully walled development with camera surveillance and security guards present. 24-hour, armed emergency response is available to all residents via the My Guardian App, powered by Secura.

HOW IS THE RESIDENTIAL PROPERTY OWNERSHIP MANAGED?

Within the estate there will be a Body Corporate that manages the sectional title scheme.

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

Owners will be allowed to move into their purchased apartments on the estimated occupation date.

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

The owner is directly responsible for prepaid electricity, rates and taxes, and any internet/DSTV connections or services. The cost for water usage is metered monthly per unit and these costs are included in your monthly levy statement.

WHAT IS THE TOTAL VALUE ON COMPLETION?

R100 Million (Excl. VAT)

WILL THERE BE ANY STORAGE FACILITIES?

Yes, there will be dedicated storage facilities available for rental to residents.

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. Short-term letting is also permitted within the development.

ARE PETS ALLOWED?

Yes, provision has been made for a maximum of 2 pets per home. This can include dogs of a maximum of 10kgs each. This will be subject to the Pet Policy which will form part of the Body Corporate rules.

WHERE CAN I HANG MY WASHING?

There will be laundry facilities and communal dry yards across the development.

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

Yes, you may use your own architect for internal amendments, however all changes that affect the external façade will need to be approved by the Body Corporate and the Design Review Committee, which can only happen after occupation and transfer.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

Unfortunately, if you do not reside within Akaru Bryanston, you will not be able to access the residential facilities.

WHERE CAN MY GUESTS PARK WITHIN THE RESIDENTIAL OPPORTUNITIES?

There will be designated visitor parking available on a first-come-first-serve basis.

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

Parking is allocated per unit type. 1-Bedroom apartments will be allocated 1 covered parking bay; 2 and 3-bedroom apartments will be allocated 2 covered parking bays. Please note, parking allocations are subject to the final parking layout. *Additional bays are not available for purchase.*

HOW DO I GET INTERNET CONNECTION/WIFI?

Each apartment will be pre-sleeved to allow fibre to the home, DSTV and data. Each homeowner will be responsible for their appointed internet service providers' connection fee and monthly subscription.

Frequently asked questions

WHO TAKES CARE OF THE MAINTENANCE OF THE APARTMENTS?

This will be the responsibility of each homeowner under the supervision of the Body Corporate.

WILL THERE BE A GENERATOR?

Yes, there is a back-up generator onsite.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, the developer and building contractor are registered entities with the NHBRC. Each apartment will be enrolled with the NHBRC.

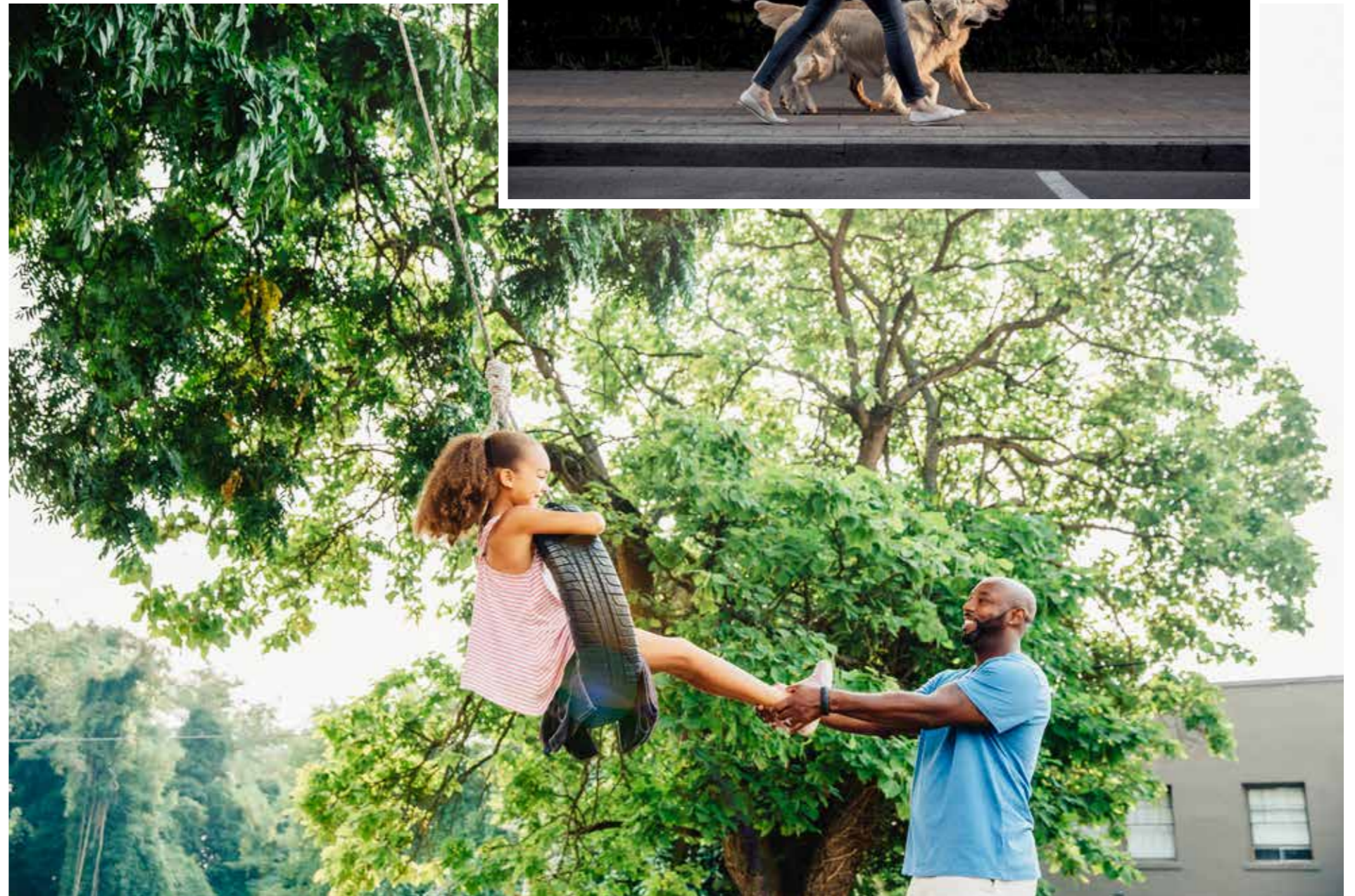
WHAT IS THE RESIDENTIAL CONSTRUCTION GUARANTEE?

The developer is registered with the NHBRC and will be liable to rectify any major structural defects that may arise within a 5-year period, starting from the date of practical completion.

The developer will also offer a 3-month latent defect period from the date of estimated occupation. This gives the purchaser an opportunity to identify any latent defects that occur in the apartment within this period, in which the developer is liable to rectify. Please refer to the sale agreement for more info.

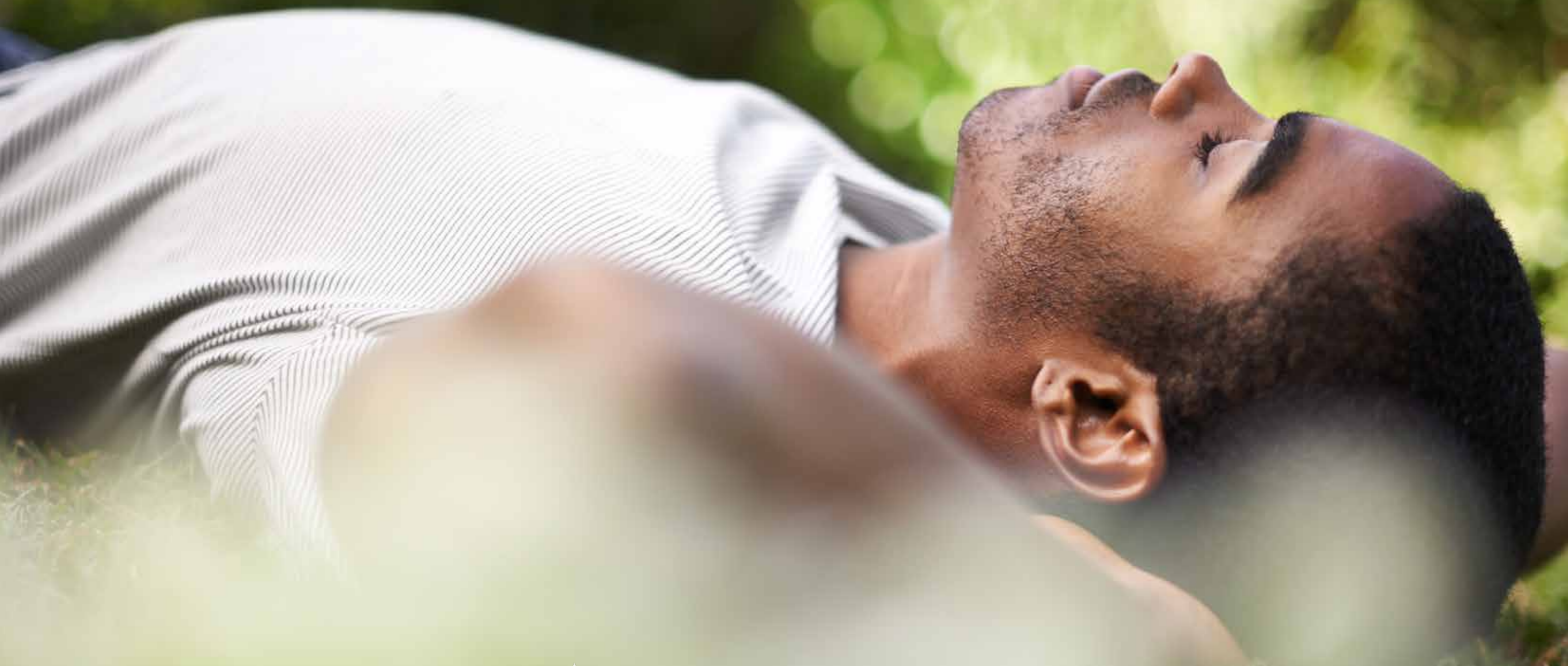
WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

All buildings are fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, and fire doors.



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BRYANSTON




TRUE NORTH
DEVELOPMENTS

 HB REALTY

 ooba

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